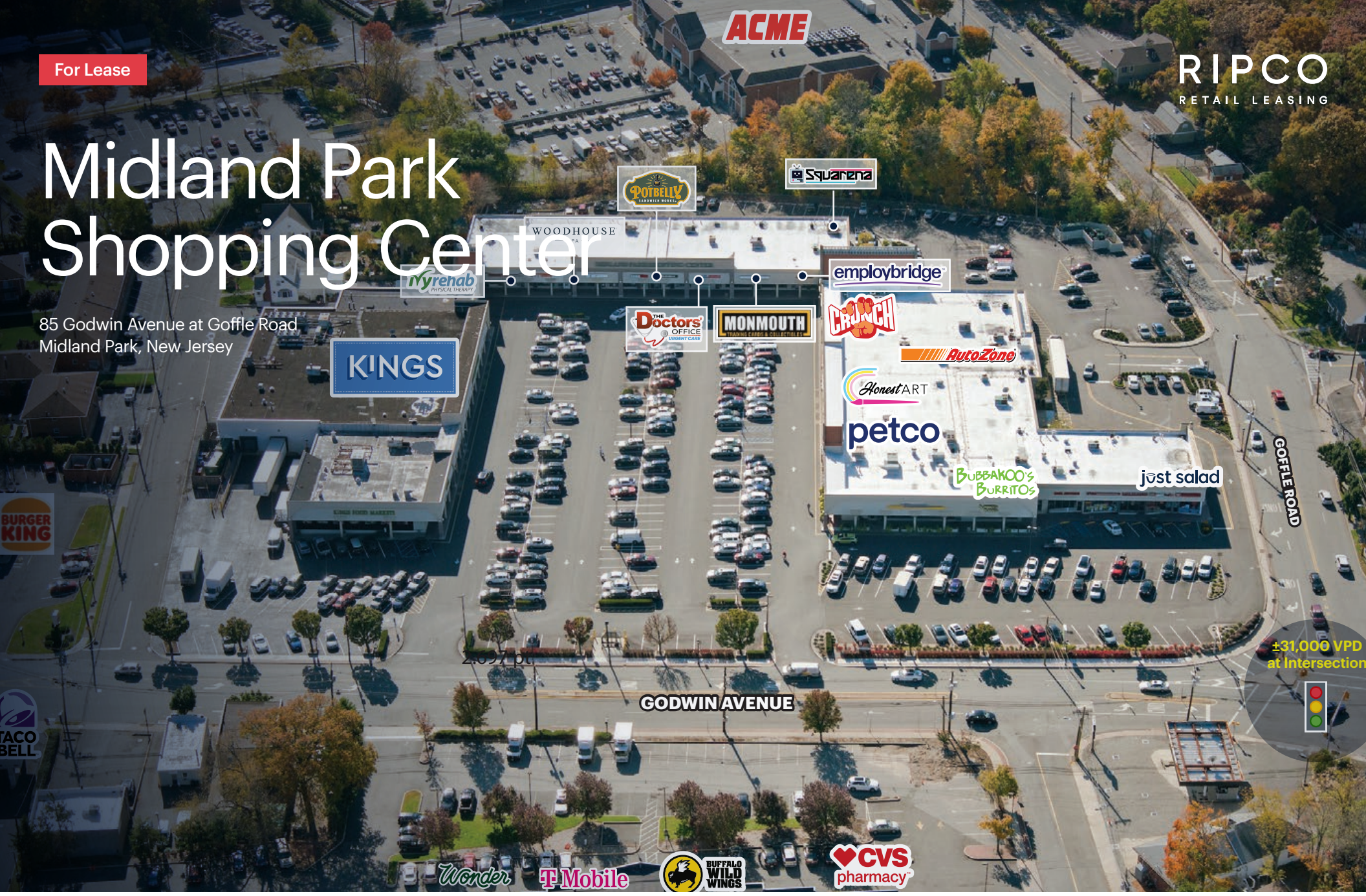
For Lease

RIPCO
RETAIL LEASING

Midland Park Shopping Center

85 Godwin Avenue at Goffle Road
Midland Park, New Jersey



1,320 SF For Lease

New Facade Renovation Complete!

Newly Signed

Squarena · WOODHOUSE SPA · POTBELLY SANDWICH WORKS · just salad · HonestART

Space Details



Space 20 - Pre-leasing & Space 22/23 - In Lease
1,320 SF & 1,980 SF endcap



Size	Space 20 (pre-leasing)	1,320 SF
GLA	129,391 SF	
Rent	Upon request	
NNN	$11.50 PSF (est.)	
Parking	504 spaces	
Co-Tenants	Kings Supermarket, The Dr's Office Urgent Care, Crunch Fitness, Petco, Pizzaiolo by Brother's Pizza, Ivy Rehab, Bubbakoo's, Quilt Shop, Monmouth Cards, Tumbles, Lulu + Bo Women's Boutique, Employbridge Staffing, AutoZone, Woodhouse Spa, PotBelly Sandwich Works, Just Salad, Squarena, Honest Art	
Attributes	Facade renovation complete Strong traffic count - +31,000 VPD at intersection Grocery anchored Ideally positioned to serve both Ridgewood and Wyckoff and many other great Bergen County towns Dual access from Godwin Avenue and Goffle Road at a traffic light intersection Ample parking	

