

30 West Palisade Avenue

Towne Center at Englewood
Englewood, NJ | Bergen County

For Lease



WINE & SPIRITS
STORE COMING
SOON!

4,021 or 5,422 SF

ENTRANCE TO PALISADES COURT - SHOPRITE

- Palisades Court ranks 9th out of 247 in NJ Neighborhood Centers, which is top 4%
- Palisades Court ranks 213 out of 9,670 for Nationwide Neighborhood Centers, which is top 3%
- Palisades Court had 3M visits in the last 12 months
- ShopRite is ranked 20th out of 256 Nationwide
- ShopRite is ranked 14th out of 135 in New Jersey
- ShopRite had 1.9M visits in the last 12 months

4,021 or 5,422 SF Endcap Available

Retail/Medical/Fitness/Restaurant space available

Space Details



Size	Space 30 *will consider demising to 4,021 SF see plan option below	5,422 SF
Rent	Upon request	
NNN's	\$9.32 PSF (est.)	
Parking	106 parking spaces are located behind the building and other municipal parking is available throughout the town	
Neighbors	ShopRite, ShopRite Liquors, Dunkin', CVS, Chick-fil-A, Club Pilates, Metro PCS, Wells Fargo, GameStop, Verizon, AT&T, Chipotle, Jersey Mike's, Ivy Rehab, Apple Bank, H&R Block	

Comments

Adjacent to Bergen Performing Arts Center (Bergen PAC) with 200+ events/year; 250,000 annual visitors

29,934 VPD on Palisade Avenue

Englewood Hospital is just 1/2 mile away, with over 1,300 physicians and other practitioners on medical staff, and over 4,500 employees

Located at traffic light intersection across from ShopRite

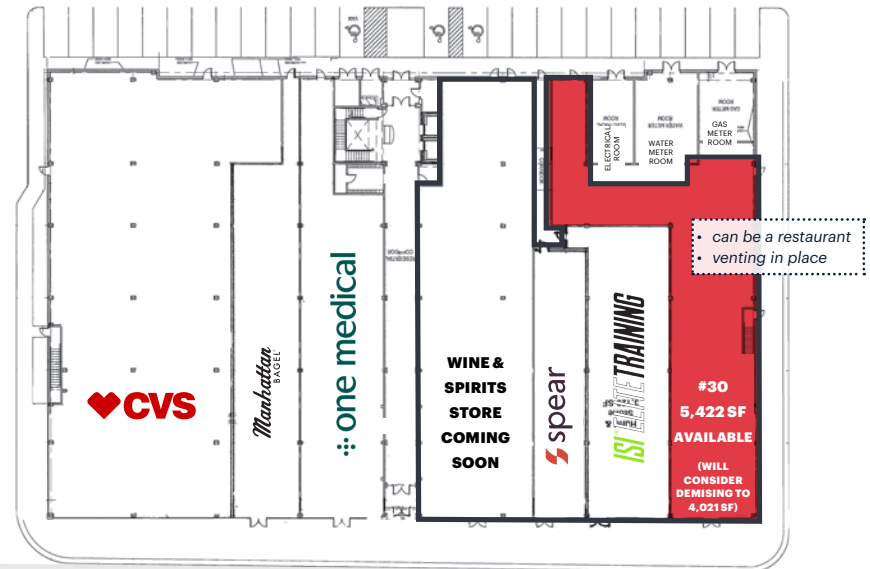
Vibrant downtown with Walk Score - Walker's Paradise (96)

