

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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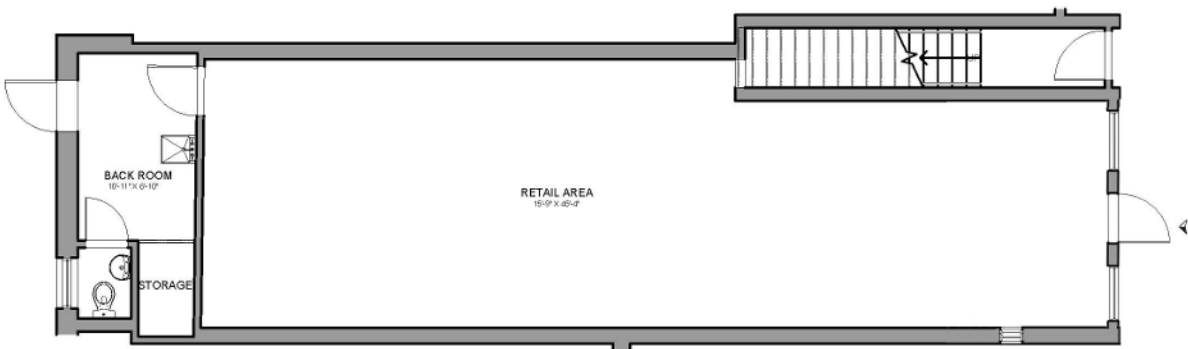
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# Space Details

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

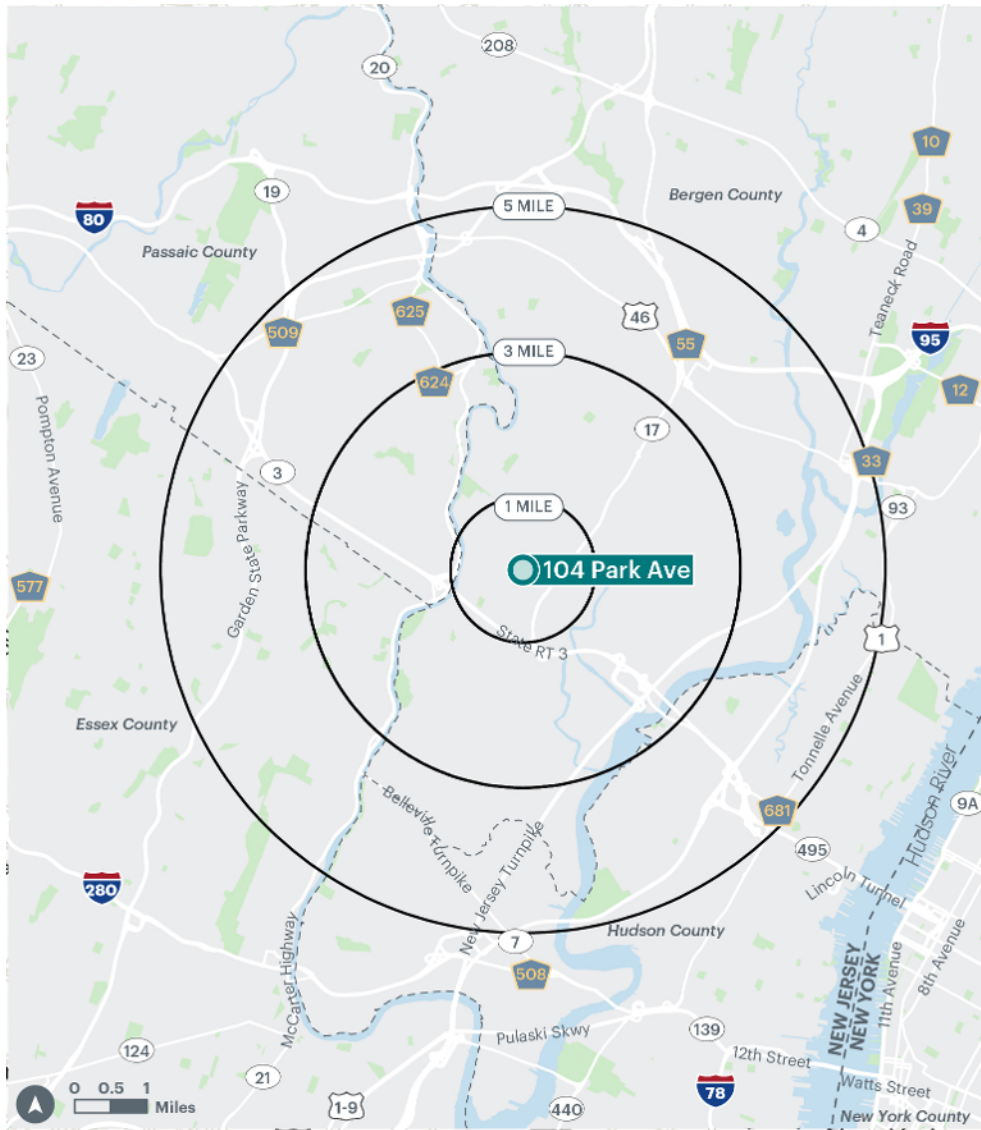




# Zoom Aerial







104 Park Ave, Rutherford, NJ

## Area Demographics

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