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Contact Exclusive Agents

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611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
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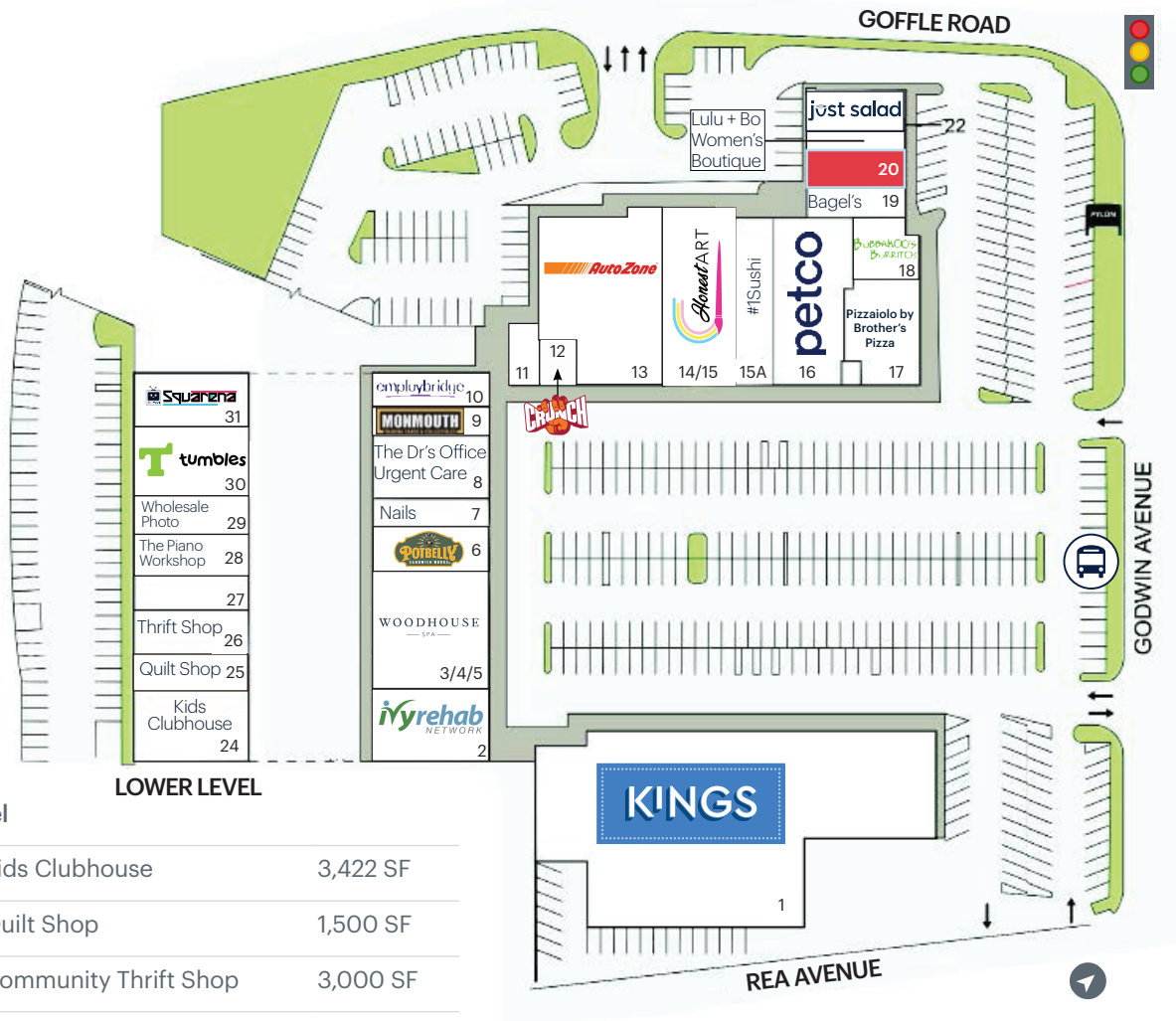
Site Plan

Main Level

1	King's Supermarket	29,550 SF
2	Ivy Rehab	3,500 SF
3/4/5	Woodhouse Spa	6,360 SF
6	PotBelly Sandwich Works	2,583 SF
7	Nail Salon	1,600 SF
8	The Dr's Office/Urgent Care	3,520 SF
9	Monmouth Cards	1,600 SF
10	Employbridge Staffing	1,600 SF
11	Subway	800 SF
12	Crunch Fitness	25,489 SF
13	AutoZone	8,775 SF
14/15	Honest Art	5,475 SF
15A	Number 1 Sushi	3,235 SF
16	Petco	5,927 SF
17	Pizzaiolo by Brother's Pizza	3,920 SF
18	Bubbakoo's	1,700 SF
19	Bagel Emporium	1,330 SF
20	**Pre-leasing**	**1,320 SF**
21	Lulu + Bo Women's Boutique	990 SF
22+23	Just Salad	1,980 SF



