



THE GRECO REALTY GROUP

Commercial Brokerage Specialists

PRIME RETAIL SPACE

**47 West Palisade Avenue
Englewood, NJ 07631**



Store Size:	80'2" x irreg. = 8,119 s.f., divisible as two stores: 4,399 s.f. and 3,720s.f.
Rent:	Available upon request
Rental Increases:	3% Annually
Real Estate Taxes:	Currently \$5.30 psf
Insurance:	Currently \$1.15 psf
CAM:	Currently \$1.57 psf
Term:	Minimum of Five (5) Years
Utilities:	Independently metered
Previous Tenant:	Camille La Vie
Condition of Premises:	Delivered as a "vanilla box"
Availability:	Immediate

Remarks: This building fronts W. Palisade Ave., the main east/west commercial corridor of Englewood. The area is very vibrant with Dulce de Leche, a popular neighborhood bakery located immediately next door. In addition, the building backs on to Palisades Court which is home to a \$95 million ShopRite and other specialty stores which serve the entire community. Other immediate neighbors include McDonald's, Chick-Fil-A, European Wax, Hand & Stone, CVS, and Club Pilates, to name a few. Englewood has an extended trade area with such "anchors" as its own Bergen PAC (Performing Arts Center) with some 200,000 patrons enjoying its performances annually. In addition, Englewood Health, formerly Englewood Hospital, has 2,900 staff, 900 MDs and 400 volunteers just 1 mile north of this location! You can often find staff in medical uniforms picking up "take out" and other sundries in their off hours. Englewood is also known as the "car dealership capitol" of Northern New Jersey!

For More Information Contact:

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