188 residential units directly above the space

Site Plan



106 parking spaces for Towne Center



Humphrey Street

West Palisade Avenue



Floor Plan



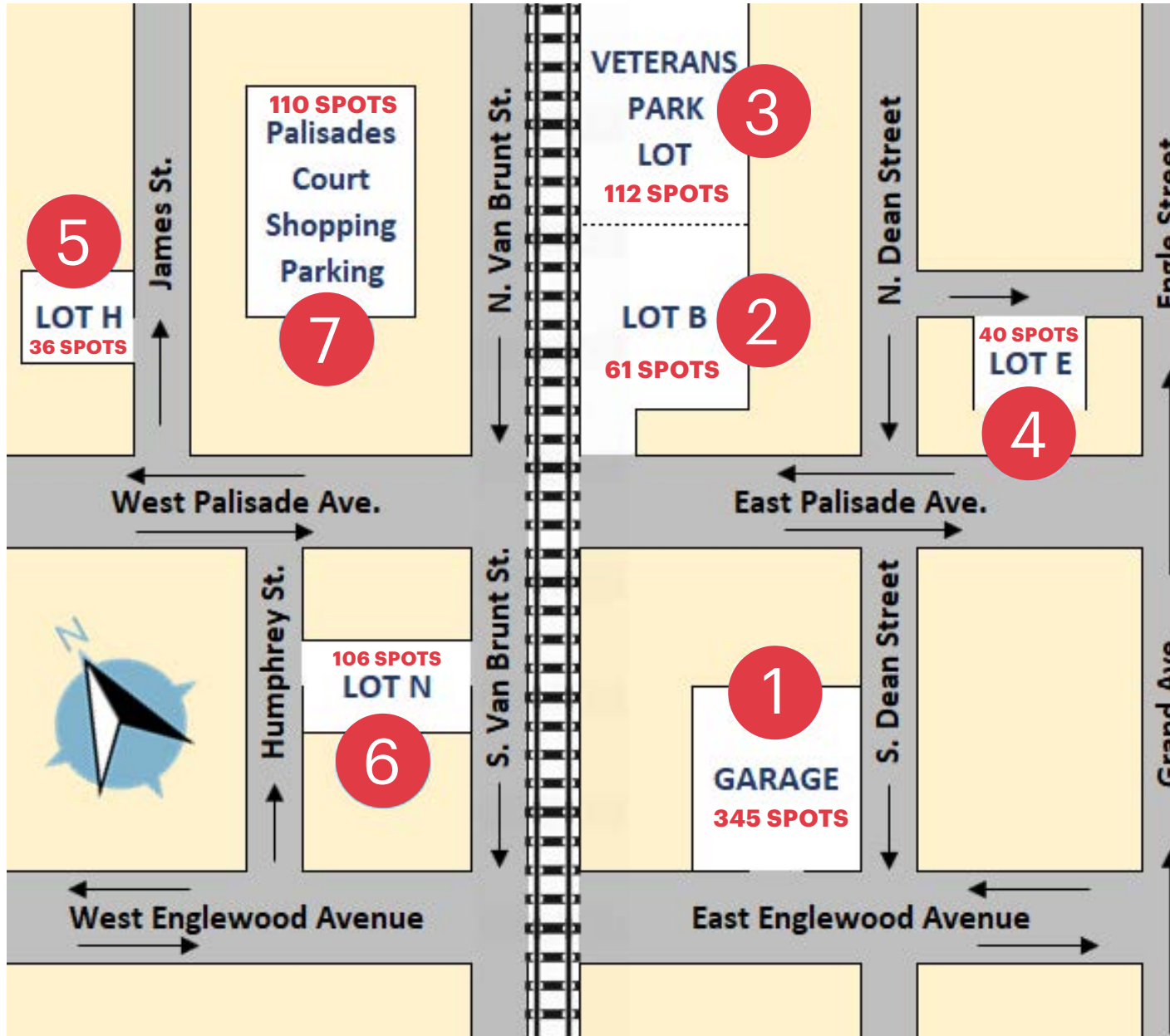
Surrounding Retail



PALISADES COURT SHOPPING CENTER

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Parking



Lot #	Lot	Info
1	Municipal Garage	Open Mon-Sat; 7am-11pm
2	Lot B	Metered
3	Veterans Park	Metered
4	Lot E	Bergen Street - Pay Station
5	Lot H	James Street - Metered
6	Lot N	James Street - Metered
7	Palisades Court Center	Only for shops in Palisades Court. You will be towed otherwise.

There is metered street parking throughout Englewood in addition to the parking lots noted.

Any metered parking space, as well as the Municipal Garage, accepts ParkMobile app payments.

