

For Lease

ACME

RIPCO  
RETAIL LEASING

# Midland Park Shopping Center

85 Godwin Avenue at  
Goffle Road

Midland Park  
New Jersey

LOWER LEVEL

Space 31 -  
2,913 SF

KINGS

employbridge

THE DOCTORS  
OFFICE  
URGENT CARE

MONMOUTH  
TRADING CARDS & COLLECTIBLES

CRUNCH

AutoZone

petco

BUBBAKOO'S  
BURRITOS

SHARKEY'S  
CUTS & KIDS

±31,000 VPD  
at Intersection

GODWIN AVENUE

1,600 - 8,900 SF For Lease

Facade Renovation in Progress

Wonder

T

BUFFALO  
WILD WINGS  
GO

CVS

Contact  
Exclusive Agents

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# Space Details

## Spaces 3, 4, 5, & 6

1,600 SF, 2,760 SF, 2,000 SF, & 2,583 SF



## Space 22/23 - In Lease

1,980 SF endcap



## Space 14/15

5,475 SF



## Space 31 - Lower Level

2,913 SF



<b>Size</b>	Space 3	1,600 SF
	Space 4	2,760 SF
	Space 5	2,000 SF
	Space 6	2,583 SF
	Space 14/15	5,475 SF
	Space 22/23 - In Lease	1,980 SF
	Space 31	2,913 SF

<b>GLA</b>	129,391 SF
