

FOR LEASE

1.6 ACRE RETAIL SITE AVAILABLE

365 W PASSAIC STREET, ROCHELLE PARK, NJ



DRONE VIDEO



TM

**EASY ACCESS TO GARDEN STATE PARKWAY
& GARDEN STATE PLAZA MALL**

FACTS

- ADJACENT TO GARDEN STATE PLAZA MALL
- EASY ACCESS FROM GARDEN STATE PARKWAY.
- CLOSE PROXIMITY TO RT 4 & RT 17.

Property Type: Retail
Lease Type: NNN
Lease Term: 10+ Years
Parking: 50-60 Spaces
Land Area: 1.6 Acres

SEEKING

- General Retail Use
- Restaurants
- QSR
- Car Wash
- Medical
- Banks
- Fitness
- Salons
- Coffee Shops

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Population	13,360	189,926	665,578
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Households	4,921	72,382	235,092
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2026 Average HH Income	\$168,512	\$147,526	\$137,137



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CLOSE IN AERIAL

GARDEN STATE PLAZA MALL

Neiman Marcus
amc THEATRES
★ macy's NORDSTROM

DUNKIN'



PASSAIC ST. | 15,702 VPD

1.6 ACRE RETAIL SITE AVAILABLE - 365 W PASSAIC STREET, ROCHELLE PARK, NJ

CLASS A
OFFICE BUILDING
287,704 SF

211,000 SF
OFFICE

RAMADA



113,133 VPD

PASSAIC ST. | 15,702 VPD



MARKET AERIAL



4



17

4

**CLASS A
OFFICE BUILDING**
287,704 SF

COMING SOON!
575-UNIT RESIDENTIAL
MIXED-USE DEVELOPMENT



**211,000 SF
OFFICE**

SITE



PASSAIC ST. 15,702 VPD



**GARDEN STATE
PLAZA MALL**

amc
THEATRES
NORDSTROM
★ macy's
Neiman Marcus

17

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DRONE

SITE



SITE



SITE



SITE



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