



**990 -
11,225 SF**

For Lease

**Junior Anchor
Position**

RETAIL SPACE

**MIDLAND PARK
SHOPPING
CENTER**

Godwin Avenue & Goffle Road

85 GODWIN AVENUE
MIDLAND PARK | NEW JERSEY



RIPCO
REAL ESTATE

SITE ATTRIBUTES



REAR LOWER LEVEL



TENANCY

MAIN LEVEL

1. Kings Supermarket	29,550 SF
2. Ivy Rehab	3,500 SF
3. AT&T	1,600 SF
4. AVAILABLE	2,760 SF
5. GameStop	2,000 SF
6. Wholesale Photo Supply	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. AVAILABLE	1,600 SF
11. Subway	800 SF
12. Crunch Fitness	25,489 SF

13. AVAILABLE	8,775 SF *
14. AVAILABLE	2,450 SF *
15. Code Ninjas	3,025 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. Sharkey's Cuts for Kids	1,320 SF
21. AVAILABLE	990 SF
23. Midland Park Cleaners	1,020 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	1,300 SF
29. The Piano Workshop	2,916 SF
30. AVAILABLE	5,979 SF (divisible)

*can be combined to 11,225 SF

ADDRESS
85 Godwin Avenue @ Goffle Road, Midland Park, NJ

GLA
129,391 SF

NNN
\$9.93 psf (est)

PARKING SPACES
504

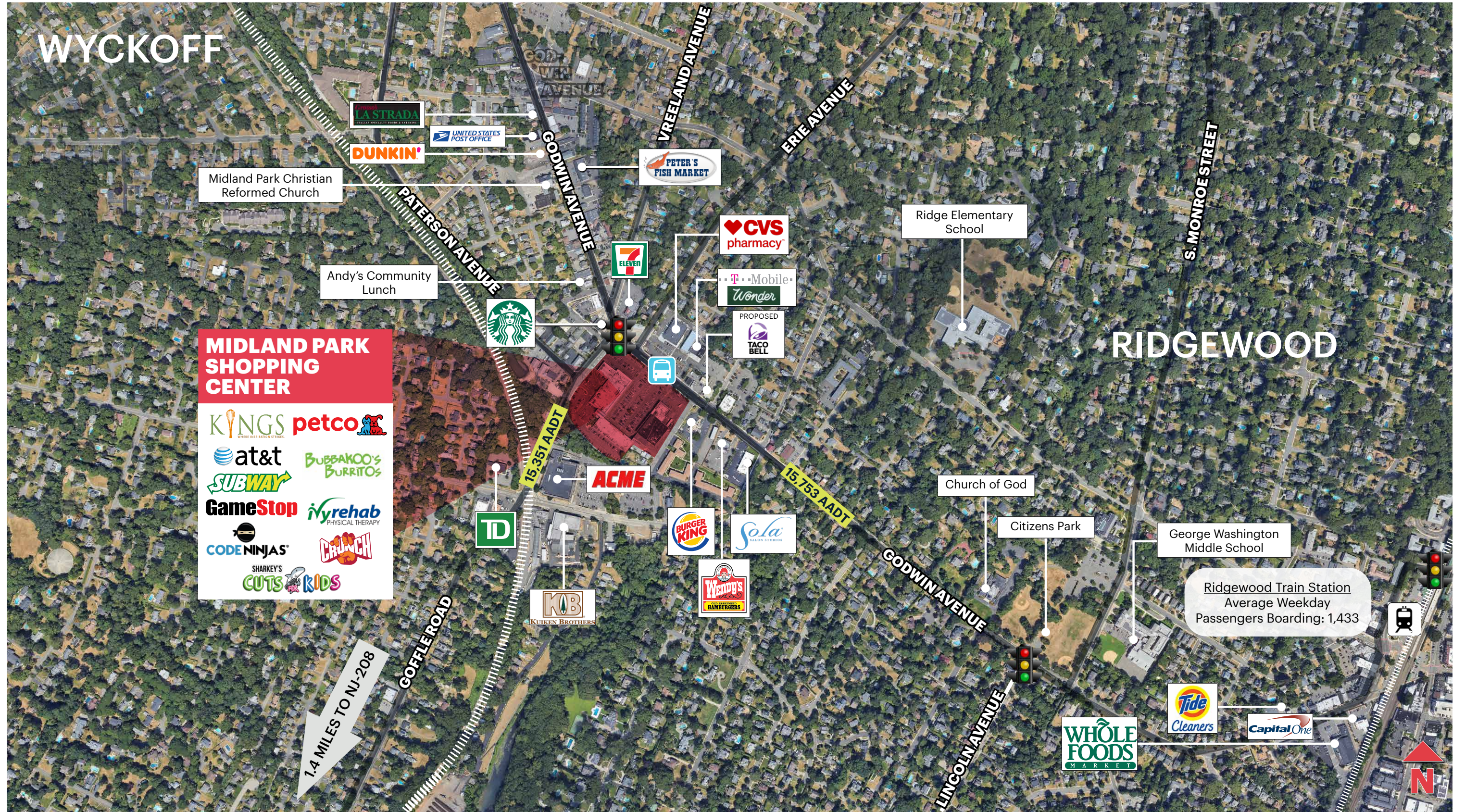
CO-TENANTS
Kings Supermarket, AT&T, GameStop, The Dr.'s Office Urgent Care, Code Ninjas, Crunch Fitness, Petco, Pizzaiolo by Brother's Pizza, Ivy Rehab, Bubbakoos, Quilt Shop, Sharkey's Cuts for Kids, Monmouth Cards

