



Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

634 WESTWOOD AVE -FORMER SMOOTHIE SHOP

634 WESTWOOD AVE | WESTWOOD, NJ 07675

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd

Oakland, NJ 07436



PRESENTED BY:

PATRICK VARELAS
201.400.5344

FOR LEASE

RETAIL PROPERTY

PROPERTY SUMMARY

634 WESTWOOD AVE

634 WESTWOOD AVE | WESTWOOD, NJ 07675



PROPERTY DESCRIPTION

Former Smoothie Shop in Bustling River Vale shopping center. Strong location centralized in town with great access and signage opportunities. Many uses available and a long term lease is available. Bring your ideas and business to this special location and community

PROPERTY HIGHLIGHTS

- -Last space available
- -1000sqft
- -Many uses accepted
- -Signage available

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	12
Available SF:	1,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	191	783	3,402
Total Population	537	2,182	9,096
Average HH Income	\$188,066	\$186,764	\$178,164



PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

PATRICK VARELAS
201.400.5344
patrick@chopperrussoteam.com

392 Ramapo Valley Rd
Oakland, NJ 07436

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

LOCATION MAP

634 WESTWOOD AVE

634 WESTWOOD AVE | WESTWOOD, NJ 07675



PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

PATRICK VARELAS
201.400.5344
patrick@chopperrussoteam.com

392 Ramapo Valley Rd
Oakland, NJ 07436

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

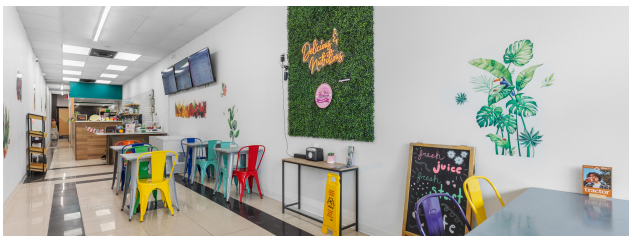
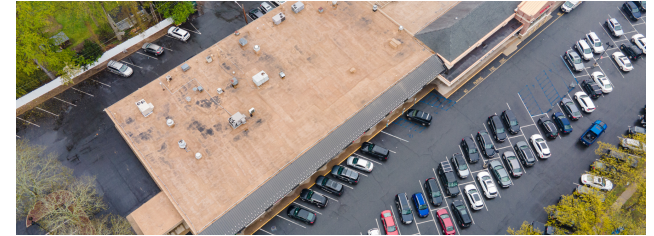
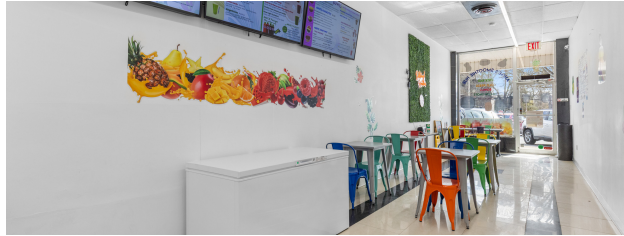
FOR LEASE

RETAIL PROPERTY

ADDITIONAL PHOTOS

634 WESTWOOD AVE

634 WESTWOOD AVE | WESTWOOD, NJ 07675



PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

PATRICK VARELAS

201.400.5344

patrick@chopperrussoteam.com

392 Ramapo Valley Rd
Oakland, NJ 07436

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

DEMOGRAPHICS MAP & REPORT

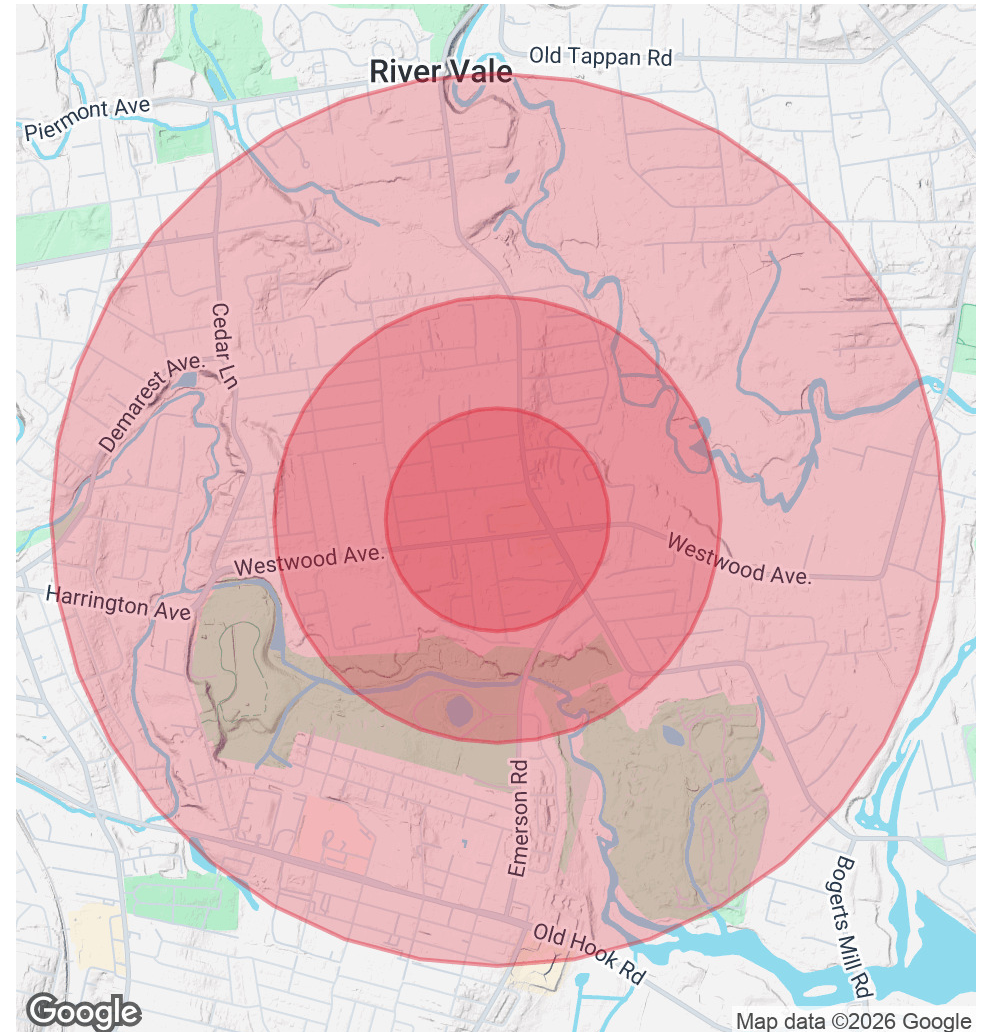
634 WESTWOOD AVE

634 WESTWOOD AVE | WESTWOOD, NJ 07675

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	537	2,182	9,096
Average Age	45.1	44.2	44.9
Average Age (Male)	43.6	42.5	42.2
Average Age (Female)	45.5	45.1	47.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	191	783	3,402
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$188,066	\$186,764	\$178,164
Average House Value	\$593,351	\$583,972	\$535,058

2020 American Community Survey (ACS)



PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

PATRICK VARELAS
201.400.5344
patrick@chopperrussoteam.com

392 Ramapo Valley Rd
Oakland, NJ 07436

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated