

BI-STATE PLAZZA

OLD TAPPAN, NJ

216 Old Tappan Road @ Central Avenue

SUPER MARKET AVAILABLE



500 RESIDENTIAL UNITS UNDER CONSTRUCTION
<1.5 Miles Away



FORMER SUPERMARKET AVAILABLE!

32,200 SF (Divisible/Expandable) plus 14,000 SF Lower Level, Approx 139' wide x 248' deep.



FORMER SUPERMARKET 32,200 SF Divisible/Expandable
plus 14,000 SF Lower Level

ASKING RENT Upon Request

NNN \$6.75 psf (est.)

PARKING 5 per 1000

GLA 82,600 SF

CO-TENANTS CVS, Starbucks, BBQ Chicken, Old Tappan Cleaners, Dairy Queen, John Anthony Salon, Choices Specialty Prepared Food, Bi-State Shipping Store 'n More, Butterworth's Bagels, Tae Kwon Do, Massoyan Jewelers, Excel Physical Therapy, Chase Bank, Wine & Beverage Spirits, Mooyah

COMMENTS

- No supermarket within 2-mile radius of Bi-State Plaza
- Lower Level Space ideal for Commissary/Catering/Storage
- Old Tappan, River Vale, Harrington Park without any supermarket, and Westwood only with Trader Joe's
- New Residential under construction – 229 units adjacent & 249 Units <1.5 miles away
- Bi-State Plaza, as the only shopping center in Old Tappan, is the de facto downtown.
- Pylon Signage Available
- Traffic Light Access
- Walking distance to high school and municipal complex



