



For Lease

**RIPCO**  
RETAIL LEASING

# 32-40 North Dean Street

Englewood  
New Jersey

Heart of Downtown  
Englewood-Franklin Row

## 870 & 940 SF

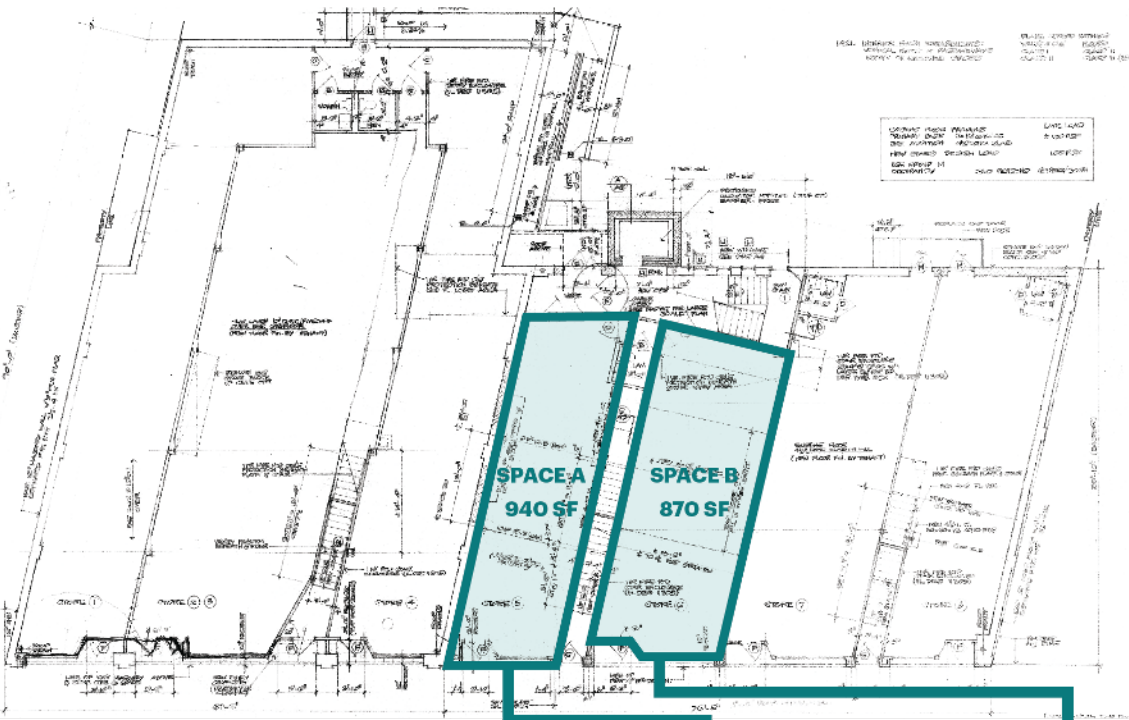
Retail, fitness, restaurant, or medical space. Exclusive parking available with direct access in rear of building

Contact  
Exclusive Agent

Deborah Stone  
[dstone@ripconj.com](mailto:dstone@ripconj.com) | 201.914.4406

# Space Details

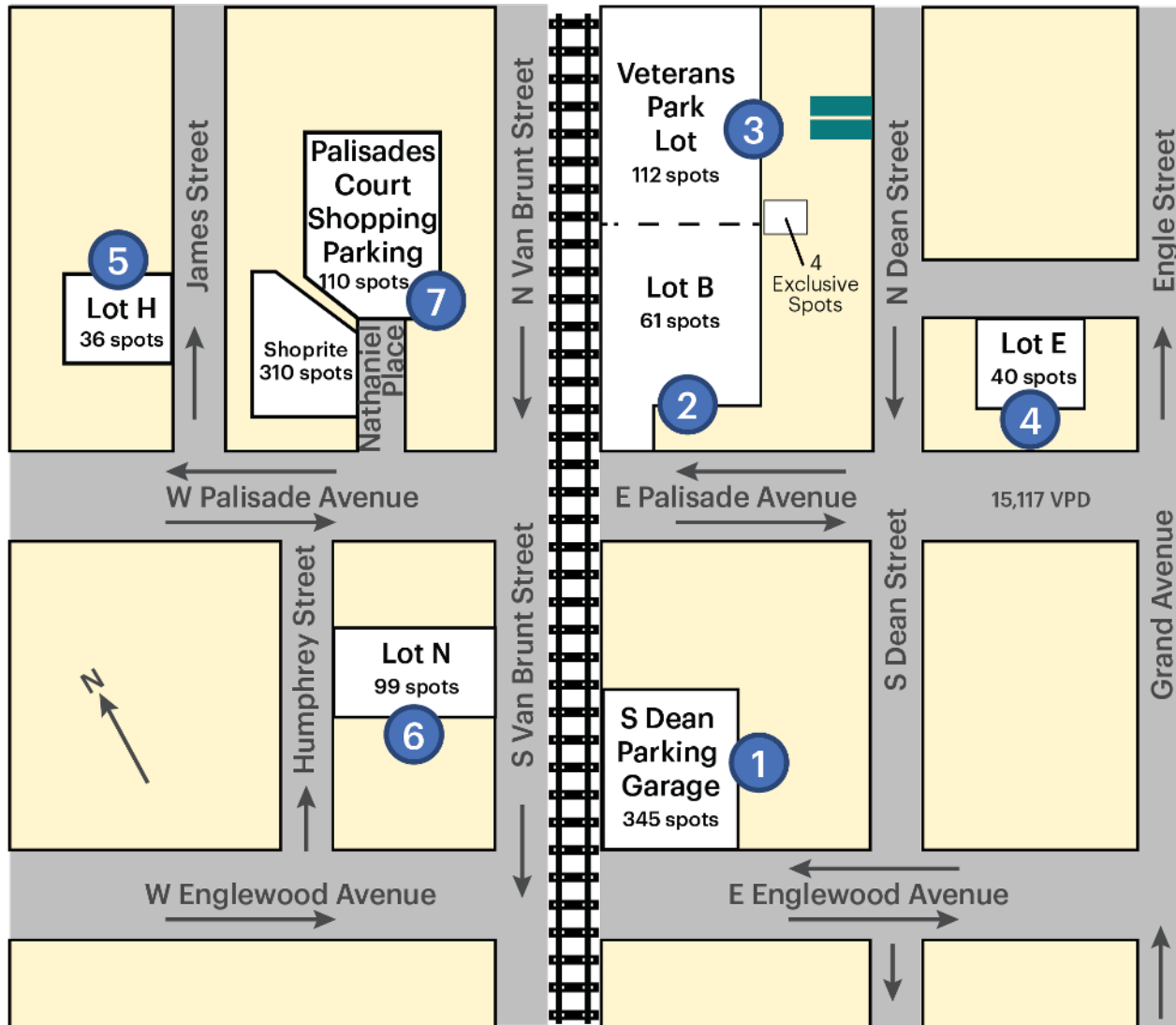
Ground Floor  
Retail, fitness, restaurant, medical space



