

RETAIL/MEDICAL SPACE AVAILABLE

4,128 SF & 16,900 SF

of Contiguous Space
with Outdoor Seating Potential

18-30 WEST PALISADES
ENGLEWOOD | NEW JERSEY

Walk Score® - Walker's Paradise (96)

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

RETAIL SPACE #18
4,128 SF

RETAIL SPACE #22
6,337 SF

RETAIL SPACE #26
2,000 SF

RETAIL SPACE #30
5,422 SF

RETAIL SPACE #28
3,120 SF

RIPCO
REAL ESTATE



SPACE AVAILABLE

- RETAIL SPACE
- Space #18 4,128 SF
- Space #22* 6,337 SF
- Space #26* 2,000 SF
- Space #28* 3,120 SF
- Space #30* - 5,422 SF

*Space #22, 26, 28, and 30 can be combined for up to ±16,900 SF

ASKING RENT

Upon Request

NNN

\$9.32 PSF (est.)

PARKING

Parking is located directly behind the building and other municipal parking is available throughout the town.

COMMENTS

- Adjacent to Bergen Performing Arts Center (Bergen PAC) (200+ events/year; 250,000 annual visitors)
- 29,934 VPD on Palisade Avenue
- Englewood Hospital is just 1/2 mile away, with 5,525 physicians, medical staff, & 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

NEIGHBORS

ShopRite and ShopRite Liquors, Dunkin', CVS Pharmacy, Chick-fil-A, Club Pilates, Metro PCS, Wells Fargo, Game Stop, Verizon, ATT, Chipotle, Jersey Mike's, Ivy Rehab, Apple Bank



LOW LEVEL AERIAL - 4,128 SF AND 16,900 CONTIGUOUS SPACE (divisible)



- PALISADES COURT SHOPPING CENTER**
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**ONE WILLIAM
185 UNITS**

**EVO
APARTMENTS
220 UNITS**

**PALISADES
PLAZA
90 UNITS**

**10-14
PALISADES
150 UNITS**

**TOWNE CENTER
@ ENGLEWOOD
90 UNITS**

29,934 VPD

WEST PALISADES AVENUE

**LOT N:
METERED SPACES**

Outdoor Seating Potential

SOUTH VAN BRUNT STREET

NORTH VAN BRUNT STREET

**LOT H:
METERED SPACES**

**PALISADES COURT
SHOPPING CENTER
PARKING**



**PALISADES COURT
SHOPPING CENTER
PARKING**

Lulu Mediterranean Grill



Vittorio's Pizza



It's Jamie Nail & Beauty

Apple Bank

Diamond Braces

ENGLEWOOD
HEALTH
Urgent Care



Nail & Beauty



Bergen Performing Arts Center
250,000 visitors per year

Palisade Jewelers

Locksmith

Big Deal LLC

El Tango

CZEN Restaurant

Eye Doctor

CLUB PILATES

GameStop

WELLS FARGO

at&t

Podiatry Center

Tutti Nail & Spa

H&R BLOCK

Chipotle

DUNKIN'

Chick-fil-A



**LOT B:
45 FREE &
METERED SPACES**

**VETERANS PARKING LOT
(METERED PARKING)**

MARKET AERIAL



18-30 WEST PALISADES

.5 miles
ENGLEWOOD HEALTH
 3,785 Employees
 17,000+ Admissions (2020)
 2,800+ babies delivered (2020)
 1.5 million outpatient visits & Tests (2020)

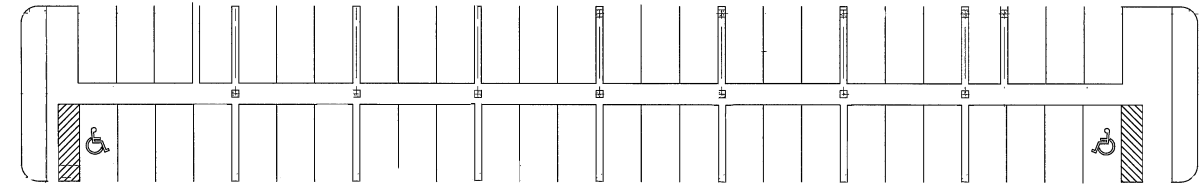
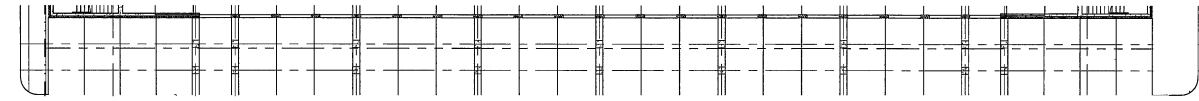
Unilever & LG Electronics
 United States Headquarters
 Located on Sylvan Avenue 2.5 miles