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<b>Rent</b>	Upon request
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<b>NNN</b>	\$10.50 PSF (est.)
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<b>Parking</b>	504 spaces
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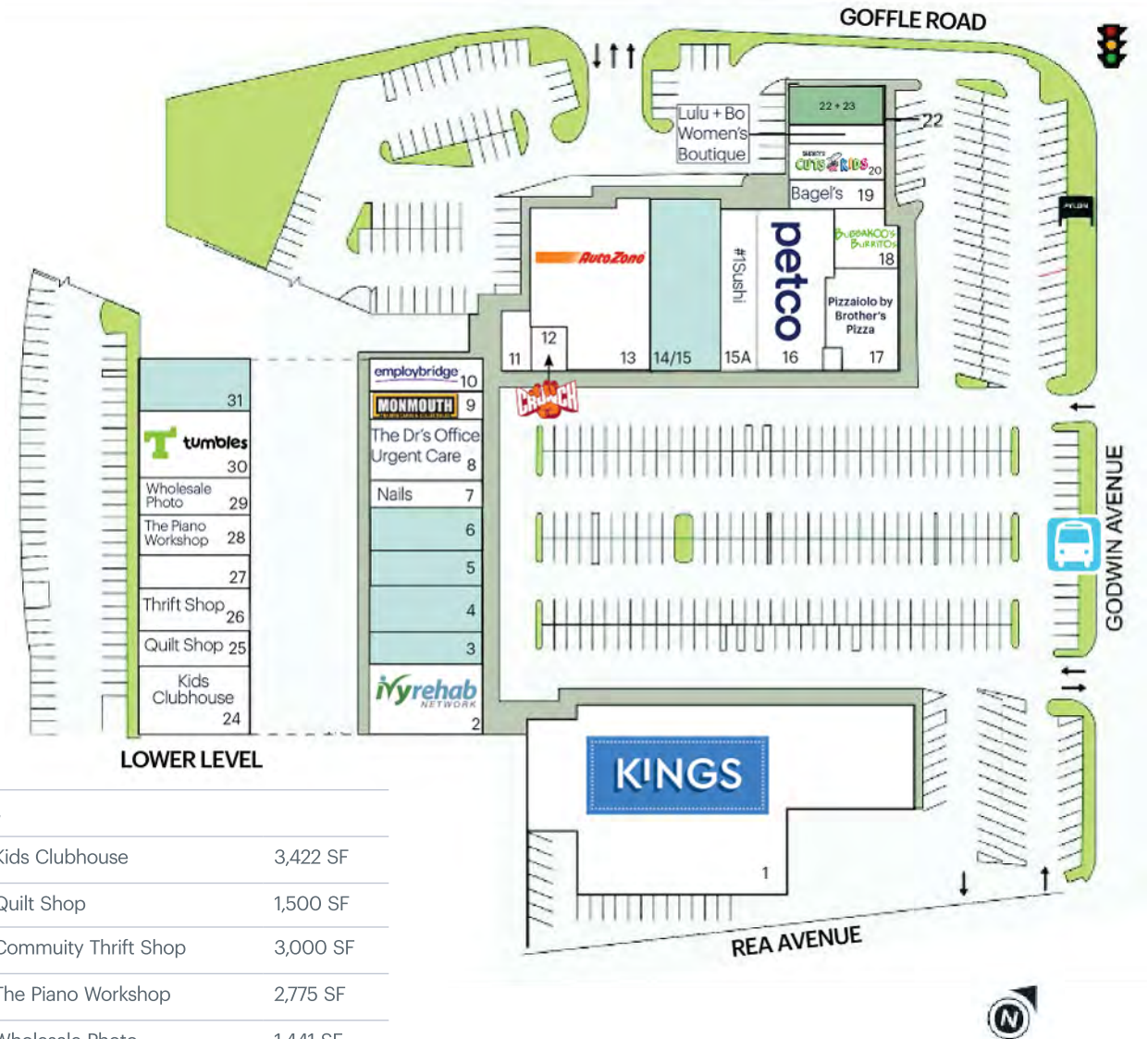
<b>Co-Tenants</b>	Kings Supermarket, The Dr's Office Urgent Care, Crunch Fitness, Petco, Pizzaiolo by Brother's Pizza, Ivy Rehab, Bubbakoo's, Quilt Shop, Sharkey's Cuts for Kids, Monmouth Cards, Tumbles, Lulu + Bo Women's Boutique, Employbridge Staffing, AutoZone
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<b>Attributes</b>	Facade renovation in progress now
	Strong traffic count - +31,000 VPD at intersection
	Grocery anchored
	Ideally positioned to serve both Ridgewood and Wyckoff and many other great Bergen County towns
	Dual access from Godwin Avenue and Goffle Road at a traffic light intersection
	Ample parking