Lower Level

24	Kids Clubhouse	3,422 SF
25	Quilt Shop	1,500 SF
26	Community Thrift Shop	3,000 SF
28	The Piano Workshop	2,775 SF
29	Wholesale Photo	1,441 SF
30	Tumbles	3,283 SF
31	Squarena	2,913 SF

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Facade Renovation (Renovations Complete)

BEFORE



AFTER



BEFORE



AFTER



BEFORE



POST RENOVATION PHOTO, 5/21/26



BEFORE



AFTER



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Site Photos (pre-renovation)











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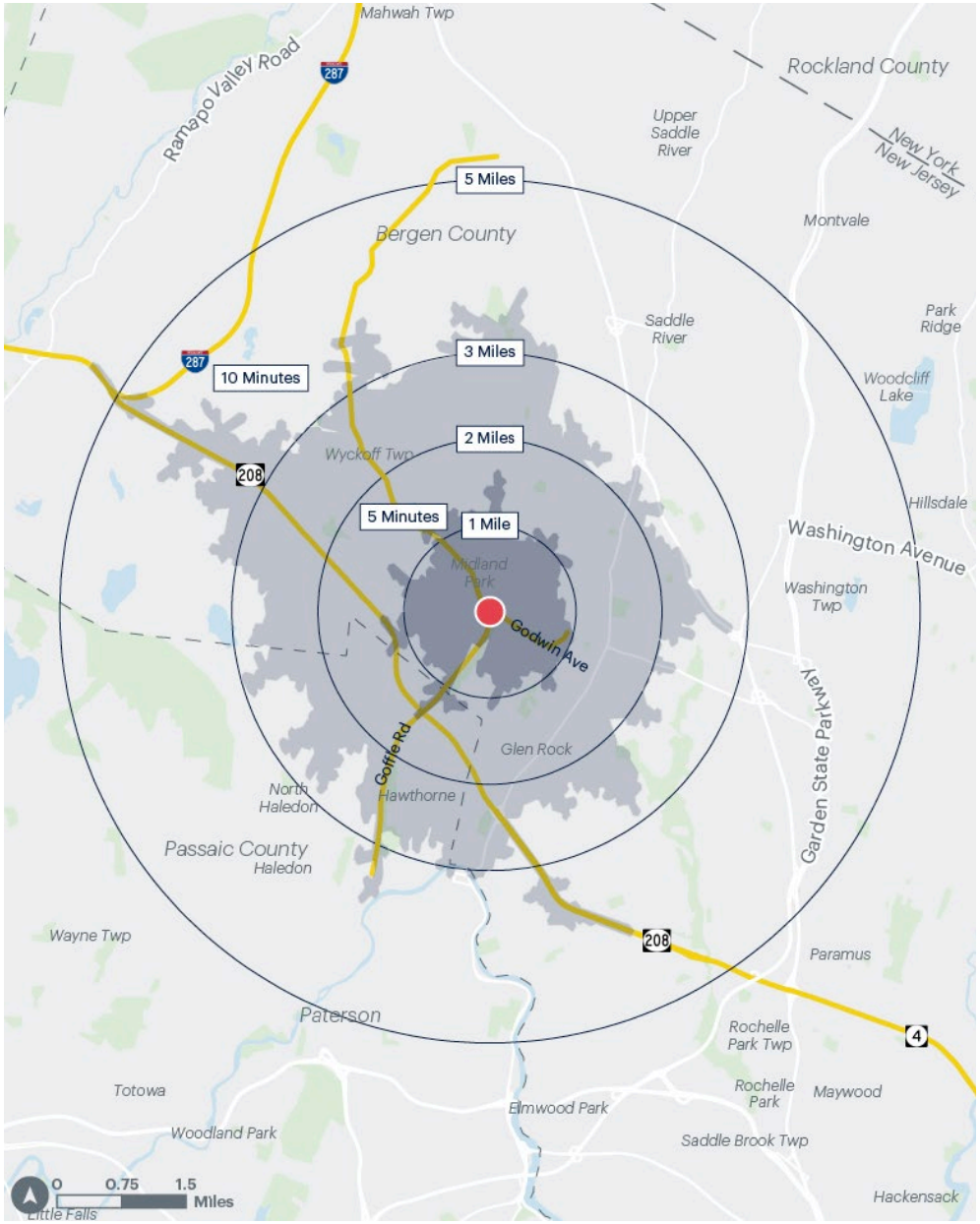

85 Godwin Avenue, Midland Park, NJ

Strong Demographics

2026 ESRI Summary Report

	1 mile	2 mile	3 miles	5 miles
Population	12,861	53,216	109,357	320,755
Daytime Population	12,107	50,711	105,488	303,498
Average Household Income	$246,085	$234,563	$227,215	$173,969
Median Household Income	$184,230	$175,820	$169,519	$117,284

Drive Time Demographics

	5 min	10 min
Population	18,512	99,860
Daytime Population	17,468	101,653
Average Household Income	$243,806	$223,885
Median Household Income	$182,800	$166,152

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