New Residential Development - 229 Units Under Construction

Crave Chocolate
Joann's Nail and Skin Care
Evergreen Chinese Food

DQ
Old Tappan Cleaners

Baviello's
Lancia Realty
Coming soon Pizzeria

Cabinet Artistry
BBQ Chix Restaurant
Garden State News
STARBUCKS

Wine and Beverage Spirits
CHASE

Excel Physical Therapy
Massoyan Jewelers

Master Yoon Martial Arts

Butterworth's Bagels

Bi-State Shipping Store 'N More

Choice Specialty Foods

John Anthony Salon

CVS/pharmacy

Benjamin Moore Paints

MOOYAH

Hoshitori Japanese Cuisine



kearny bank

Future Residential Development

Church

Pylon

OLD TAPPAN ROAD

Bank of America

Dry Ice Corporation

CENTRAL AVENUE

13,000 AADT

Spanish Eastern District Headquarters

Old Tappan Medical Offices

Old Tappan Fire Dept

1.5 Miles To Fairways At Edgewood 249 Residential Units Under Construction

Old Tappan Borough Offices

High School

Spectrum Physical Therapy



**NO
SUPERMARKET
WITHIN A
2 MILE RADIUS**

OLD TAPPAN

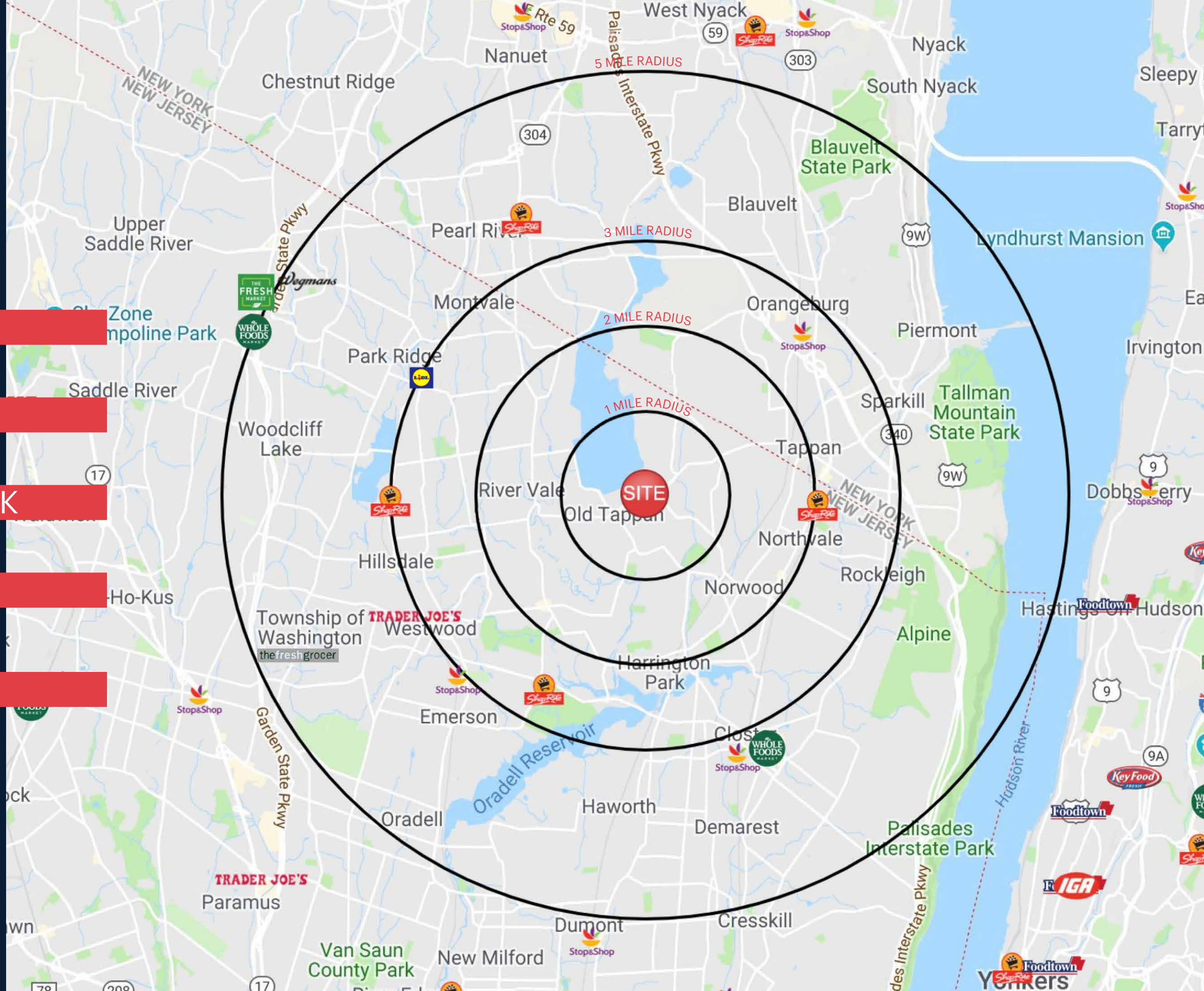
NORWOOD

HARRINGTON PARK

RIVER VALE

WESTWOOD

only Trader Joe's



SITE PLAN

BUILDING A

2A	Starbucks
4A	Garden State News
6A	BBQ Chicken
8A	Cabinet Artistry
10A	Coming Soon Pizzeria
12A	ERA Lancia Realty
14A	(former cell phone store)
16A	Baviello's Italian Deli
18A	(former State Farm)
20-22A	(former Vicolo Restaurant)
24A	Old Tappan Cleaners
26A	Old Tappan Dairy Queen
28A	Evergreen Chinese Restaurant
30A	Joann's Nail and Skin Care
32A	Crave Chocolate

BUILDING B

9B	32,200 SF* - AVAILABLE - 139x248 (former grocery store)
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BUILDING C