Park Mobile Zone - #9649

Half hour rate - \$0.60

One hour rate - \$0.85

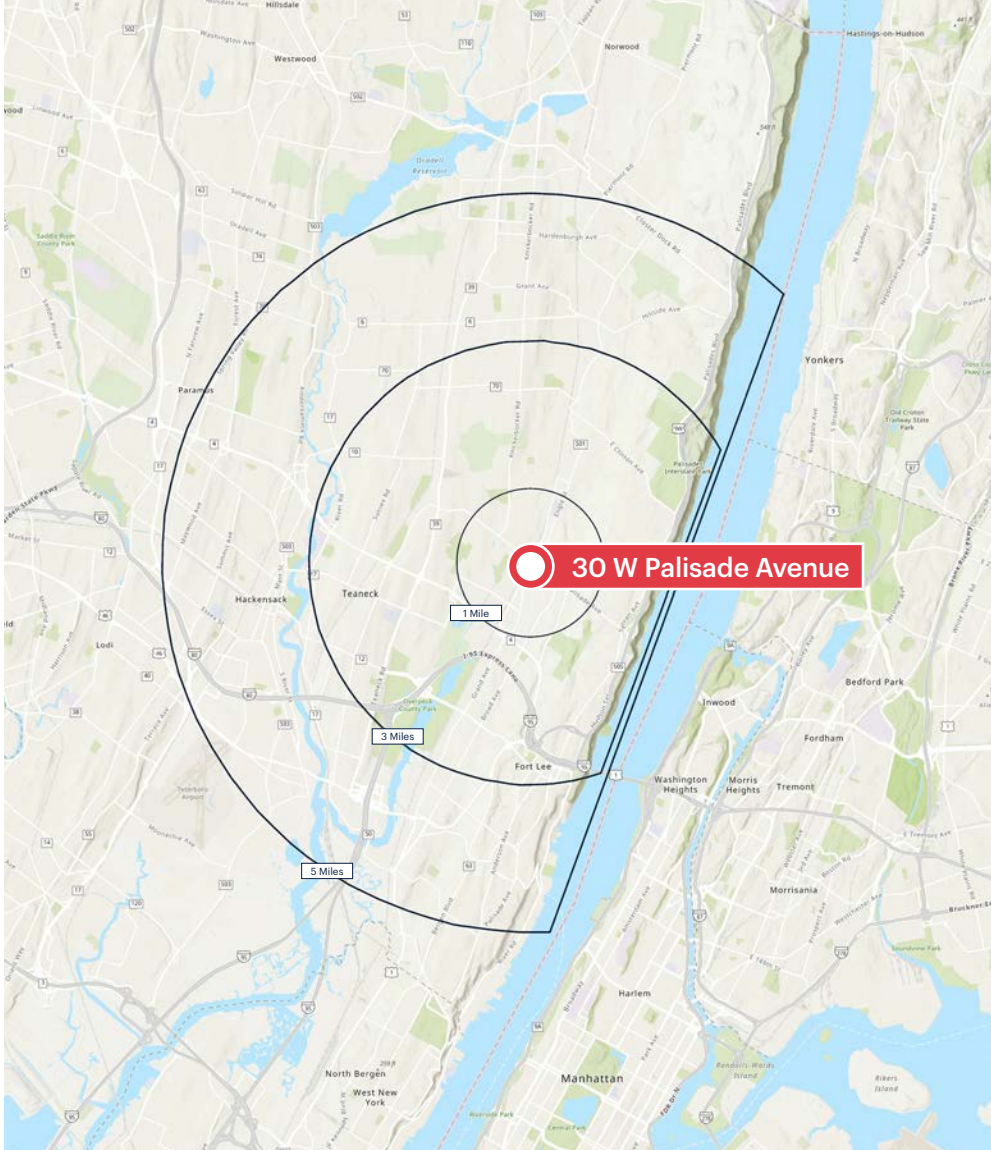
Two hour rate - \$1.85

Full day rate - to be provided depending on # of spaces necessary.

Monthly rate - The garage will provide parking for 24-42 South Dean Street tenants at a monthly rate of \$60 per month or daily rates as noted above.

Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	21,721	151,438	387,968
Total Households	7,706	54,588	146,287
Average Household Income	\$139,263	\$171,581	\$154,787
Median Age	39.6	42.2	42.4
Population with Bachelors +	5,998	60,755	149,824
Daytime Population	25,285	142,977	357,244
Total Daytime Employees	14,341	70,022	173,410
Total Businesses	1,238	6,564	16,040