

For Lease

ACME

RIPCO  
RETAIL LEASING

# Midland Park Shopping Center

85 Godwin Avenue at  
Goffle Road

Midland Park  
New Jersey

KINGS

100

THE DOCTORS' OFFICE  
DENTAL CARE

MONMOUTH  
TRADING CARDS & COLLECTIBLES

employbridge

CRUNCH

AutoZone

petco

BUBBAKOO'S  
BURRITOS

SHARKEY'S  
CUTS & KIDS

Space 31 -  
2,913 SF

GOFFLE ROAD

±31,000 VPD  
at Intersection

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

**GLA** 129,391 SF

**Rent** Upon request

**NNN** \$10.50 PSF (est.)

**Parking** 504 spaces

**Co-Tenants** 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

**Attributes** 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

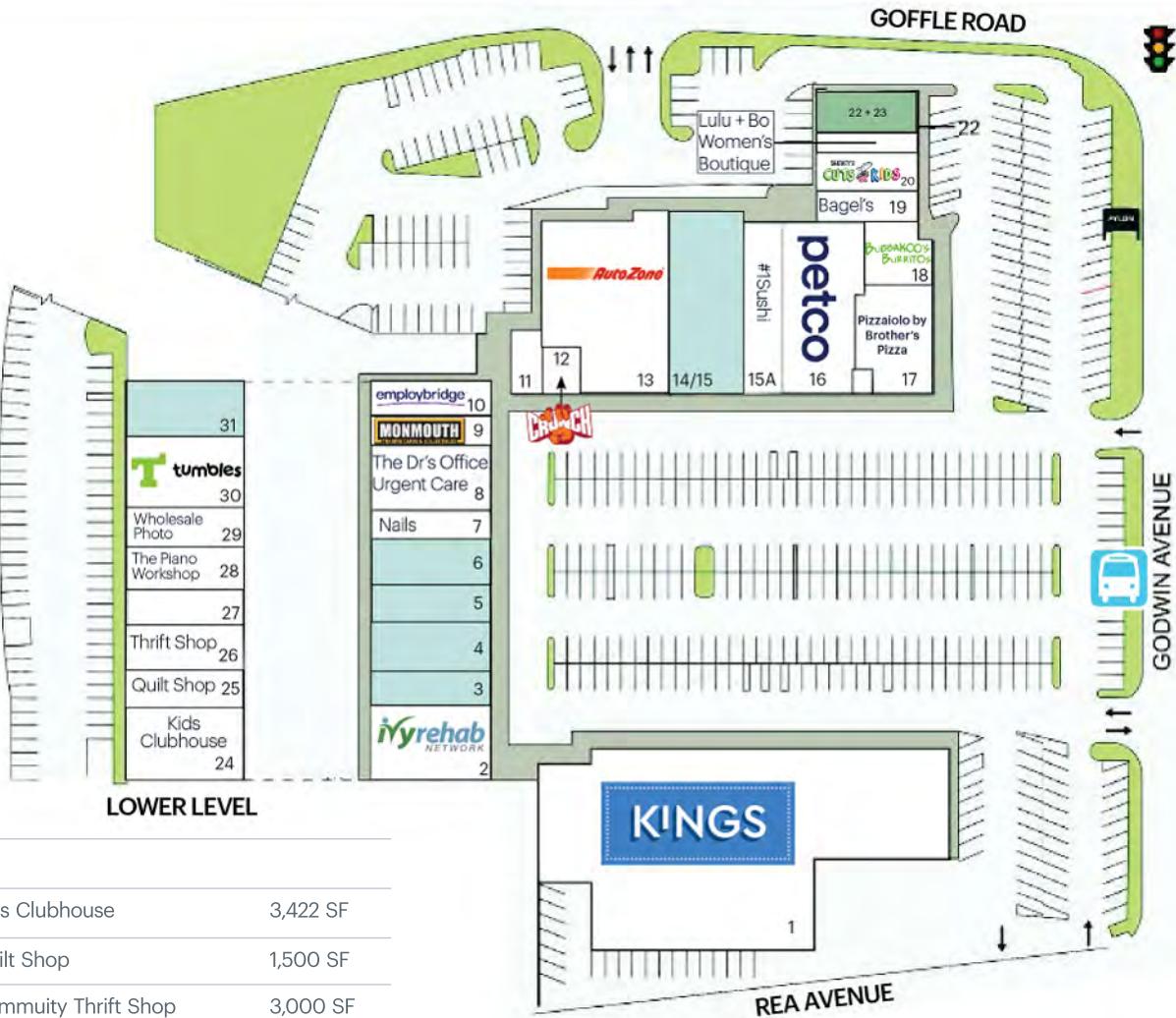
# Site Plan

## MAIN LEVEL

1	King's Supermarket	29,550 SF
2	Ivy Rehab	3,500 SF
<b>3</b>	● Available	<b>1,600 SF</b>
<b>4</b>	● Available	<b>2,760 SF</b>
<b>5</b>	● Available	<b>2,000 SF</b>
<b>6</b>	● Available	<b>2,583 SF</b>
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
<b>14/15</b>	● Available	<b>5,475 SF</b>
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
<b>31</b>	● Available	<b>2,913 SF</b>