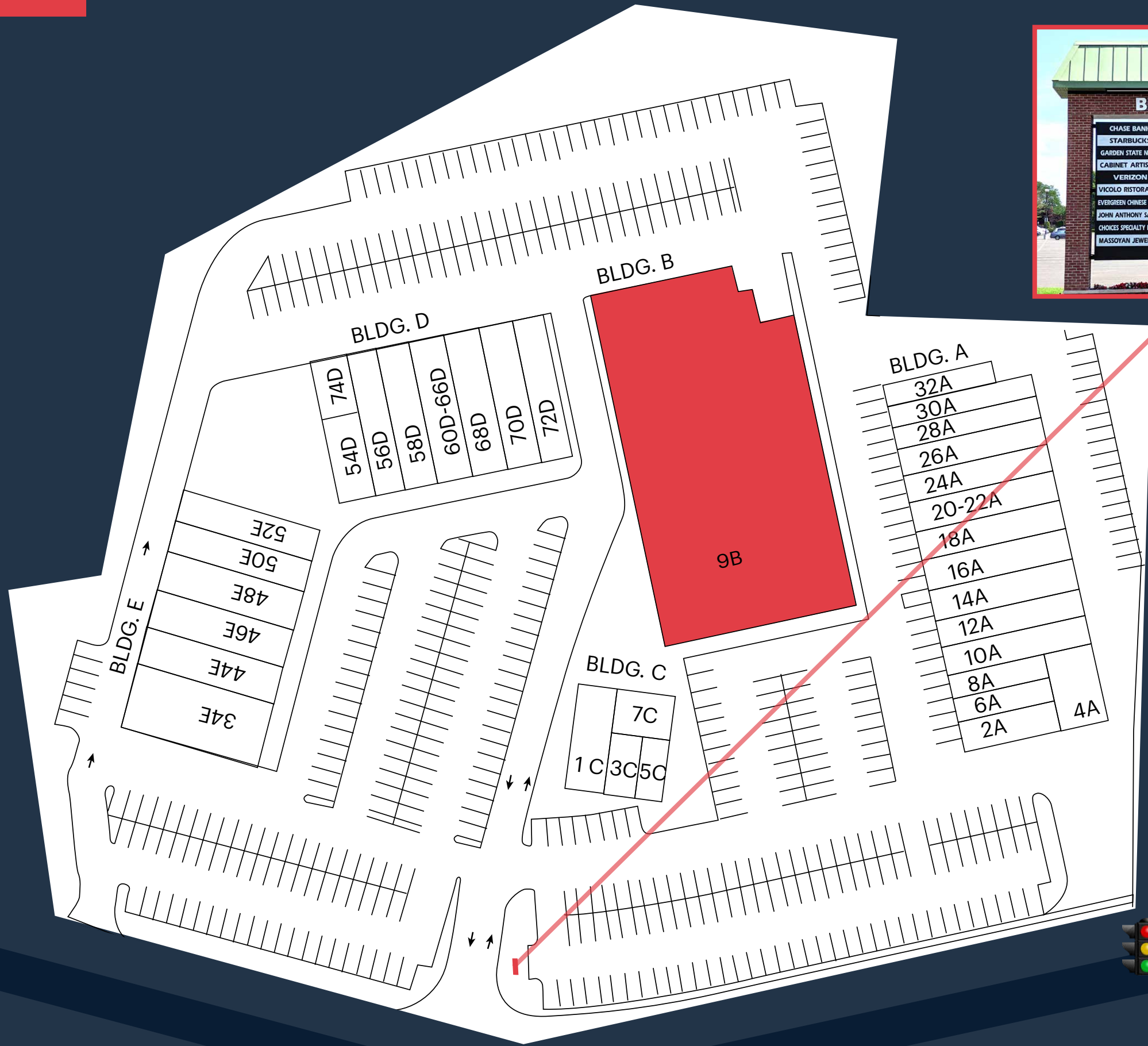
1C	Mooyah
3C	Valley Paint and Decorating
5C	Matsuba Sushi Restaurant
7C	Dr. Makhoul, DDS

BUILDING D

54D	Massoyan Jewelers
56D	Excel Physical Therapy
58D	(Excel Physical Therapy downsized from 4900 SF)
60-66D	Chase Bank
68-72D	Wine and Beverage Spirits

BUILDING E

34E	CVS
44E	John Anthony Salon
46E	Choice Specialty Foods
48E	Bi-State Shipping Store 'N More
50E	Butterworth's Bagels
52E	Master Yoon Martial Arts

