

RETAIL SPACE AVAILABLE

FOSTER VILLAGE SHOPPING CENTER

S. Washington Avenue and New Bridge Road

415-495 SOUTH WASHINGTON AVENUE

BERGENFIELD | NEW JERSEY

900 SF
Plus Basement

Join

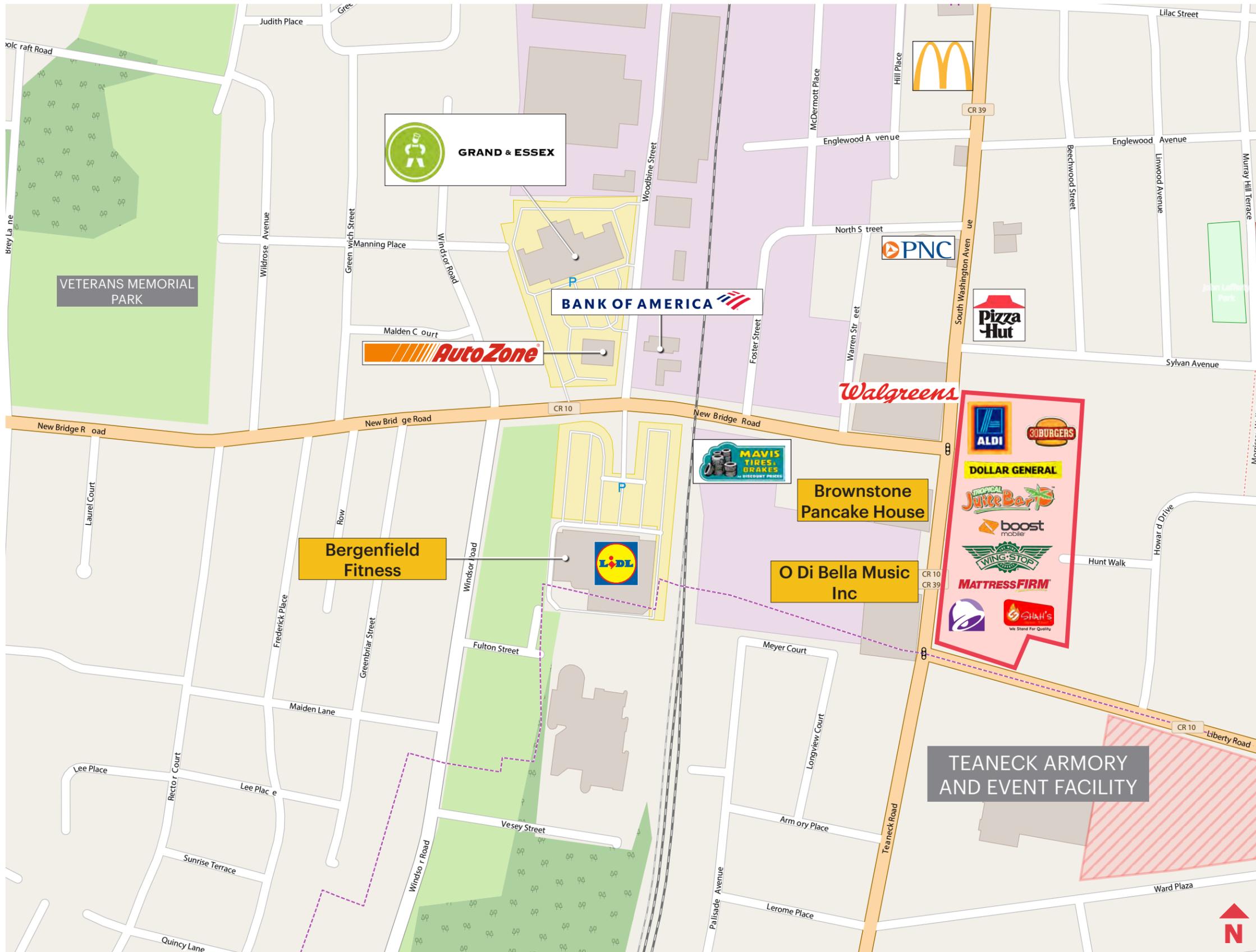


boost mobile WING-STOP
TROPICAL Juice Bar MATTRESS FIRM
SHAH'S We Stand For Quality



RIPCO
REAL ESTATE

CENTRALLY LOCATED WITH GREAT ACCESS!