Dwight-Englewood Prep School
 872 students
 106 teachers
 Less than 1 mile

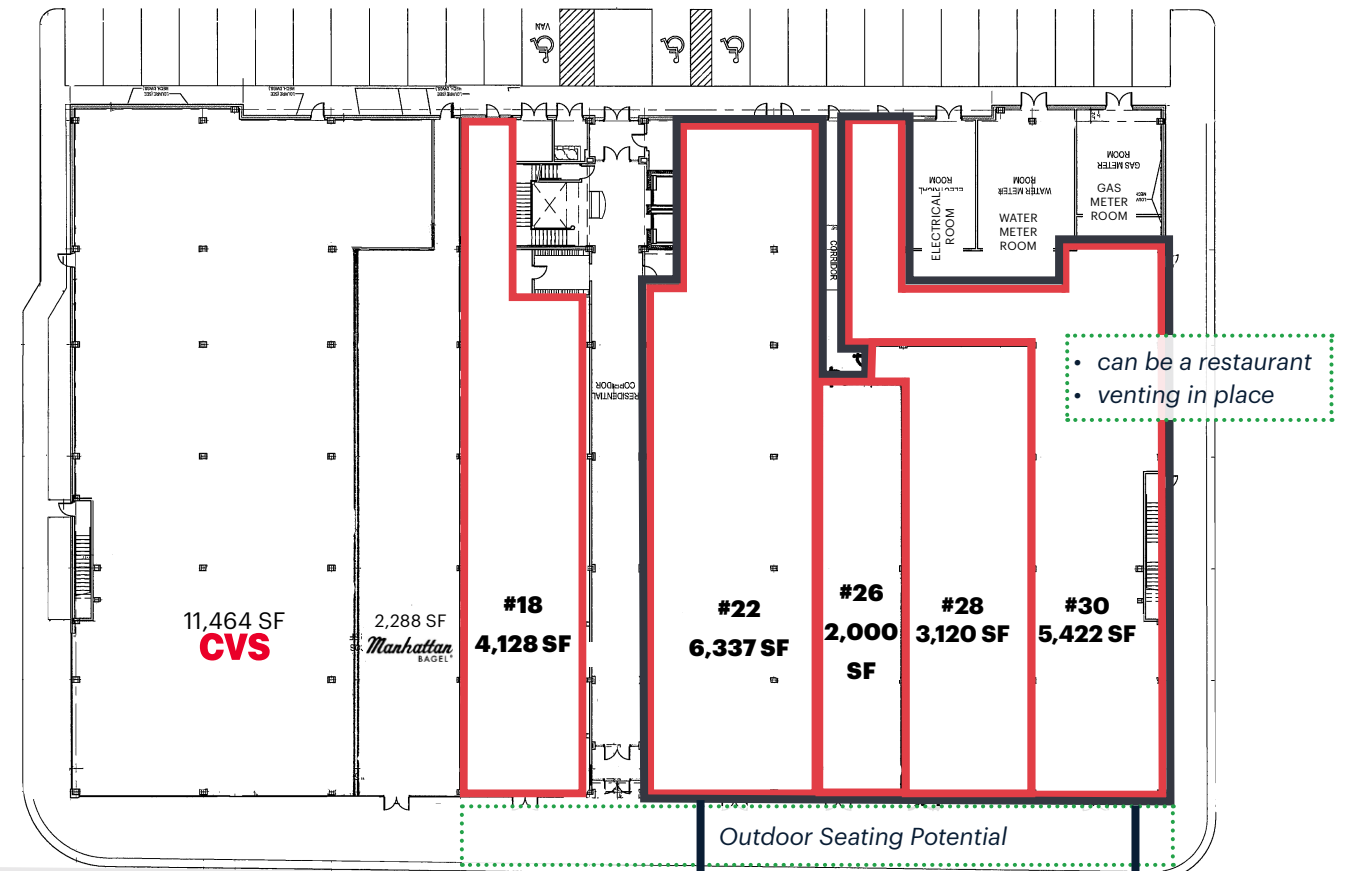
Parking Lots



SITE PLAN & PARKING PLAN FOR 4,128 SF & 16,900 SF



106 PARKING SPACES FOR TOWNE CENTER



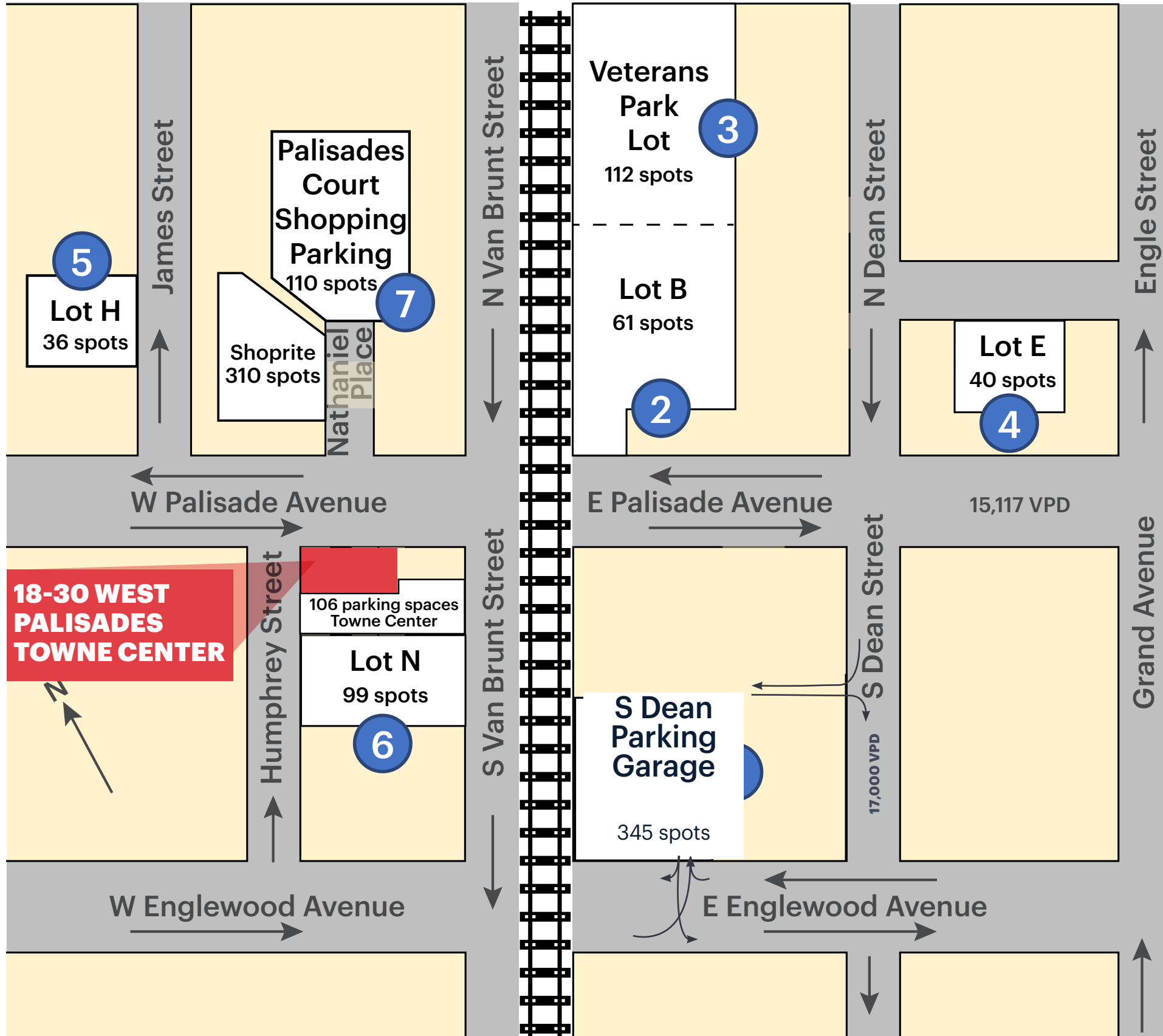
West Palisade Avenue



can be combined for up to 16,900 SF

Humphrey Street

ENGLEWOOD PARKING MAP



PARKING GUIDE

- 1** City Municipal Garage Open M - Sat; 7 am - 11 pm
- 2** Parking Lot B Metered Spaces
- 3** Veterans Park Parking Lot Metered Spaces
- 4** Parking Lot E Metered Spaces
- 5** Parking Lot B Metered Spaces
- 6** Parking Lot N Metered Spaces
- 7** Palisades Ct Shopping Ctr Only for shops in Palisades Ct