|             |   |          |
|-------------|---|----------|
| Size        | Space A   | 940 SF   |
|             | Space B   | 870 SF   |
|             | Total   | 1,810 SF |
| Asking Rent | Upon request  |          |
| Possession  | Immediate   |          |
| Lease Type  | Gross lease with pro-rata share of CAM and Taxes over the base year                                       |          |
| Parking     | Street parking available in front   |          |
|             | Municipal parking located throughout the downtown area  |          |
|             | Exclusive spaces available for each unit  |          |
| Neighbors   | Bergen PAC, ShopRite, Chipotle, Apple Bank, AT&T, Jersey Mike's, Starbucks, Manhattan Bagel, CVS Pharmacy |          |
| Comments    | Great 1-mile incomes  |          |
|             | Dean Street   17,000 VPD  |          |
|             | Vibrant downtown with over 14 national retailers  |          |



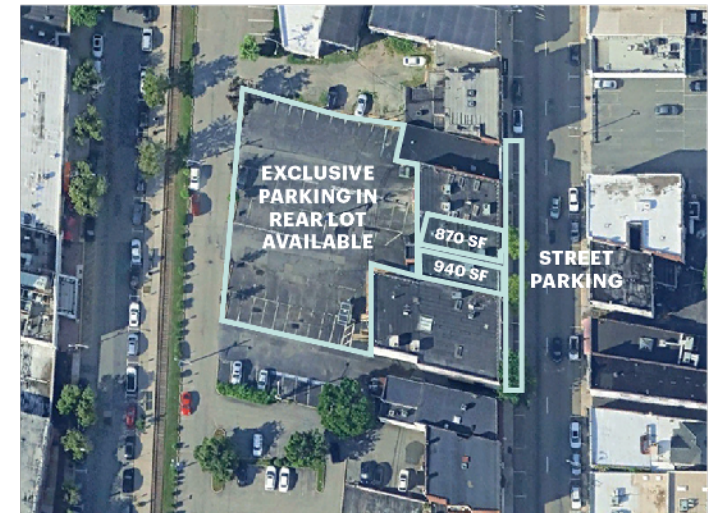
# Parking



## PARKING GUIDE

- |   |                           |                                |
|---|---------------------------|--------------------------------|
| 1 | City Municipal Garage     | Open M - Sat; 7 am - 11 pm     |
| 2 | Parking Lot B             | Metered Spaces                 |
| 3 | Veterans Park Parking Lot | Metered Spaces                 |
| 4 | Parking Lot E             | Metered Spaces                 |
| 5 | Parking Lot B             | Metered Spaces                 |
| 6 | Parking Lot N             | Metered Spaces                 |
| 7 | Palisades Ct Shopping Ctr | Only for shops in Palisades Ct |

\* Municipal parking in Englewood is easily accessible via the Park Mobile App





# Area Retail





# Area Demographics



|   |         |           |
|---|---------|-----------|
| <b>Population</b>                           | 1 mile  | 21,721    |
|   | 3 miles | 151,438   |
|   | 5 miles | 387,968   |
| <b>Total Households</b>                     | 1 mile  | 7,706     |
|   | 3 miles | 54,588    |
|   | 5 miles | 146,287   |
| <b>Median Age</b>                           | 1 mile  | 39.6      |
|   | 3 miles | 42.2      |
|   | 5 miles | 42.4      |
| <b>College Graduates<br/>(Bachelor's +)</b> | 1 mile  | 5,998     |
|   | 3 miles | 60,755    |
|   | 5 miles | 149,824   |
| <b>Total Businesses</b>                     | 1 mile  | 1,238     |
|   | 3 miles | 6,564     |
|   | 5 miles | 16,040    |
| <b>Total Employees</b>                      | 1 mile  | 14,341    |
|   | 3 miles | 70,022    |
|   | 5 miles | 173,410   |
| <b>Total Daytime<br/>Population</b>         | 1 mile  | 25,285    |
|   | 3 miles | 142,977   |
|   | 5 miles | 357,244   |
| <b>Average<br/>Household<br/>Income</b>     | 1 mile  | \$139,263 |
|   | 3 miles | \$171,581 |
|   | 5 miles | \$154,787 |