- ATTRIBUTES**
- Strong Traffic Counts
 - 15,351 AADT on Goffle Rd
 - 15,753 on Godwin Ave
 - Strong grocery anchored shopping center
 - 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

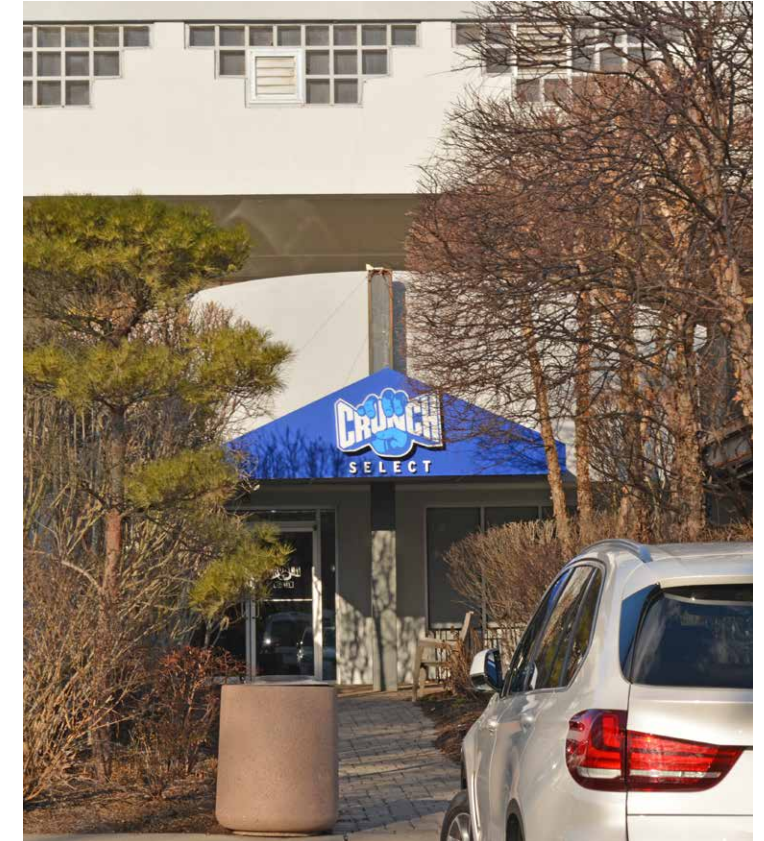
GREAT NATIONAL CO-TENANCY



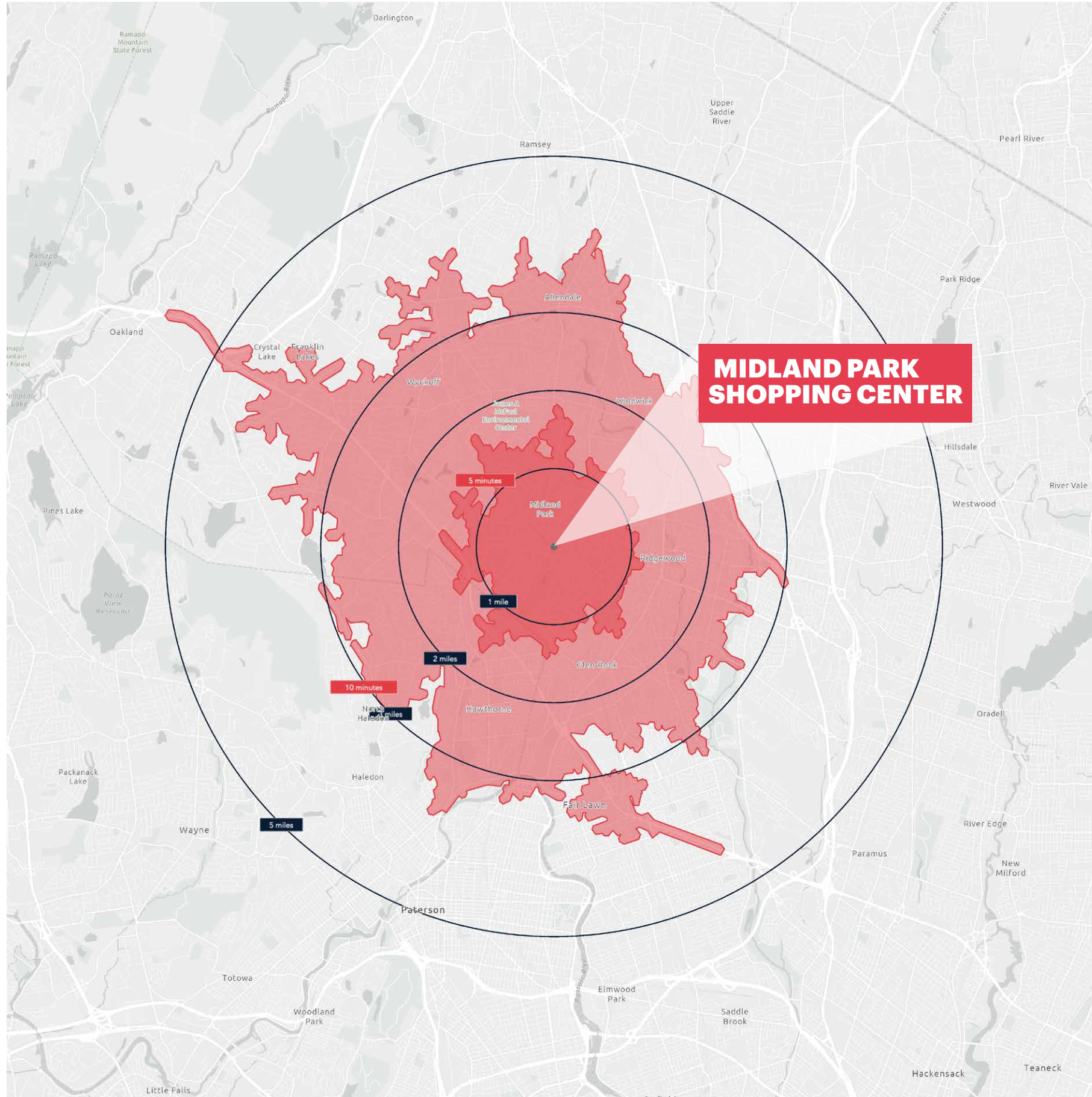
CENTRALLY LOCATED



PROPERTY PHOTOS



STRONG DEMOGRAPHICS WITH HIGH INCOMES



TOTAL POPULATION

1 mile	13,008
2 miles	52,541
3 miles	109,514
5 miles	319,293

DAYTIME POPULATION

1 mile	11,450
2 miles	49,737
3 miles	106,028
5 miles	305,926

AVERAGE HOUSEHOLD INCOME

1 mile	\$243,580
2 miles	\$226,346
3 miles	\$220,691
5 miles	\$167,402

MEDIAN HOUSEHOLD INCOME

1 mile	\$170,720
2 miles	\$153,886
3 miles	\$154,135
5 miles	\$105,606

DRIVE TIMES

TOTAL POPULATION

5 minutes	18,011
10 minutes	111,838

DAYTIME POPULATION

5 minutes	17,295
10 minutes	111,875

AVERAGE HOUSEHOLD INCOME

5 minutes	\$233,276
10 minutes	\$214,344

MEDIAN HOUSEHOLD INCOME

5 minutes	\$161,829
10 minutes	\$148,339

*2024 estimates



CONTACT EXCLUSIVE AGENTS

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