

RETAIL/MEDICAL SPACE

387 NORDHOFF PLACE

The Brownstones at Englewood South

ENGLEWOOD | NEW JERSEY

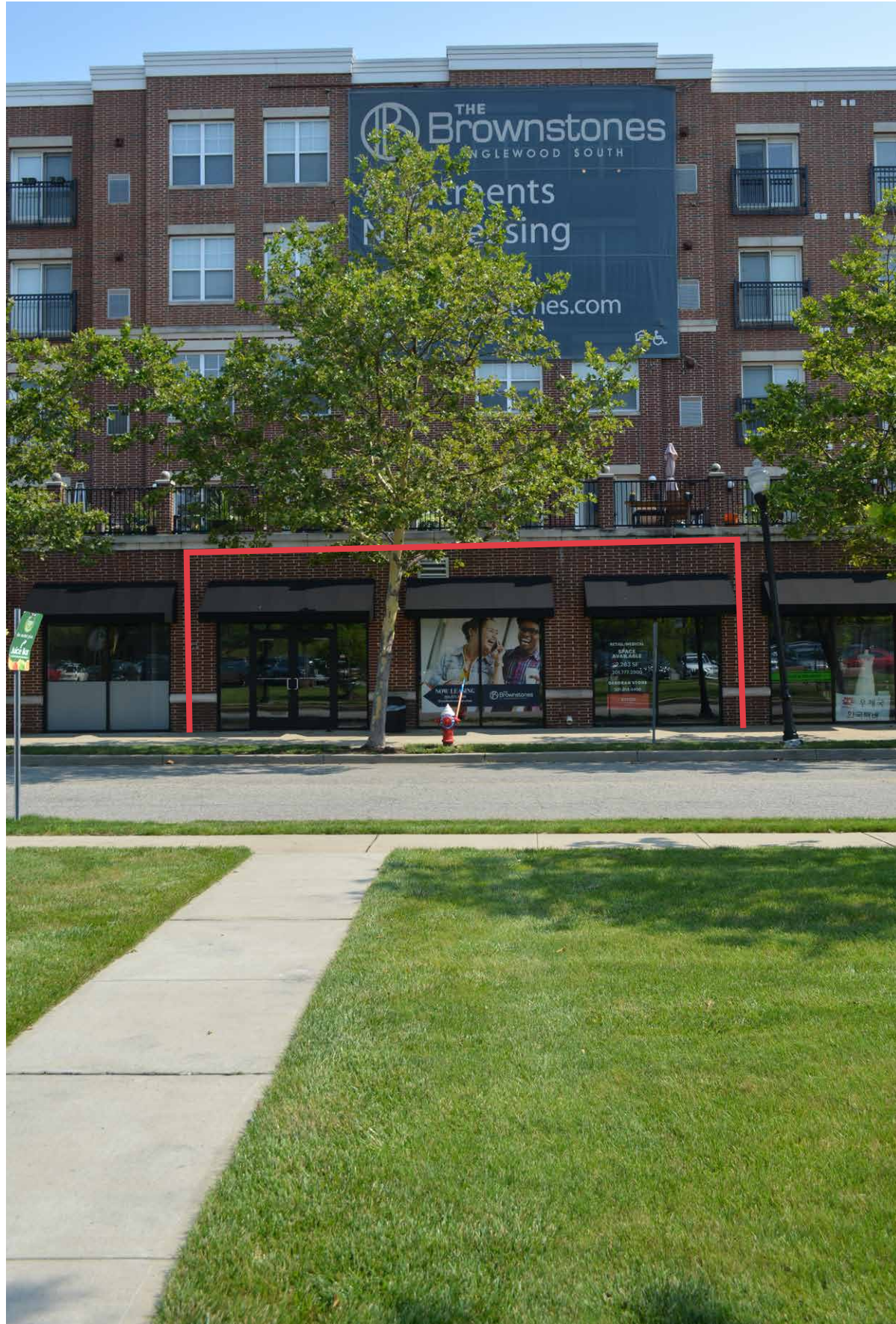
2,283 SF

Retail/Medical/Office
Space Available



RIPCO
REAL ESTATE

SPACE DETAILS | ADDITIONAL PHOTOS



INTERIOR PHOTOS



SIZE

2,283 SF

POSSESSION

Immediate

RENT

Upon Request

CAM/TAXES/INSURANCE

\$11.11 psf

COMMENTS

High Ceilings

On-grade parking and 41 dedicated spaces in the parking deck

Located right off of Route 4 with ease of access to Downtown Englewood

Located within a 350 unit class A multifamily community

EXISTING FLOORPLAN AND CEILING HEIGHTS



EXISTING CONDITIONS



EXISTING CONDITIONS



