



Digitally Enhanced

Pad Building For Lease

RIPCO
RETAIL LEASING

1405 Broad Street

Pad Building Located in the ShopRite Center of Brookdale
Bloomfield, NJ

1,400 SF Ground Floor + 1,400 SF Second Floor
2,800 SF Total

Former LaBelle Vie Hair Salon & Spa

Pad Building Details



Interior

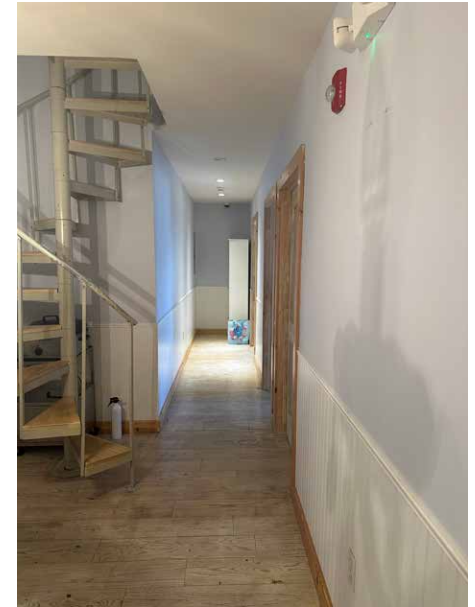


Interior

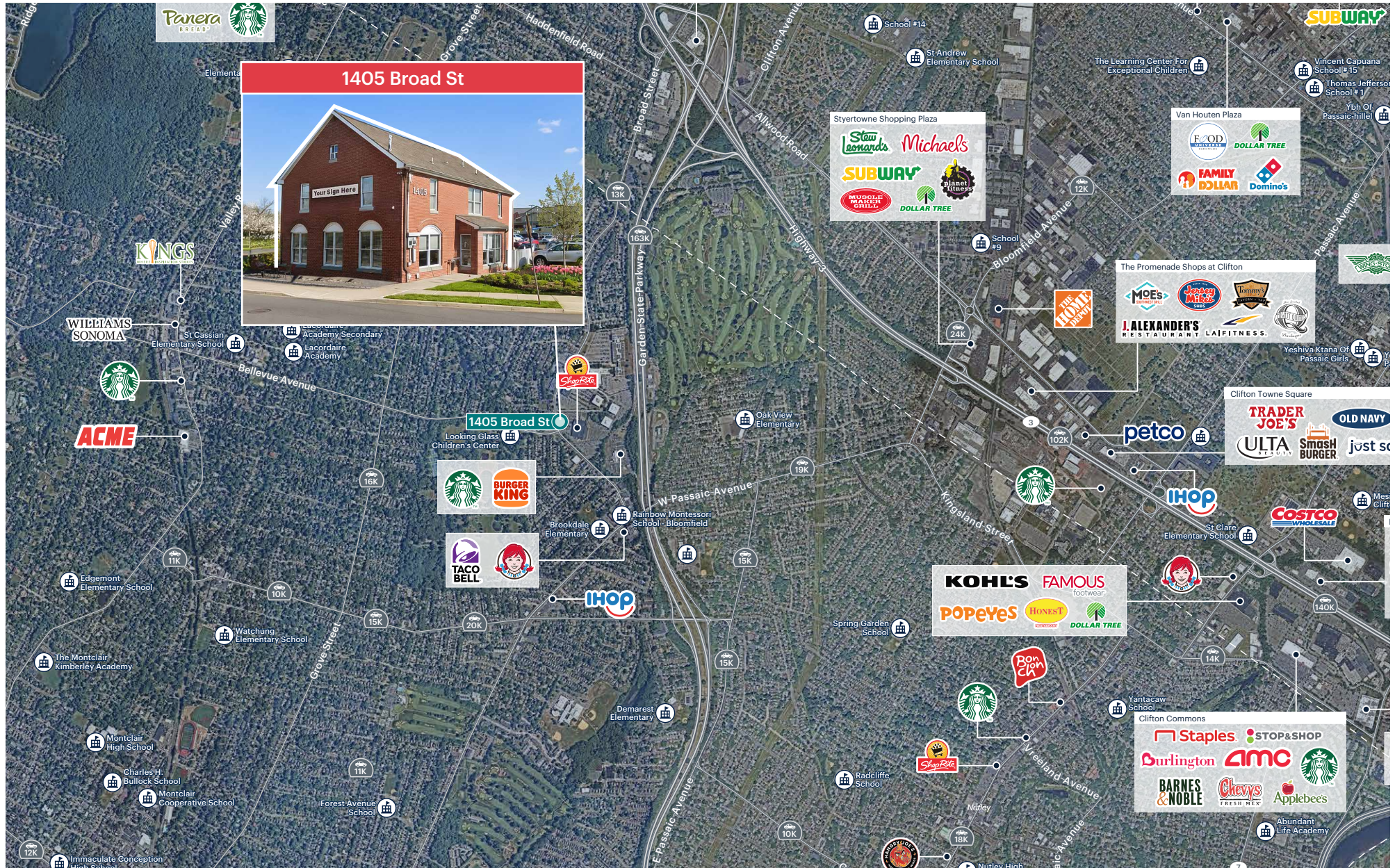
Location	Pad Building Located in the ShopRite Center of Brookdale On Broad Street between Bellevue Avenue and Broadacres Drive at signalized traffic light	
Size	Ground Floor	1,400 SF
	Second Floor	1,400 SF
	Total	2,800 SF
Possession	Immediate	
Term	5 years minimum	
Rent	Upon request	
NNN	Upon request	
Parking	18 on site exclusive spaces for the the building's customers plus the customers can also park and utilize the ShopRite parking spaces.	
Anchor Tenant	ShopRite of Brookdale	
Neighbors	Valley Bank, Creating Smiles Family Dental, Broadacres Office Park, Light Touch Rehabilitation, Chick-Fil-A	
Comments	Former LaBelle Vie Hair Salon & Spa Pad Building on Broad Street part of ShopRite Center of Brookdale ShopRite anchored and building location right at entrance to the supermarket. Signalized traffic light Ample Parking Easy access to Route 3 & the Garden State Parkway Perfect for Retail, Medical, Wellness, Spa, Salon, Restaurant/Food	

