

**RESTAURANT/RETAIL SPACE AVAILABLE**

# **FOSTER VILLAGE SHOPPING CENTER**

S. Washington Avenue and New Bridge Road

**415-495 SOUTH WASHINGTON AVENUE**

BERGENFIELD | NEW JERSEY

**Former  
Restaurant  
+1,000 SF  
w/Basement**

**Join**



**RIPCO**  
REAL ESTATE

**CENTRALLY LOCATED WITH GREAT ACCESS!**



**SPACE AVAILABLE**

±1,000 SF Former Restaurant with basement

**GLA**

70,000 +/- SF

**ASKING RENT**

Upon Request

**POSSESSION**

Immediate

**TRAFFIC COUNT**

Combined traffic count of 43,000 VPD at Intersection of S. Washington Ave & New Bridge Road

- 19,178 VPD on S. Washington Ave

- 27,266 VPD on New Bridge Road

**CO-TENANTS**

Aldi, Dollar General, Taco Bell, Bomb Burger, Urgent Care, WingStop, Shah's Halal, and Mattress Firm, Eat Well Modern Buffet

**SITE ATTRIBUTES**

- Great surface parking
- Great access - situated between 2 traffic lights
- At the intersection of South Washington Ave, Teaneck Road, New Bridge Road, & Liberty Road
- Walk Score® "Very Walkable"
- Pylon signage available

**GREAT ACCESS & PARKING**



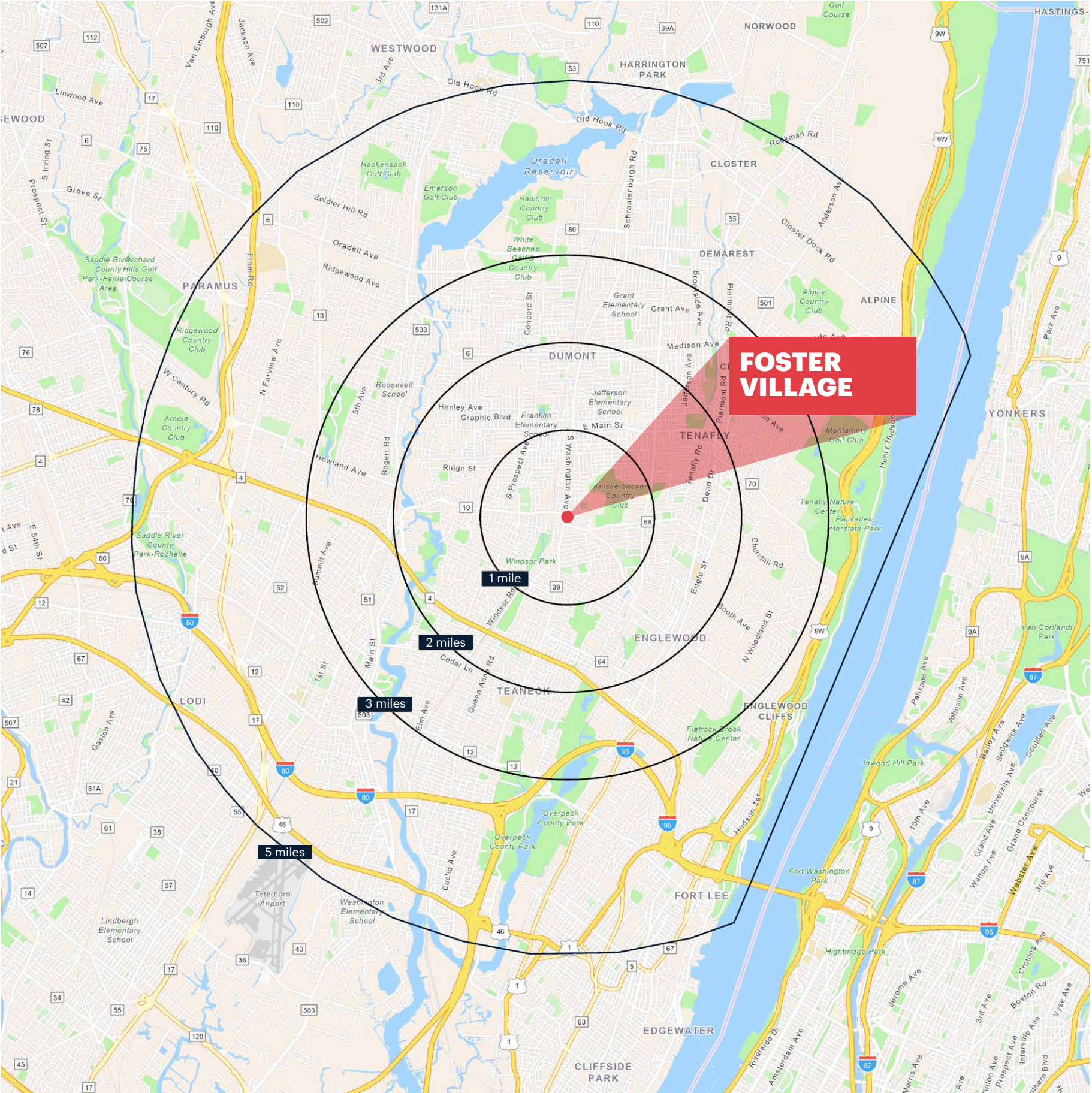
**NATIONAL CO-TENANCY**



**OVERSIZE PYLON WITH VERY VISIBLE SIGNAGE**



# DENSELY POPULATED W/ HIGH INCOMES



### POPULATION

|         |         |
|---------|---------|
| 1 mile  | 28,591  |
| 2 miles | 98,561  |
| 3 miles | 188,226 |
| 5 miles | 450,657 |

### TOTAL BUSINESSES

|         |        |
|---------|--------|
| 1 mile  | 744    |
| 2 miles | 3,521  |
| 3 miles | 7,305  |
| 5 miles | 19,857 |

### MEDIAN HOUSEHOLD INCOME

|         |           |
|---------|-----------|
| 1 mile  | \$120,363 |
| 2 miles | \$119,972 |
| 3 miles | \$124,857 |
| 5 miles | \$110,532 |

### TOTAL EMPLOYEES

|         |         |
|---------|---------|
| 1 mile  | 5,675   |
| 2 miles | 39,268  |
| 3 miles | 78,982  |
| 5 miles | 226,560 |

### AVERAGE HOUSEHOLD INCOME

|         |           |
|---------|-----------|
| 1 mile  | \$157,722 |
| 2 miles | \$164,327 |
| 3 miles | \$172,232 |
| 5 miles | \$155,076 |

### % OF COLLEGE GRADUATES

|         |       |
|---------|-------|
| 1 mile  | 45.0% |
| 2 miles | 50.0% |
| 3 miles | 54.0% |
| 5 miles | 54.0% |

### TOTAL HOUSEHOLDS

|         |         |
|---------|---------|
| 1 mile  | 9,273   |
| 2 miles | 33,685  |
| 3 miles | 66,409  |
| 5 miles | 170,670 |

\*2024 estimates

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripconj.com](http://ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.