

SADDLE BROOK, NJ - NEIGHBORHOOD CENTER
487 MARKET STREET, SADDLE BROOK, NJ 07663



OFFERING SUMMARY

Available SF: 974 - 1,500 SF
Lease Rate: Negotiable
Building Size: 25,000 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Retail space for lease in 25,000 SF neighborhood center located in Saddle Brook NJ

PROPERTY HIGHLIGHTS

- Available Immediately: 974 SF & 1,500 SF
- 25,000 SF Inline Neighborhood Center
- Prime Retail Site at Traffic Light Intersection
- Excellent Access and Visibility
- Pylon Signage Available
- Abundant On-Site Parking
- Convenient Access To I-80, I-95 And GSP

FOR MORE INFORMATION CONTACT:

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487 MARKET STREET
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PROPOSED ELEVATION



THE GOLDSTEIN GROUP
RETAIL. FOCUSED



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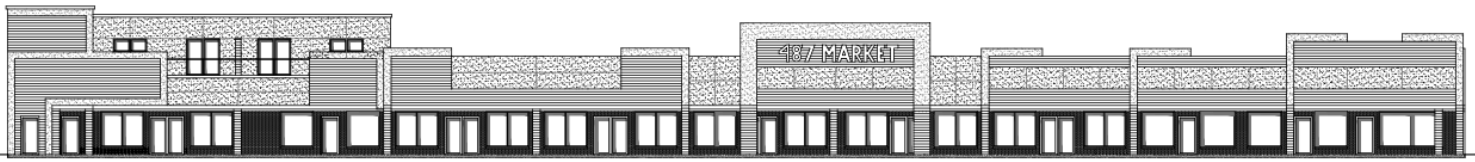


Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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FRONT ELEVATION OPTION 1