# Site Plan

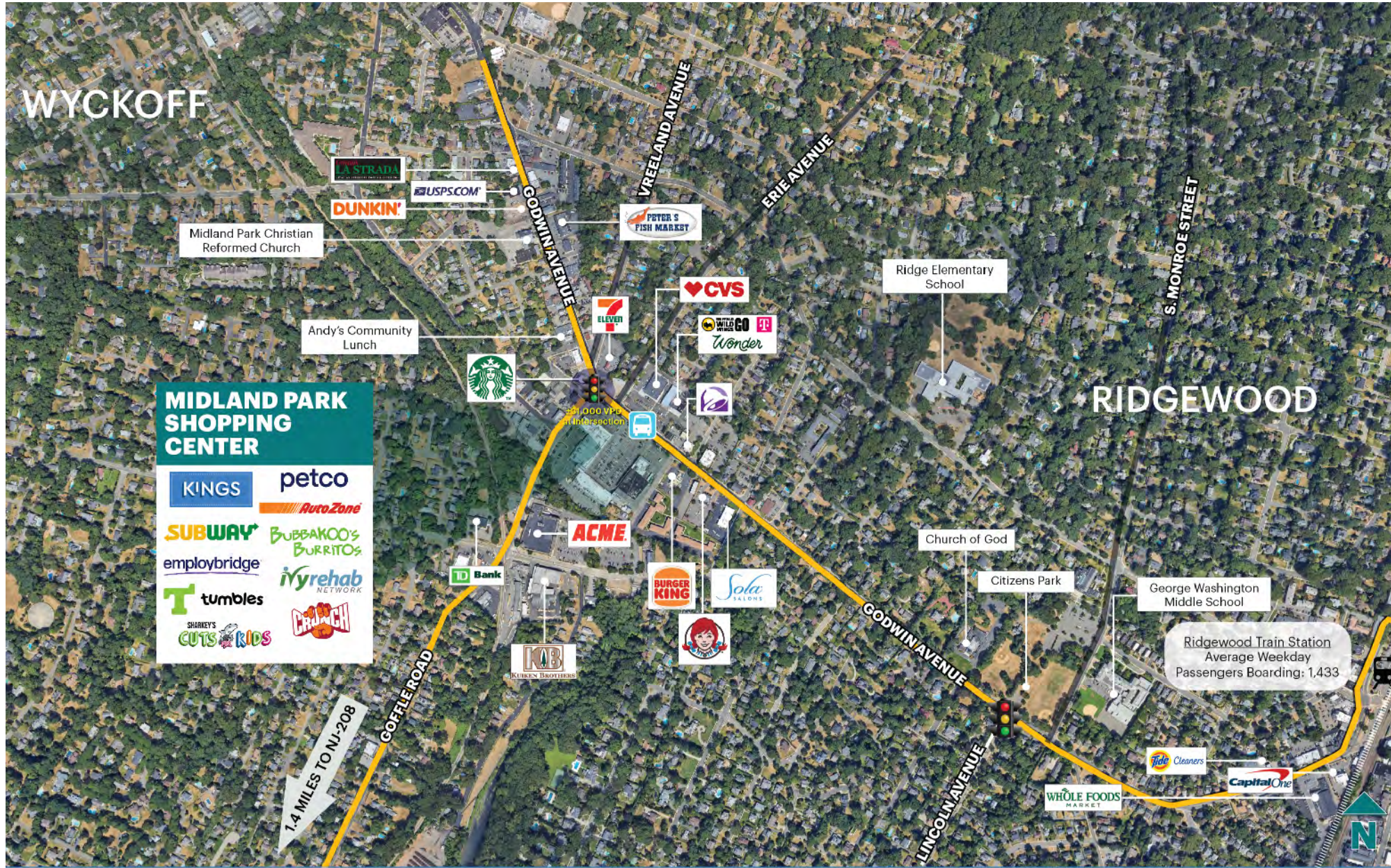
MAIN LEVEL		
1	King's Supermarket	29,550 SF
2	Ivy Rehab	3,500 SF
3	• Available	1,600 SF
4	• Available	2,760 SF
5	• Available	2,000 SF
6	• Available	2,583 SF
7	Nail Salon	1,600 SF
8	The Dr's Office/Urgent Care	3,520 SF
9	Monmouth Cards	1,600 SF
10	Employbridge Staffing	1,600 SF
11	Subway	800 SF
12	Crunch Fitness	25,489 SF
13	AutoZone	8,775 SF
14/15	• Available	5,475 SF
15A	Number 1 Sushi	3,235 SF
16	Petco	5,927 SF
17	Pizzaiolo by Brother's Pizza	3,920 SF
18	Bubbakoo's	1,700 SF
19	Bagel Emporium	1,330 SF
20	Sharkey's Cuts for Kids	1,320 SF
21	Lulu + Bo Women's Boutique	990 SF
22+23	In Lease	1,980 SF

LOWER LEVEL		
24	Kids Clubhouse	3,422 SF
25	Quilt Shop	1,500 SF
26	Community Thrift Shop	3,000 SF
28	The Piano Workshop	2,775 SF
29	Wholesale Photo	1,441 SF
30	Tumbles	3,283 SF
31	• Available	2,913 SF





