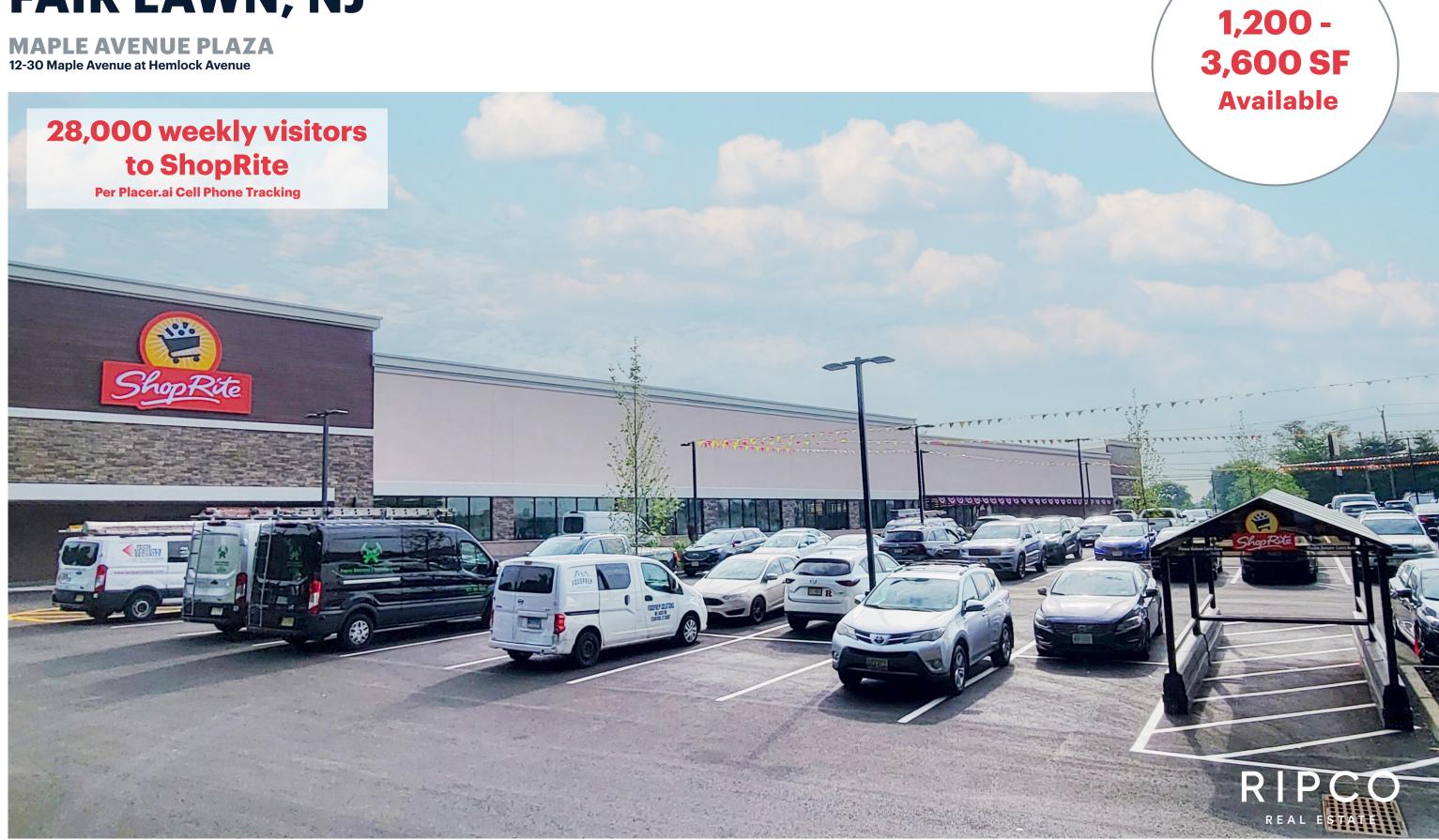
RETAIL/MEDICAL/SPECIALTY FITNESS/PERSONAL CARE SPACE

FAIR LAWN, NJ



SPACE DETAILS



SPACE AVAILABLE

- ±1,470 SF (70' x 21')
- ±3,600 SF (60' x 60') Divisible to 1,200 SF

ASKING RENT

Upon Request

NNN

\$10.41 psf (est.)

GLA

89,500 SF

PARKING SPACES

453 spaces (5:1)

40± additional parking stalls to be added

EXECUTED LEASES

- ShopRite
- AT&T
- Buffalo Wild Wings Go
- Eden Nails
- Bubbakoo's Burritos
- Kids United
- Wine Store

NOTES

- New ShopRite anchored center
- ShopRite, Bubbakoo's, Eden Nails, & AT&T now open!
- New traffic light
- Landlord delivering new "vanilla boxes"
- Densely populated 237,000 people living & 81,000 people working within a 3-mile radius
- #3 Best Small City in America; WalletHub 10/4/22