Property Imagery

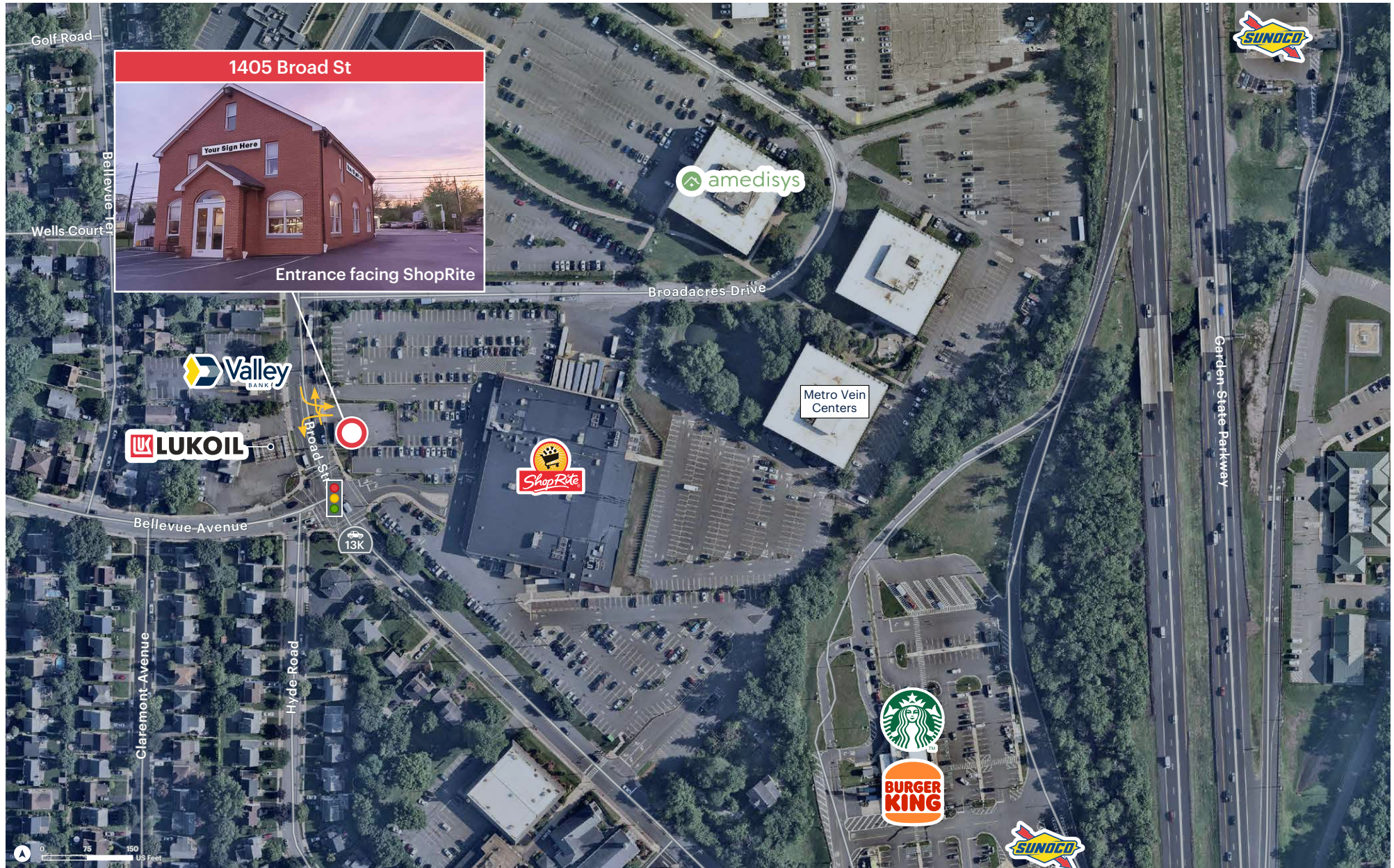
Interior photos



Market Retail

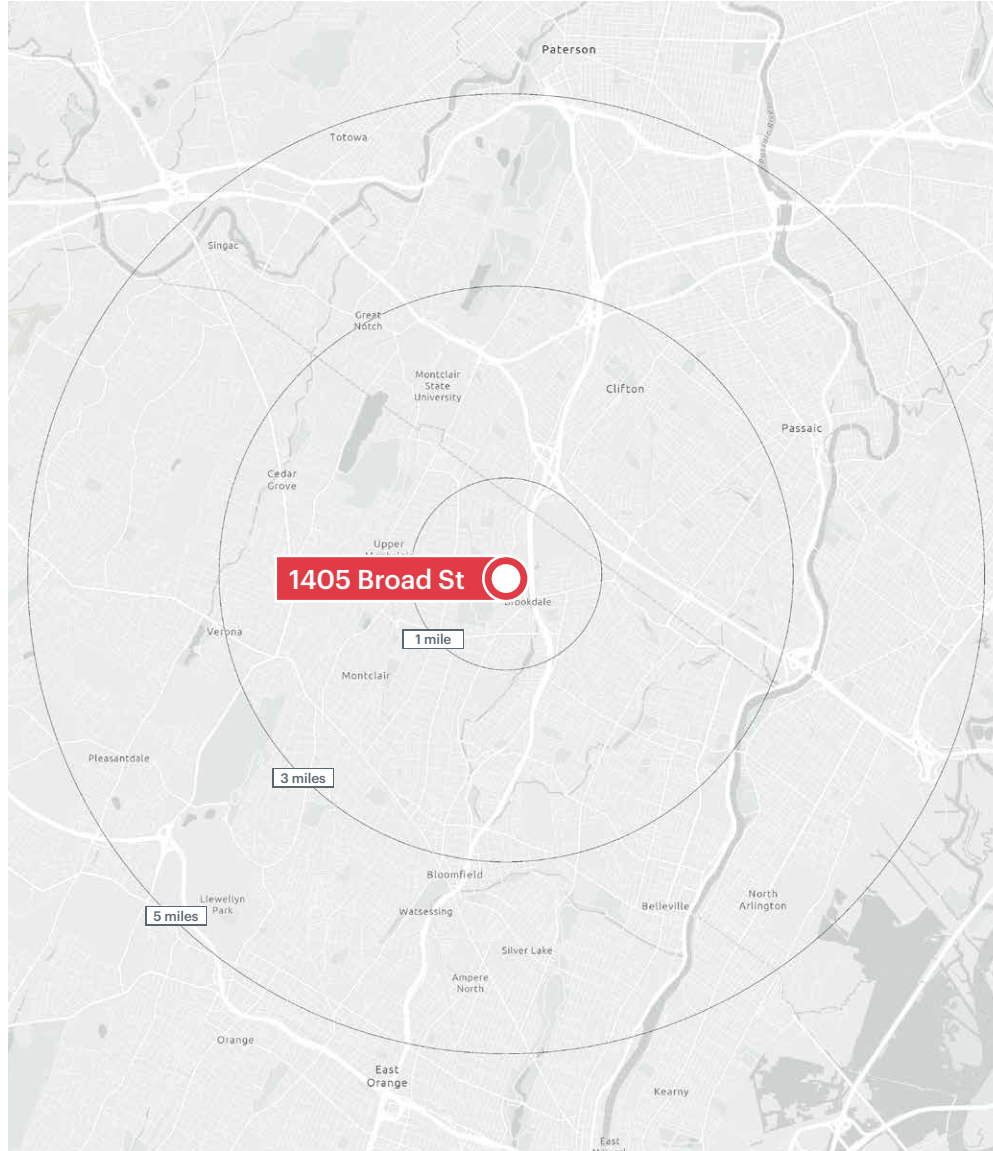


Zoom Aerial



Area Demographics

2026 ESRI Summary Report



1405 Broad St, Bloomfield, NJ

	1 mile	3 miles	5 miles
Total Population	16,293	193,144	655,019
Total Households	5,811	74,279	244,301
Average Household Income	\$243,783	\$181,504	\$144,779
Median Household Income	\$188,743	\$133,454	\$102,318
% Population with Bachelors +	8,095	76,354	191,944
Daytime Population	14,038	173,982	533,325
Total Daytime Employees	6,117	78,623	222,702
Total Businesses	368	6862	20,463