# Centrally Located





# Facade Renovation Renderings

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

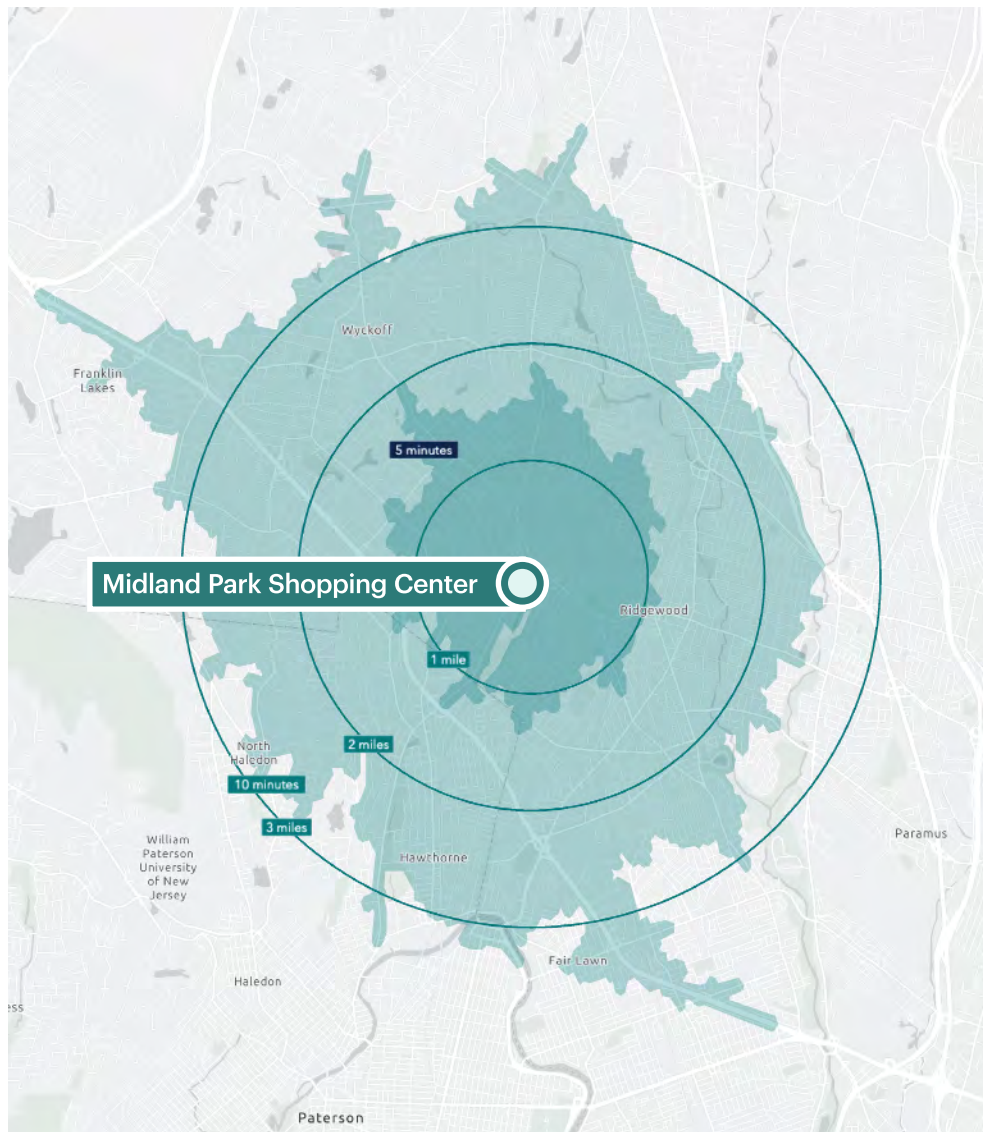




# Site Photos







2025 estimates via Esri

## Strong Demographics

<b>Population</b>	1 mile	12,861	<b>Average Household Income</b>	1 mile	\$246,085
	2 miles	53,216		2 miles	\$234,563
	3 miles	109,357		3 miles	\$227,215
	5 miles	320,755		5 miles	\$173,969
<b>Daytime Population</b>	1 mile	12,107	<b>Median Household Income</b>	1 mile	\$184,230
	2 miles	50,711		2 miles	\$175,820
	3 miles	105,488		3 miles	\$169,519
	5 miles	303,498		5 miles	\$117,284

## Drive Time Demographics

<b>Population</b>	5 min	18,540	<b>Average Household Income</b>	5 min	\$244,546
	10 min	101,304		10 min	\$223,734
<b>Daytime Population</b>	5 min	17,229	<b>Median Household Income</b>	5 min	\$183,158
	10 min	102,856		10 min	\$166,152