SPACE AVAILABLE

900 SF - plus Basement

GLA

70,000 +/- SF

ASKING RENT

Upon Request

POSSESSION

Immediate

TRAFFIC COUNT

Combined traffic count of 43,000 VPD at Intersection of S. Washington Ave & New Bridge Road

- 19,178 VPD on S. Washington Ave

- 27,266 VPD on New Bridge Road

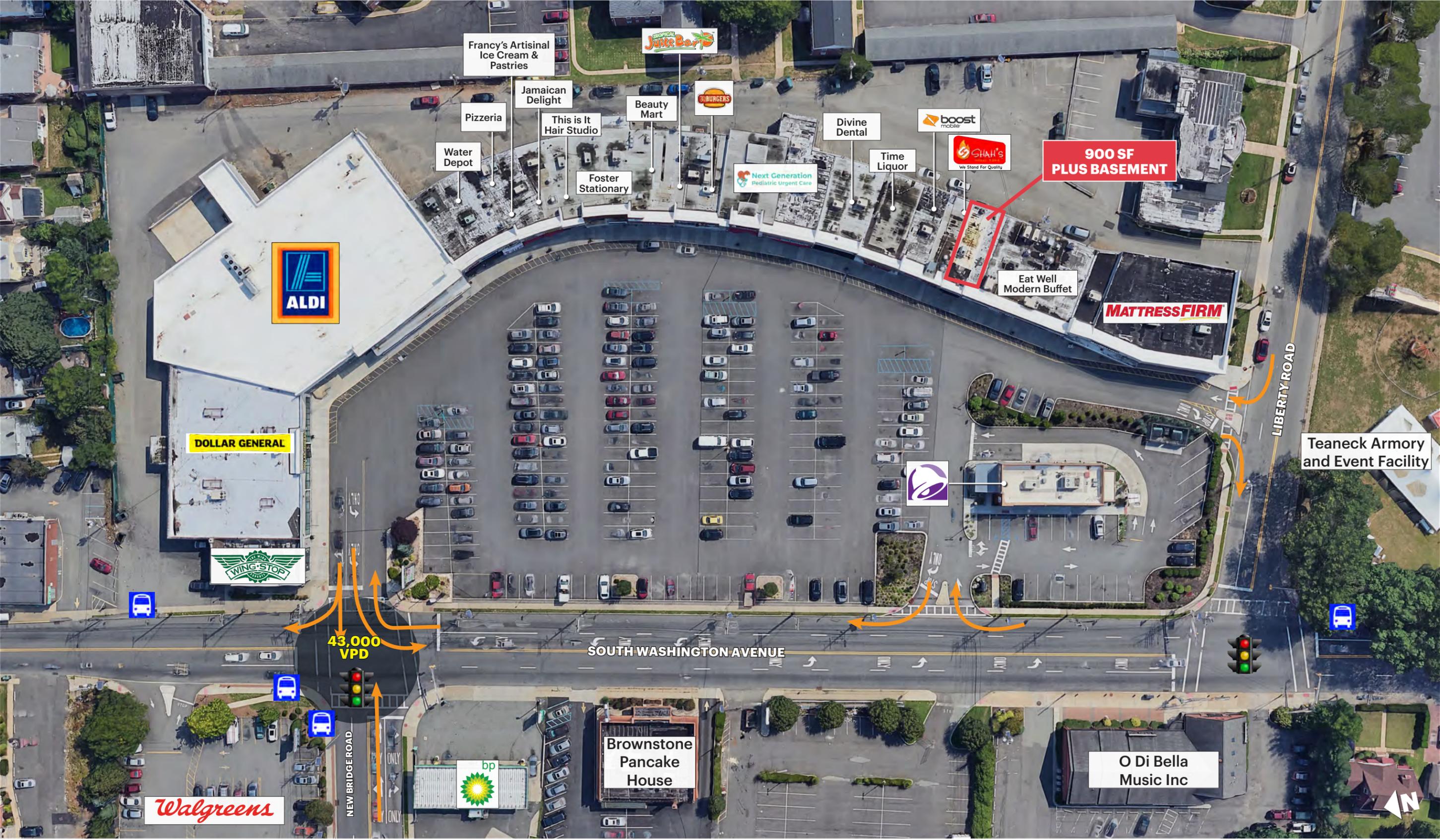
CO-TENANTS

Aldi, Dollar General, Taco Bell, Urgent Care, Wingstop, Shah's Halal, Boost Mobile, Mattress Firm, Eat Well Modern Buffet, and 30 Burgers

SITE ATTRIBUTES

- Great surface parking
- Great access - situated between 2 traffic lights
- At the intersection of South Washington Ave, Teaneck Road, New Bridge Road, & Liberty Road
- Walk Score® "Very Walkable"
- Pylon signage available