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

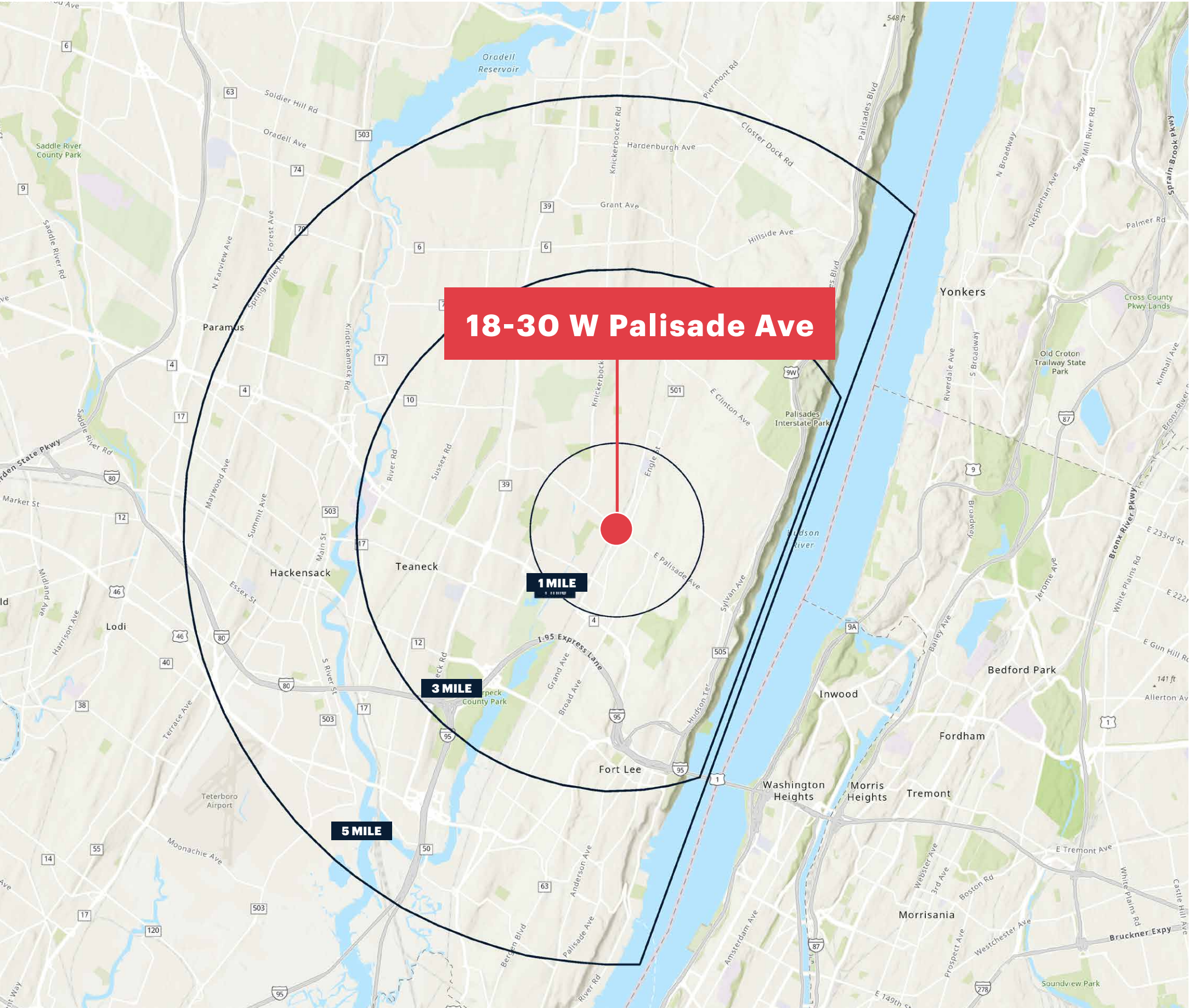
Half hour rate: \$.60

One hour rate: \$.85

Two hour rate: \$1.85

Full Day rate: To be provided depending on # of spaces necessary.

DENSELY POPULATED WITH HIGH INCOMES



TOTAL POPULATION*

1 mile	22,014
3 miles	154,374
5 miles	389,682

AVERAGE HOUSEHOLD INCOME*

1 mile	\$144,484
3 miles	\$169,474
5 miles	\$151,438

MEDIAN HOUSEHOLD INCOME*

1 mile	\$102,007
3 miles	\$117,766
5 miles	\$107,764

TOTAL HOUSEHOLDS*

1 mile	7,719
3 miles	54,996
5 miles	145,252

DAYTIME POPULATION*

1 mile	24,035
3 miles	111,258
5 miles	374,268

*Excludes NYC
2023 estimates

CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.