# Centrally Located



# Facade Renovation Renderings

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE

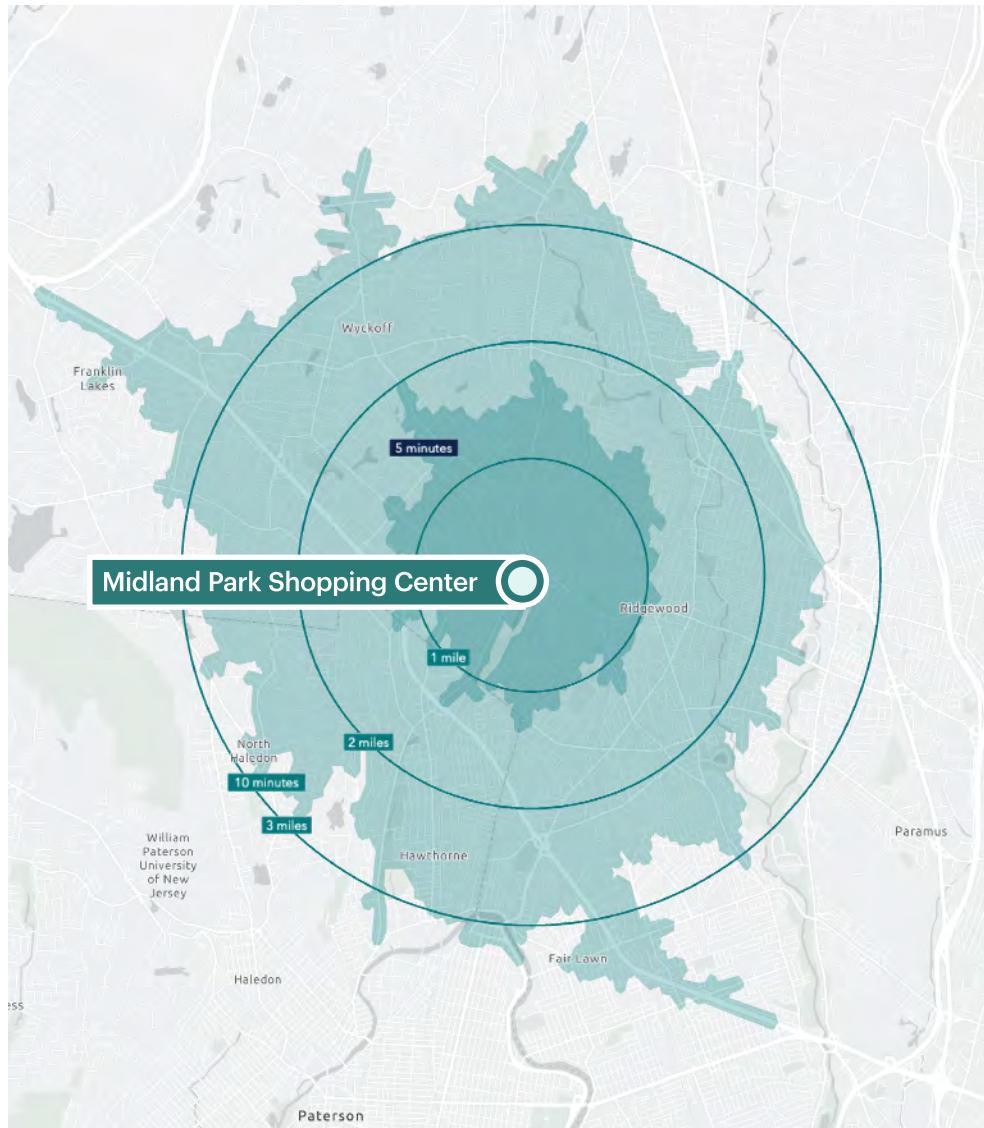


AFTER



# Site Photos





2025 estimates via Esri

## Strong Demographics

Population	1 mile	12,861	Average Household Income	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
Daytime Population	1 mile	12,107	Median Household Income	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

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