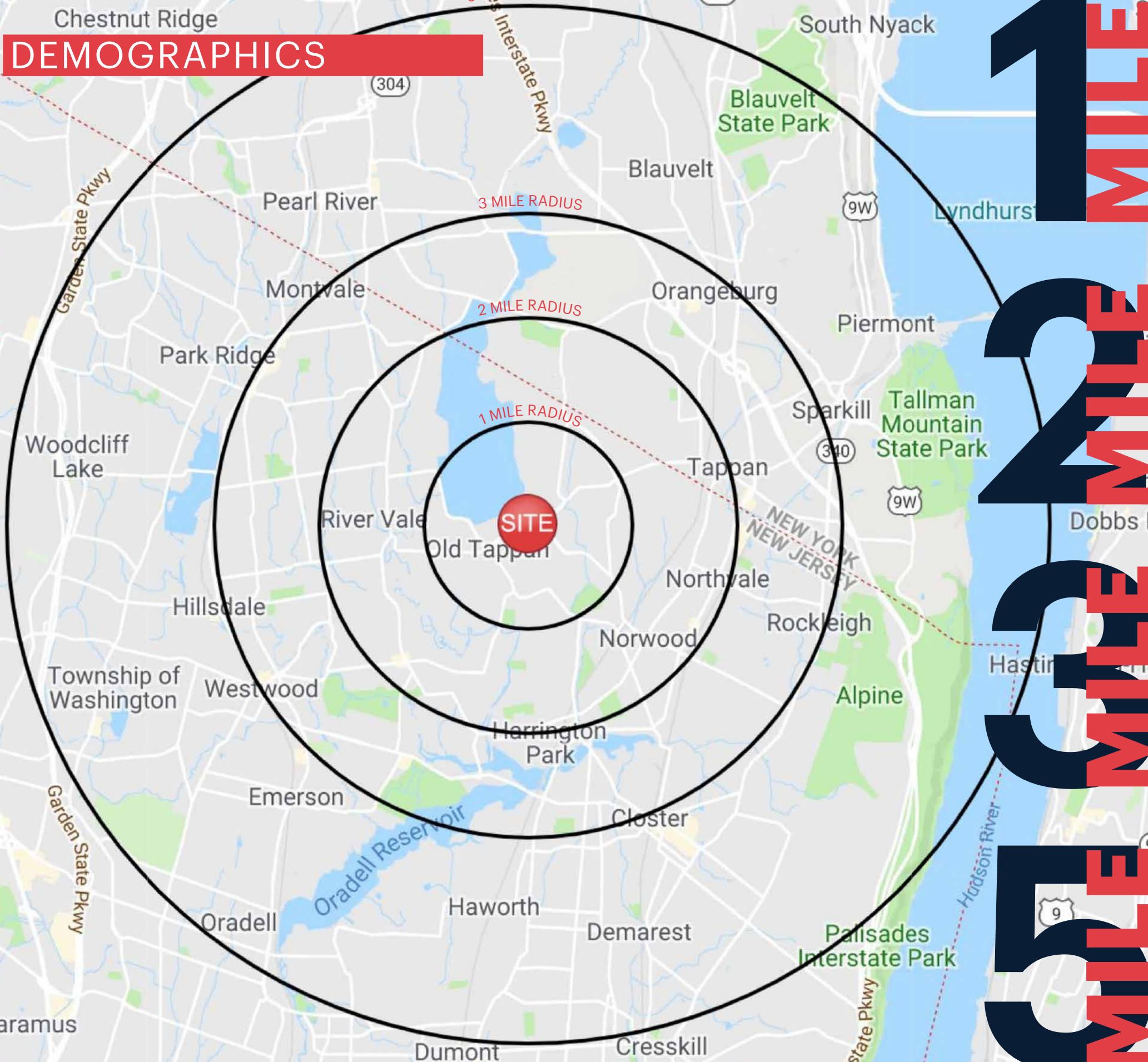


OLD TAPPAN ROAD

CENTRAL AVE

* All square footage and dimensions are approximate

DEMOGRAPHICS



1 MILE

Total Population - 5,492
Median Household Income - \$167,4907
Average Household Income - \$245,552
College Graduates - 2,721 - 68.7%

2 MILE

Total Population - 28,712
Median Household Income - \$137,586
Average Household Income - \$206,637
College Graduates - 12,397 - 59.9%

3 MILE

Total Population - 62,841
Median Household Income - \$144,848
Average Household Income - \$195,815
College Graduates - 27142 - 60.0%

5 MILE

Total Population - 169,690
Median Household Income - \$143,083
Household Income - \$189,402
College Graduates - 70,893 - 57.9%

*2021 estimates

CONTACT EXCLUSIVE AGENTS

PATRICK BRAKE

pbrake@ripconj.com

201.777.2304

CURTIS NASSAU

cnassau@ripconj.com

201.777.2302

RIPCO
REAL ESTATE

125 Chubb Ave
Suite 150 S
Lyndhurst, NJ 07071
201.777.2300

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.