

For Lease

RIPCO
RETAIL LEASING

104 Park Avenue

Rutherford, NJ
Bergen County



Two - 1,000 SF Retail Spaces

Planned Facade Renovation

Contact
Exclusive Agents

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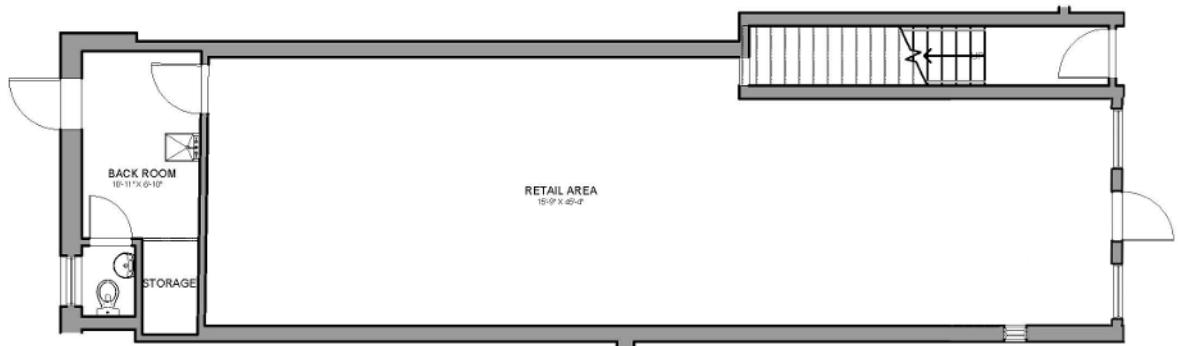
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Space Details

Retail 1



Retail 2



Location 104 Park Avenue & Ridge Road

Size Retail 1 ±1,003 SF
Retail 2 ±1,013 SF

Rent Upon request

Neighbors Paisano's, Steven's Cafe, Salad House, Ferretti, Song E Napule, Playa Bowls, Fiorentini Restaurant, Suprema, Sonoma Bistro, Felician University, Rutherford High School
The Parker - 112 residential units

Comments Sits in the heart of downtown Rutherford business district
2 blocks from Rutherford train station
Access to Rt 17, Rt 3, Rt 21
High density residential population

Area Retail



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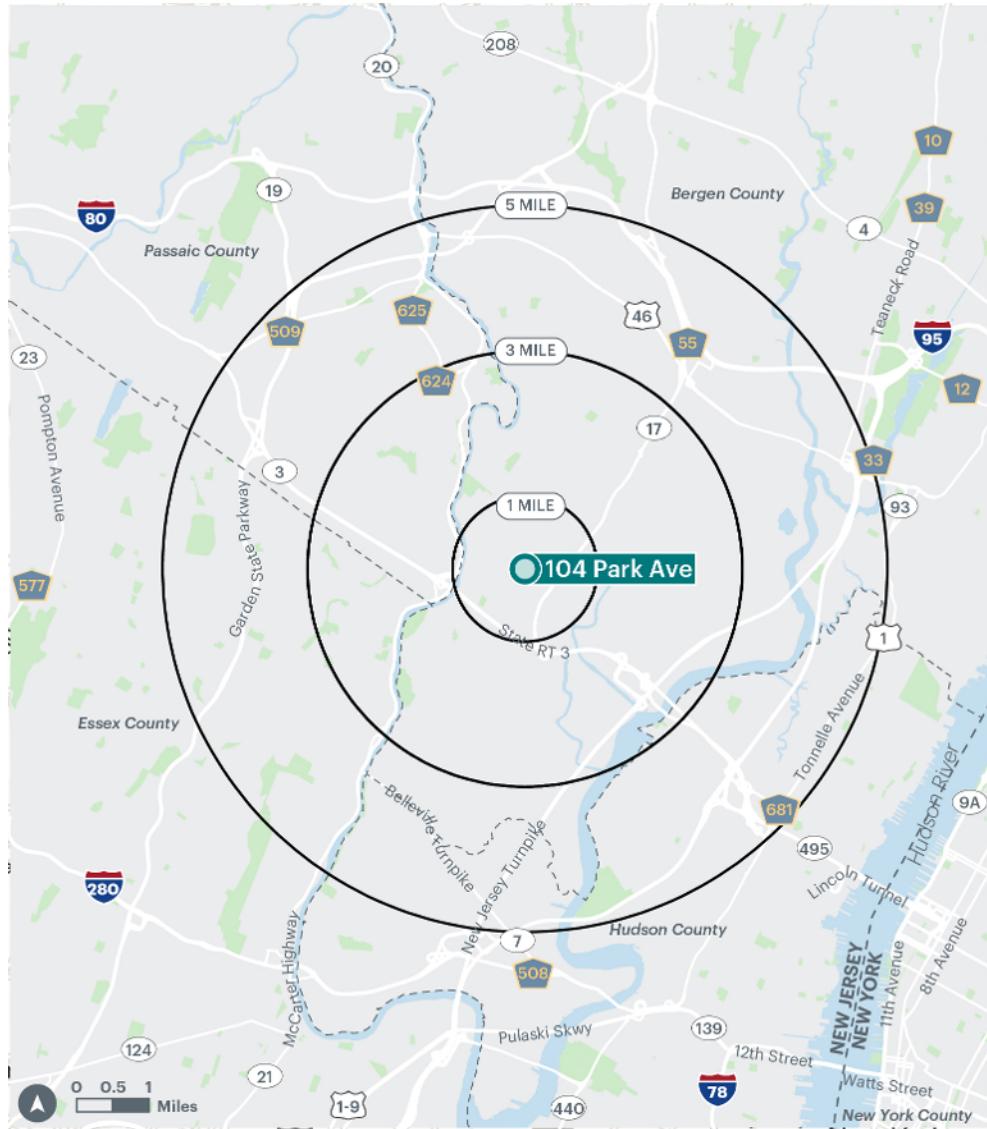
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Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information, and assumes all risk for inaccuracies.

Zoom Aerial





104 Park Ave, Rutherford, NJ

Area Demographics

	1 mile	3 miles	5 miles
Population	25,503	192,706	566,184
Total Households	9,763	71,249	210,867
Average Household Income	\$153,319	\$130,378	\$125,745
Median Household Income	\$119,506	\$98,241	\$93,407
% Population with Bachelors +	55.4%	41.4%	37.6%
Daytime Population	25,830	177,392	518,369
Total Daytime Employees	14,161	82,639	243,835
Total Businesses	1,258	7,443	19,721