GREAT ACCESS & PARKING



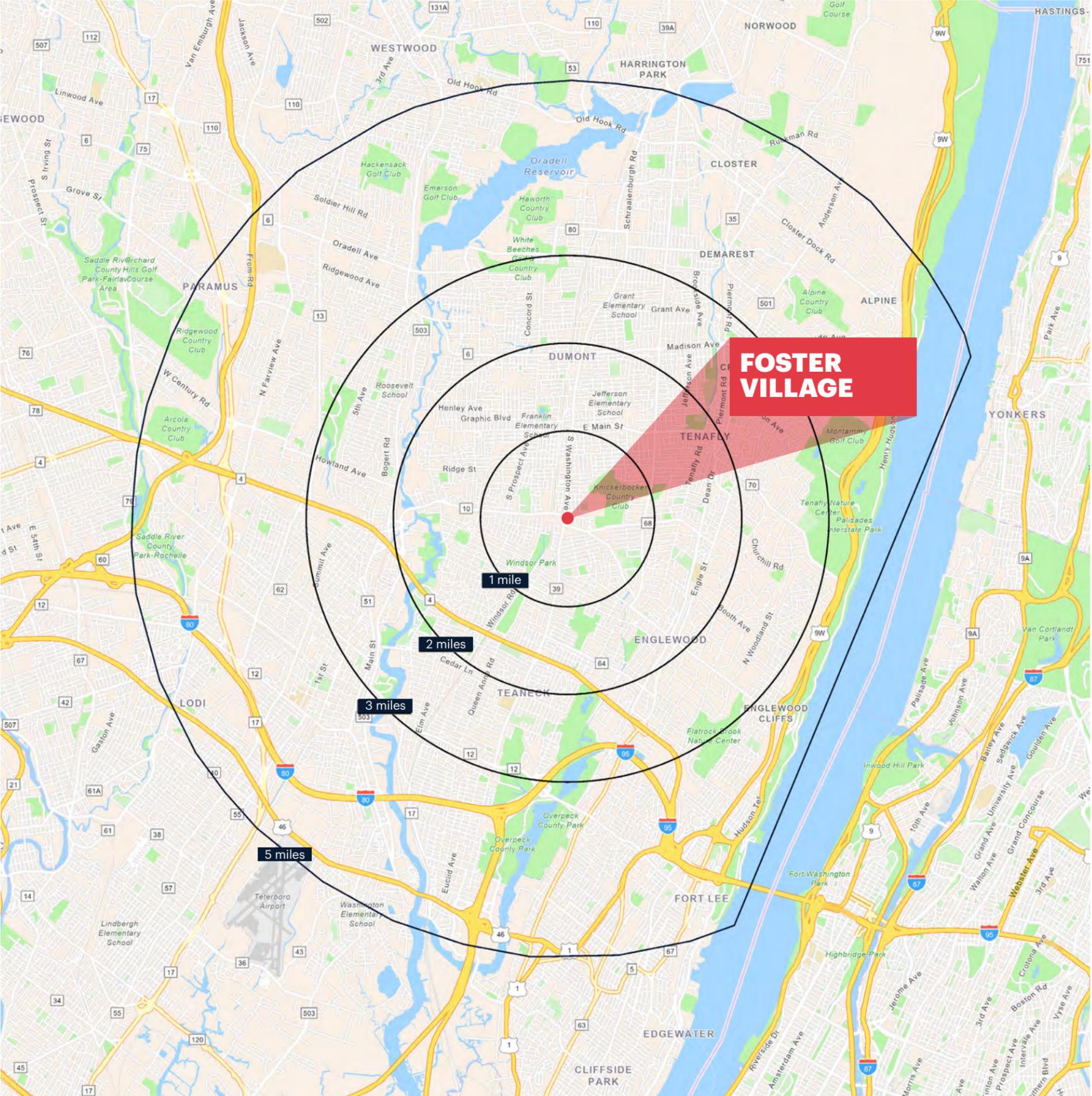
NATIONAL CO-TENANCY



OVERSIZE PYLON WITH VERY VISIBLE SIGNAGE



DENSELY POPULATED W/ HIGH INCOMES



POPULATION

1 mile	28,477
2 miles	99,955
3 miles	188,963
5 miles	441,015

MEDIAN HOUSEHOLD INCOME

1 mile	\$129,094
2 miles	\$125,267
3 miles	\$128,916
5 miles	\$114,441

AVERAGE HOUSEHOLD INCOME

1 mile	\$157,269
2 miles	\$163,790
3 miles	\$173,848
5 miles	\$158,088

TOTAL HOUSEHOLDS

1 mile	9,231
2 miles	34,35
3 miles	67,065
5 miles	167,470

TOTAL BUSINESSES

1 mile	741
2 miles	3,440
3 miles	7,014
5 miles	18,925

TOTAL DAYTIME POPULATION

1 mile	20,524
2 miles	84,307
3 miles	165,344
5 miles	434,376

TOTAL EMPLOYEES

1 mile	5,672
2 miles	30,680
3 miles	67,782
5 miles	203,053

COLLEGE GRADUATES

1 mile	9,597
2 miles	35,500
3 miles	73,622
5 miles	173,997

*2025 estimates

CONTACT EXCLUSIVE AGENTS

CURTIS NASSAU

cnassau@ripconj.com

201.777.2302

MATT ZAPLIN

mzaplin@ripconj.com

201.563.9201

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

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