



RETAIL PROPERTY

FOR LEASE

±37,965 SF TOTAL RETAIL SPACE

24.5 Van Houten Street, Paterson, NJ 07505

For More Information, Contact the Exclusive Brokers

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LOCATION DESCRIPTION

Approx. 1.2 Miles to I-80

Approx. 3.24 Miles to Route 46

Approx. 14.9 Miles to George Washington Bridge

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,785 - 12,668 SF
Building Size:	37,965 SF

PROPERTY HIGHLIGHTS

- ±37,965 SF Total Retail Space
- Available Space from ±1,785 - ±12,668 SF
- All Spaces Located on First Floor
- Possible Uses Include Restaurants, Coffee Shops, Convenience Stores, Gyms, Food Halls, Urgent Care, Warehouse
- Across from Paterson Parking Authority and Broadway Bus Terminal

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	18,055	56,267	88,696
Total Population	57,728	182,984	279,658
Average HH Income	\$35,163	\$47,359	\$58,035

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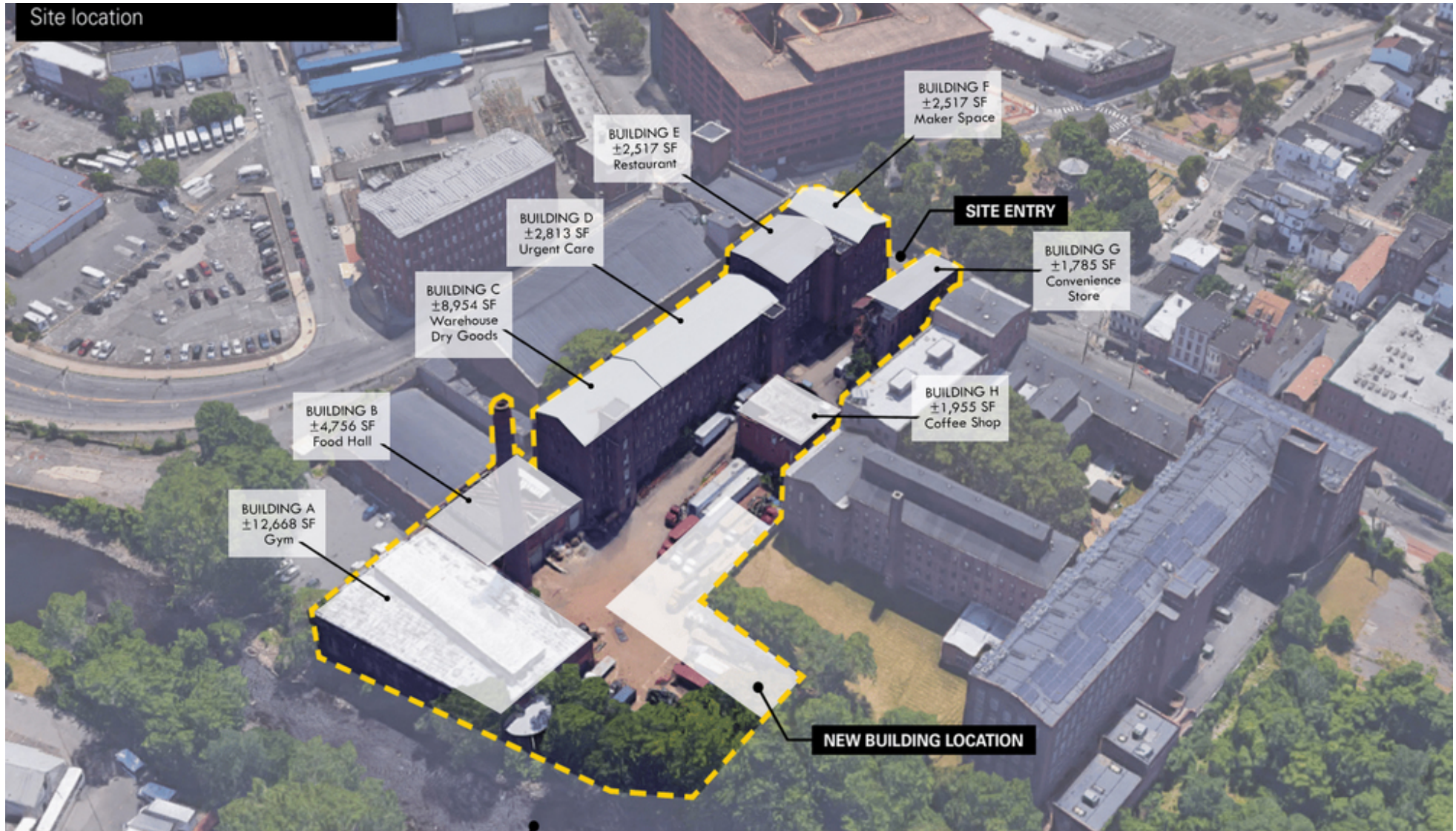
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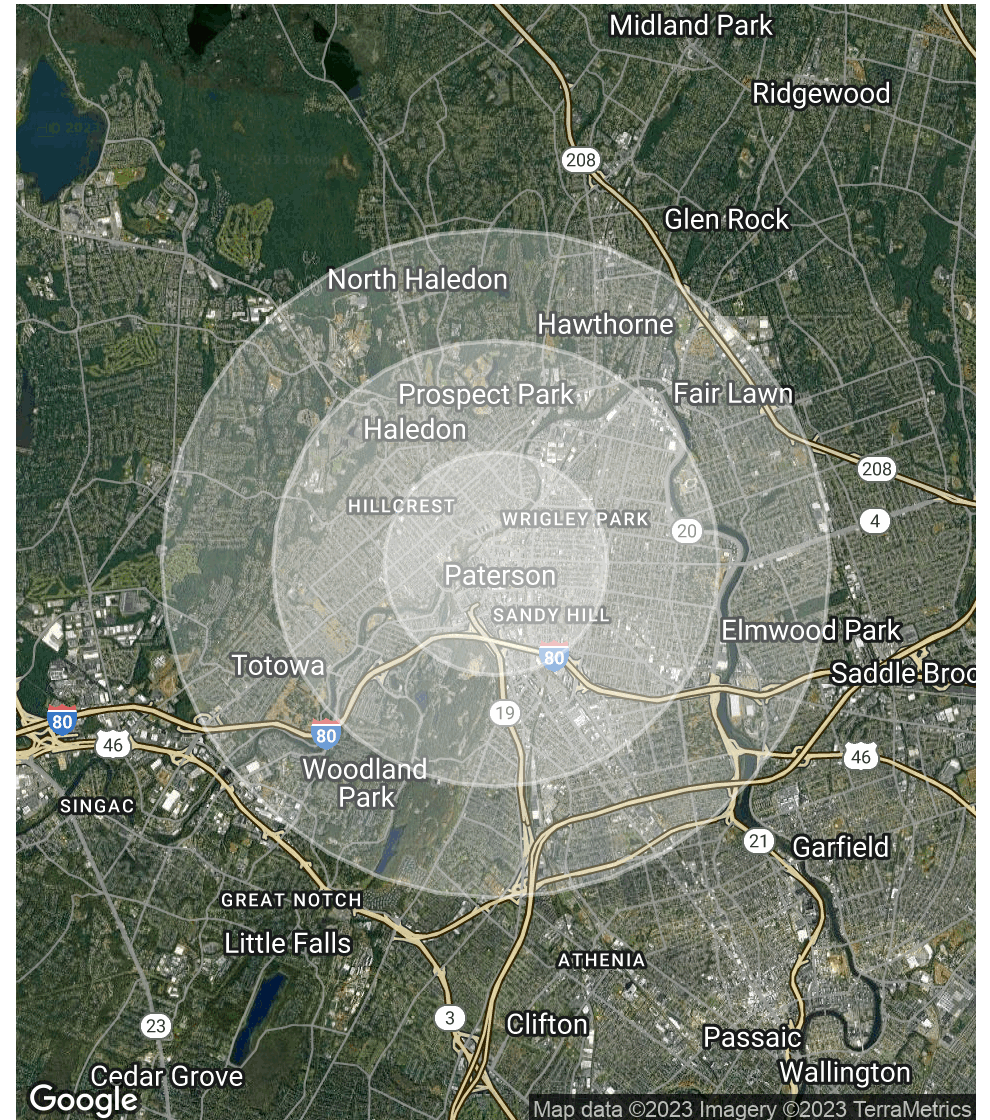
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	57,728	182,984	279,658
Average Age	30.5	32.0	34.1
Average Age (Male)	27.6	29.8	32.1
Average Age (Female)	34.1	34.7	36.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	18,055	56,267	88,696
# of Persons per HH	3.2	3.3	3.2
Average HH Income	\$35,163	\$47,359	\$58,035
Average House Value	\$303,977	\$348,055	\$390,190

* Demographic data derived from 2020 ACS - US Census



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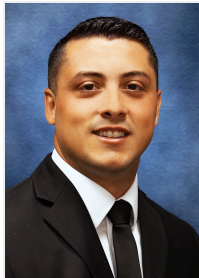


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