OVERALL PERSPECTIVE



PERSPECTIVE 2



PERSPECTIVE 1



PERSPECTIVE 3

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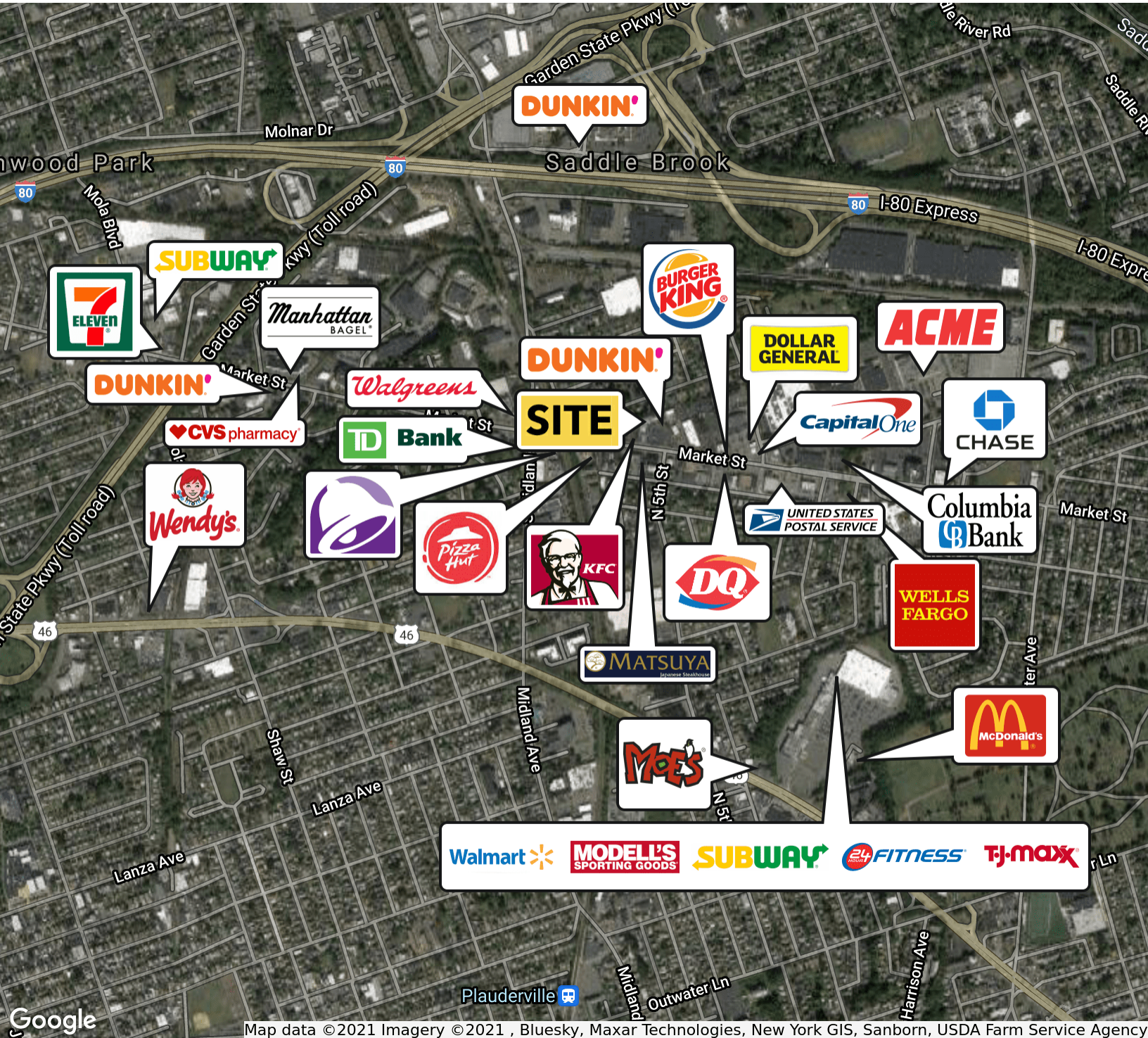
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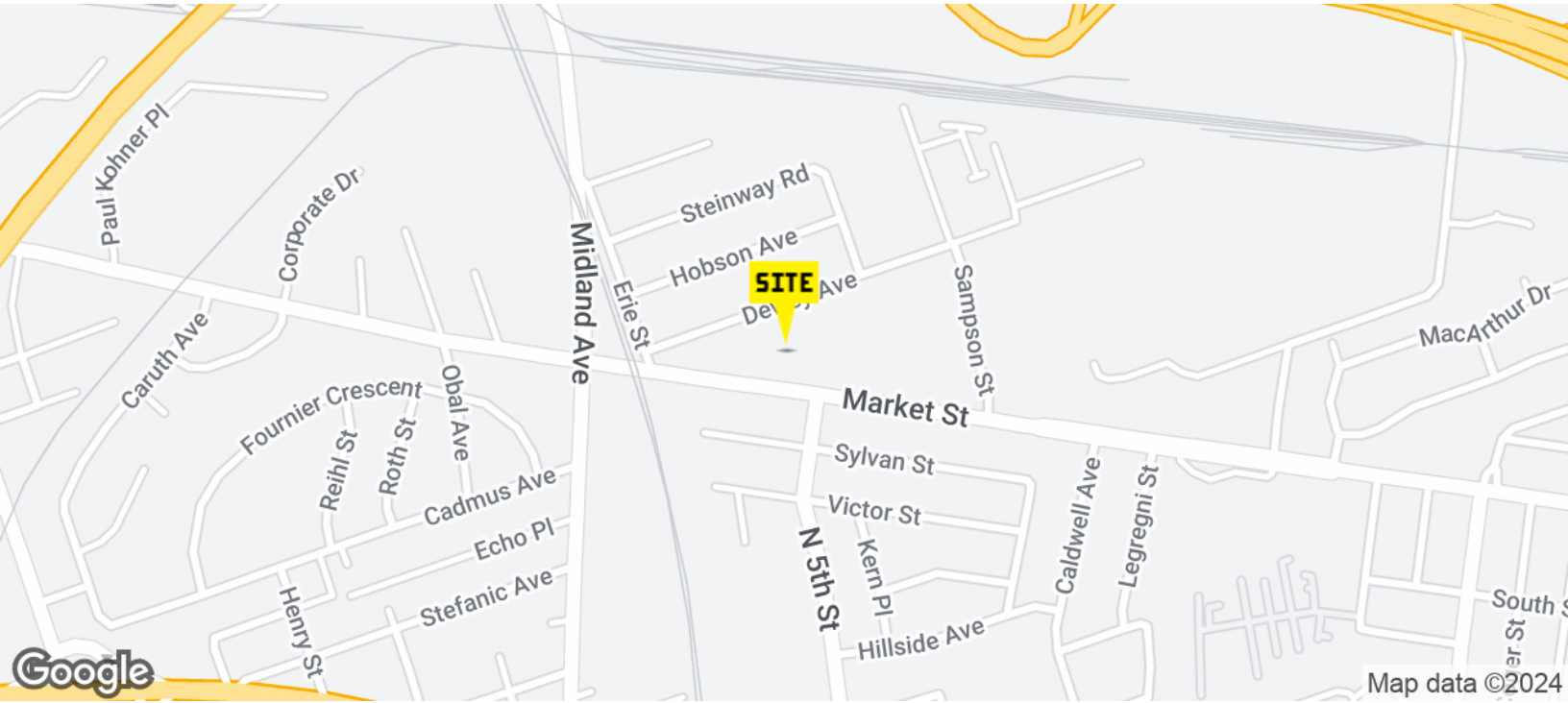
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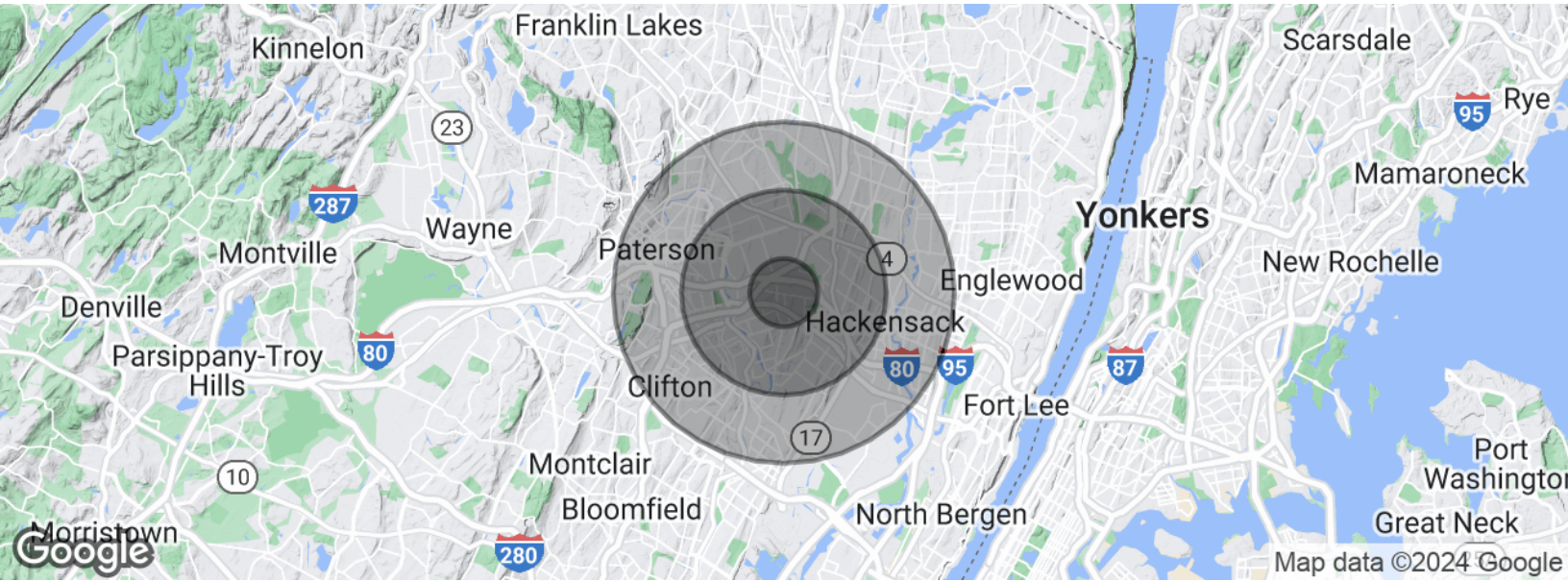
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	20,819	247,931	652,719
Median age	38.6	37.4	36.4
Median age (Male)	37.8	36.4	35.3
Median age (Female)	38.8	38.4	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,651	88,103	227,627
# of persons per HH	2.7	2.8	2.9
Average HH income	\$78,812	\$72,782	\$73,375
Average house value	\$465,970	\$430,090	\$437,518

* Demographic data derived from 2020 ACS - US Census

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