CENTRALLY LOCATED WITH GREAT ACCESS

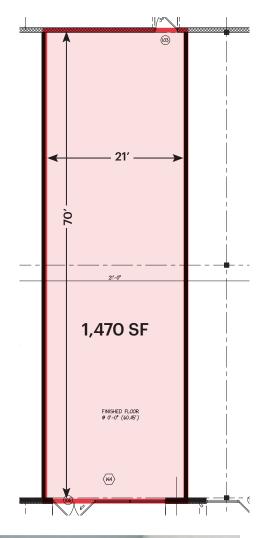


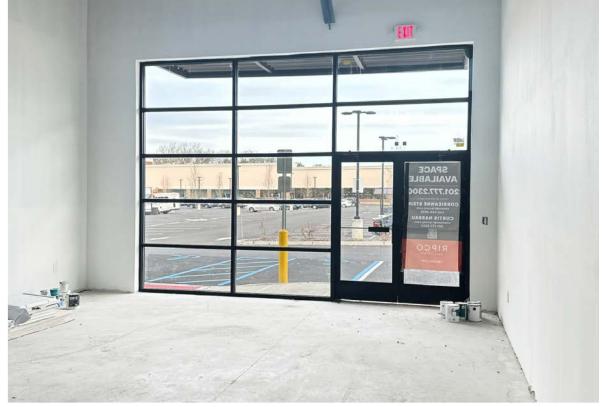
NEWLY RENOVATED SOUTHERN STRIP CENTER NEW FACADE WITH NEW VANILLA BOXES - 3,600 SF (divisible)



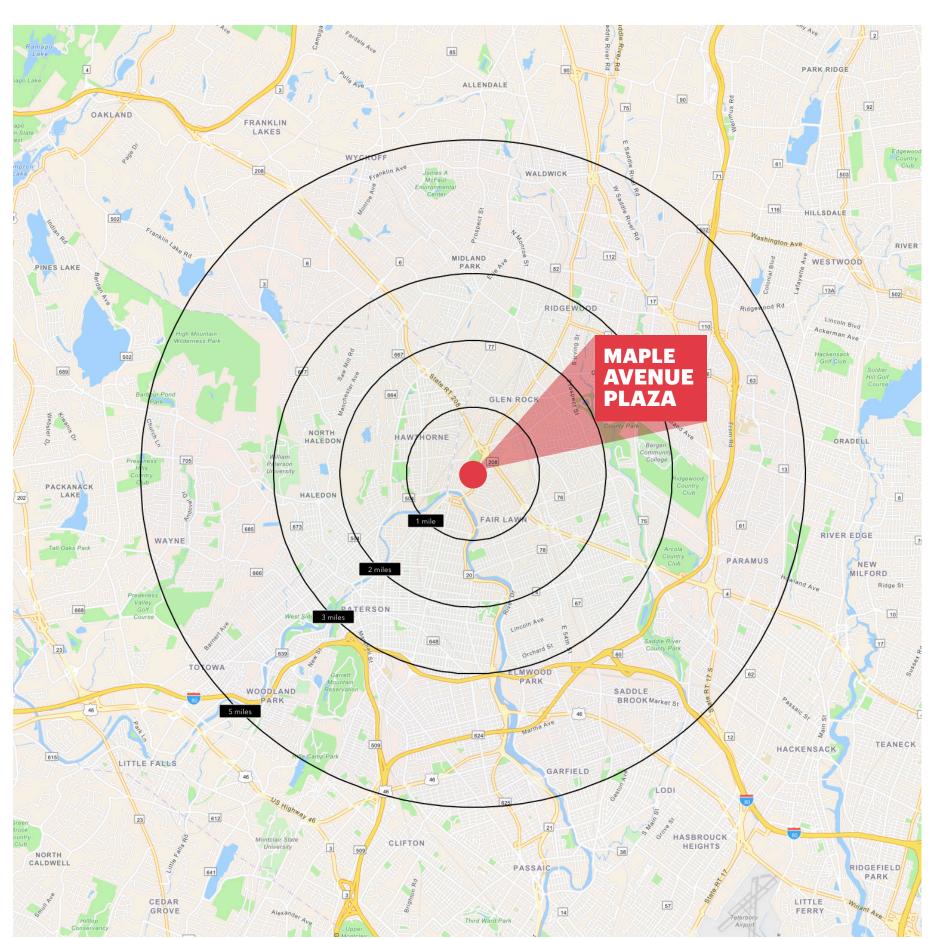
NORTHERN STRIP CENTER - NEW CONSTRUCTION 1,470 SF NEW VANILLA BOX







VERY DENSELY POPULATED WITH HIGH INCOMES



1 MILE RADIUS

POPULATION

22,741

HOUSEHOLDS

8.122

MEDIAN AGE

42.1

COLLEGE GRADUATES (Bachelor's +)

55%

TOTAL BUSINESSES

855

TOTAL EMPLOYEES

10,288

TOTAL DAYTIME POPULATION

20,868

AVERAGE HOUSEHOLD INCOME

\$155,043

2 MILE RADIUS

POPULATION

114,485

HOUSEHOLDS

39,117

MEDIAN AGE

39.4

COLLEGE GRADUATES (Bachelor's +)

41%

TOTAL BUSINESSES

3,381

TOTAL EMPLOYEES

35,738

TOTAL DAYTIME POPULATION

94,170

AVERAGE HOUSEHOLD INCOME

\$144,264

3 MILE RADIUS

POPULATION

238,385

HOUSEHOLDS

80,731

MEDIAN AGE

37.9

COLLEGE GRADUATES (Bachelor's +)

35%

TOTAL BUSINESSES

7.919

TOTAL EMPLOYEES

96,655

TOTAL DAYTIME POPULATION

222,924

AVERAGE HOUSEHOLD INCOME

\$119,785

5 MILE RADIUS

POPULATION

553,963

HOUSEHOLDS

187,687

MEDIAN AGE

38.6

COLLEGE GRADUATES (Bachelor's +)

46%

TOTAL BUSINESSES

18.385

TOTAL EMPLOYEES

221,804

TOTAL DAYTIME POPULATION

513,255

AVERAGE HOUSEHOLD INCOME

\$128,572

*2023 estimates

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