



**PAD SITE AVAILABLE**  
**ELMWOOD PARK, NJ**  
 SLATER DR & RIVERFRONT BLVD

**SIZE**  
 .7 Acres

**ASKING RENT/SALE PRICE**  
 Upon Request

**NEIGHBORS**  
 Spencer Savings Bank, The Goddard School, Riverfront Dentistry, BioReference Laboratories

**COMMENTS**  
 Well situated between Route 80 & Route 46  
 Strong daytime population

**SURROUNDING CONSTRUCTION**  
 6 Residential Buildings totaling 548 luxury apartments

- Existing:**
- 107 Unit Building (400 Riverfront Blvd)
  - 51 Unit Building with 15,000 SF of Retail (301 Riverfront Blvd)
  - 75,000 SF office building

**Existing Tenants:** Goddard School, Riverfront Pediatric Dentistry and Legacy Insurance

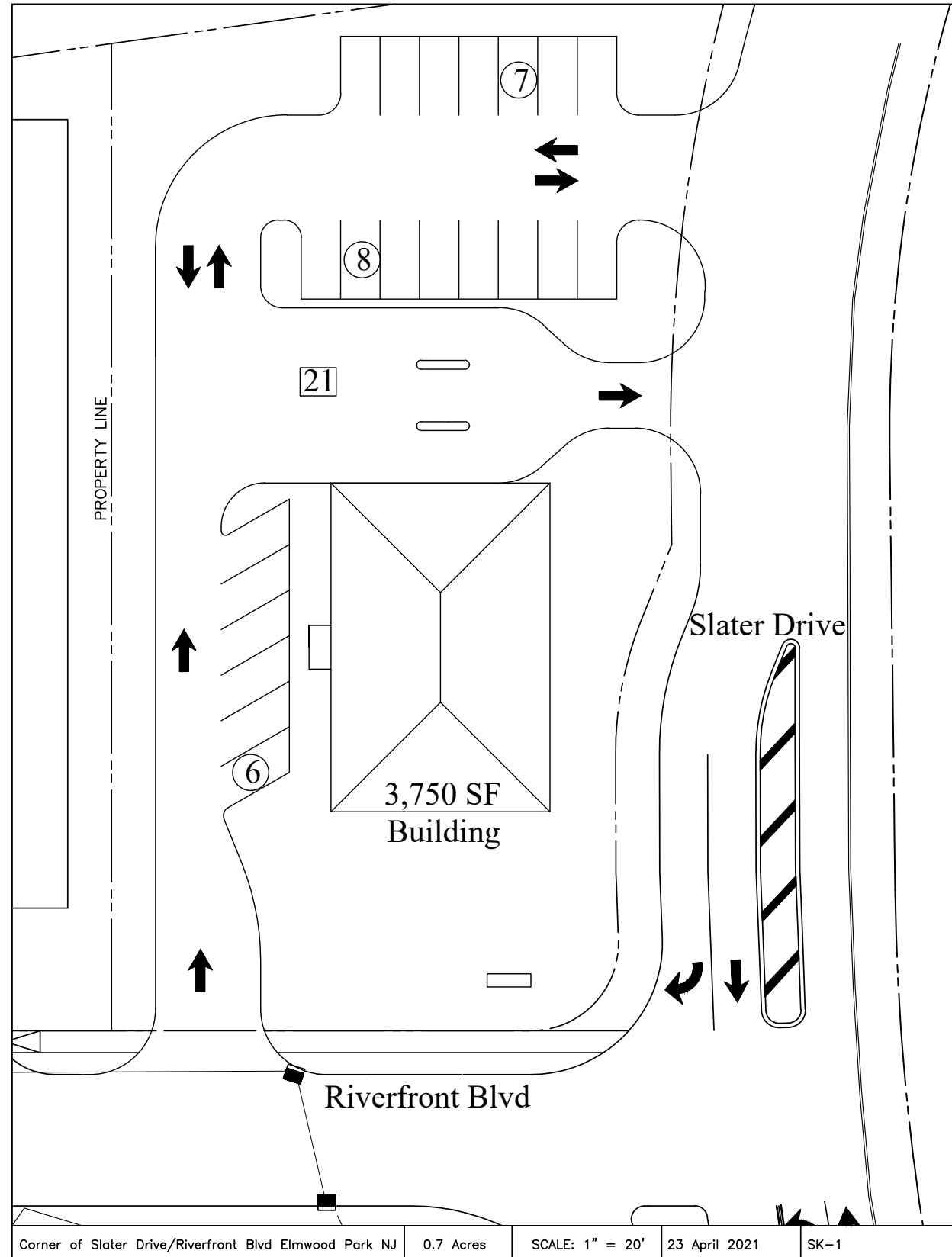
**Next phase:** 2 buildings totaling 150 apartments and 10,000 to 15,000 SF of retail space



# MID-LEVEL AERIAL



**SITE PLAN**



# PHOTOS

LAND - .7 ACRES



75,000 SF OFFICE BUILDING



NEARBY TENANTS



# DEMOGRAPHICS



### 1 MILE RADIUS

**POPULATION**  
25,929

**HOUSEHOLDS**  
8,922

**MEDIAN AGE**  
39.1

**COLLEGE GRADUATES (Bachelor's +)**  
5,126 - 28%

**TOTAL BUSINESSES**  
797

**TOTAL EMPLOYEES**  
15,123

**AVERAGE HOUSEHOLD INCOME**  
\$103,831

### 3 MILE RADIUS

**POPULATION**  
342,816

**HOUSEHOLDS**  
115,943

**MEDIAN AGE**  
36.3

**COLLEGE GRADUATES (Bachelor's +)**  
57,336 - 25%

**TOTAL BUSINESSES**  
11,153

**TOTAL EMPLOYEES**  
121,524

**AVERAGE HOUSEHOLD INCOME**  
\$92,861

### 5 MILE RADIUS

**POPULATION**  
688,501

**HOUSEHOLDS**  
240,513

**MEDIAN AGE**  
38.1

**COLLEGE GRADUATES (Bachelor's +)**  
163,147 - 35%

**TOTAL BUSINESSES**  
24,762

**TOTAL EMPLOYEES**  
290,669

**AVERAGE HOUSEHOLD INCOME**  
\$112,898

\*2023 estimates

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripconj.com](http://ripconj.com) for more information

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