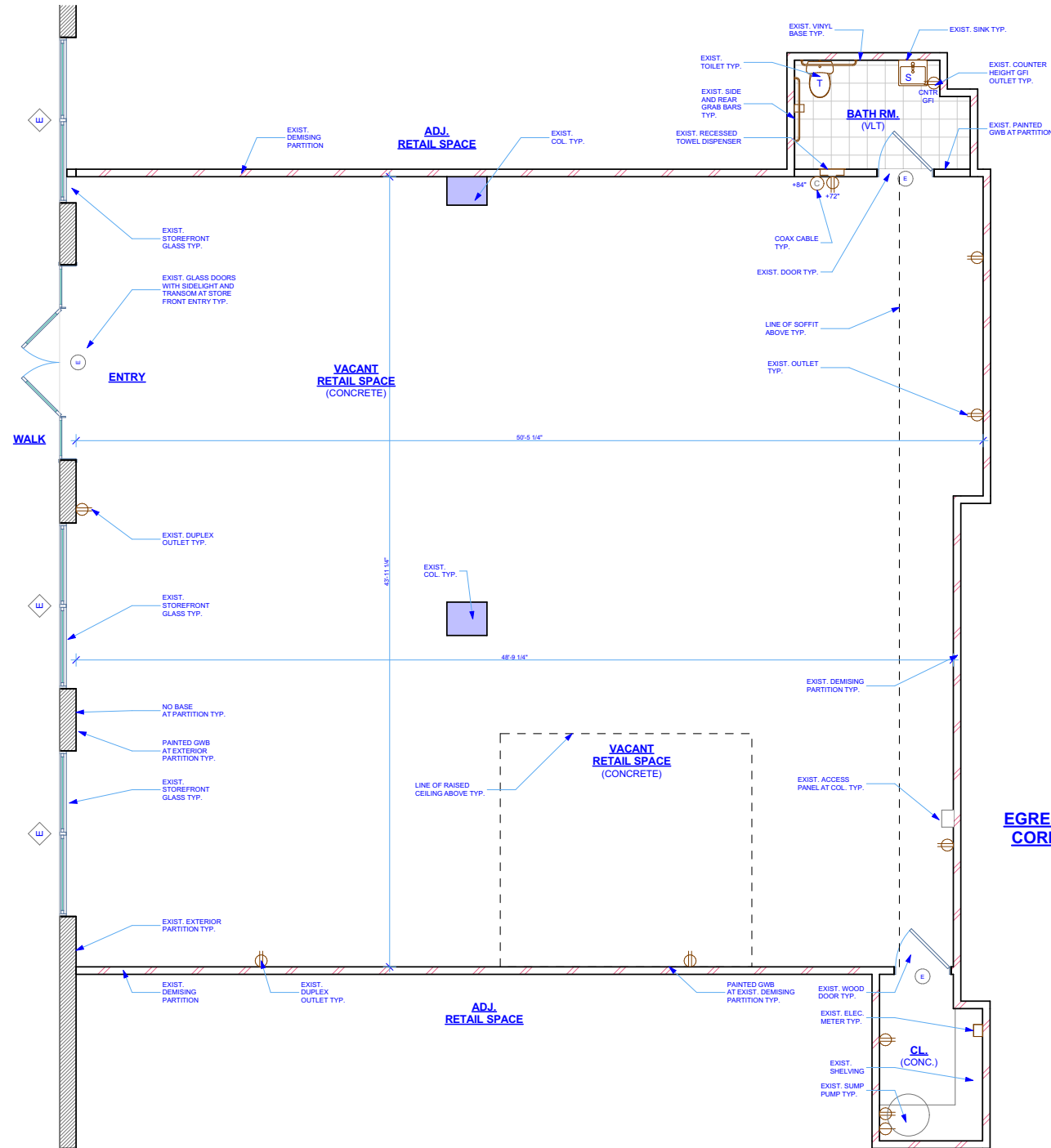
EXISTING CONDITIONS



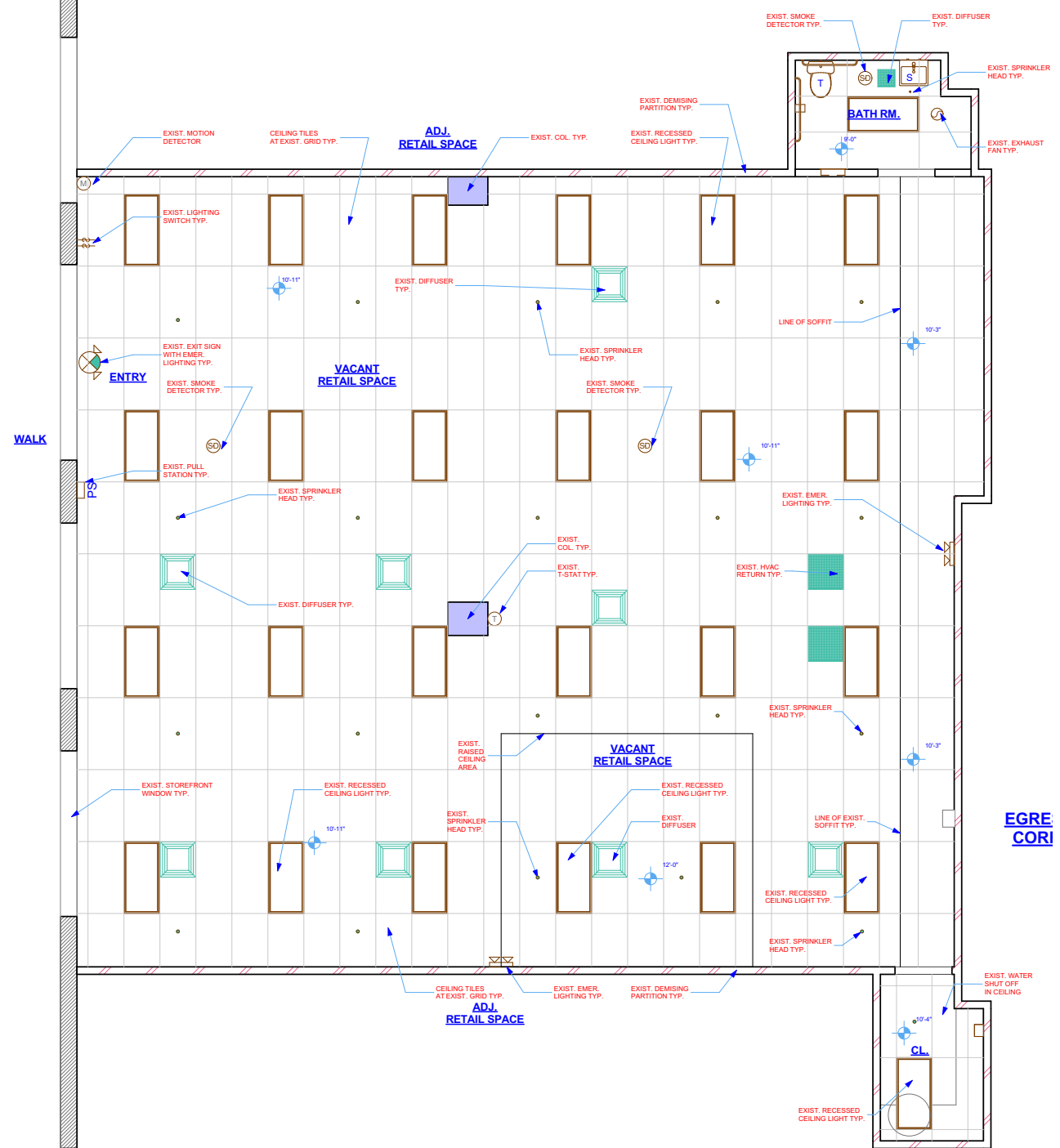
EXISTING CONDITIONS



EXISTING CONDITIONS



1 Existing Floor Plan - RETAIL SPACE 1/4" = 1'-0"



2 Existing Floor Plan - RETAIL SPACE 1/4" = 1'-0"

LEGEND:	CONCRETE BLOCK PARTITION	PS	PULL STATION	ML	WALL MOUNTED MAGNETIC LOCK	E	EXISTING DOOR	SD	SMOKE DETECTOR	EXIT SIGN
	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]
	EXIST. PARTITION	[Symbol]	HORN STROBE	[Symbol]	EMERGENCY LIGHTING	[Symbol]	EXISTING WINDOW	[Symbol]	FOB READER	

LOW LEVEL AERIAL



DaVita

Capital Dental Group
Englewood Orthopedic
Associates



The Bristol Assisted Living
273 Assisted Living Suites

The Brownstones at Englewood South
350 luxury rental apartments

LifeStorage

CROWNE PLAZA
HOTELS & RESORTS

BLUE CITY GRILLE

Hearinglife

4



VIVIAN
195 luxury rental apartments



THE
GYM

387 NORDHOFF PLACE
Aumm Aumm Pizzeria & Wine Bar at the Brownstones
The Marketplace at the Brownstones
Kink Salon at the Brownstones
The Nails at the Brownstones
The Gym & Spa
Golftec

- Parking in front
- 41 parking spaces in parking deck



The Sheffield at Englewood South
252 luxury rental apartments

Englewood Women's Health
The Kahane Center
Passport Health
Metropolitan Endodontics
Comprehensive Woman's Care



Osteoporosis
Testing Center

Windsor Park Court
1,830 luxury condominiums

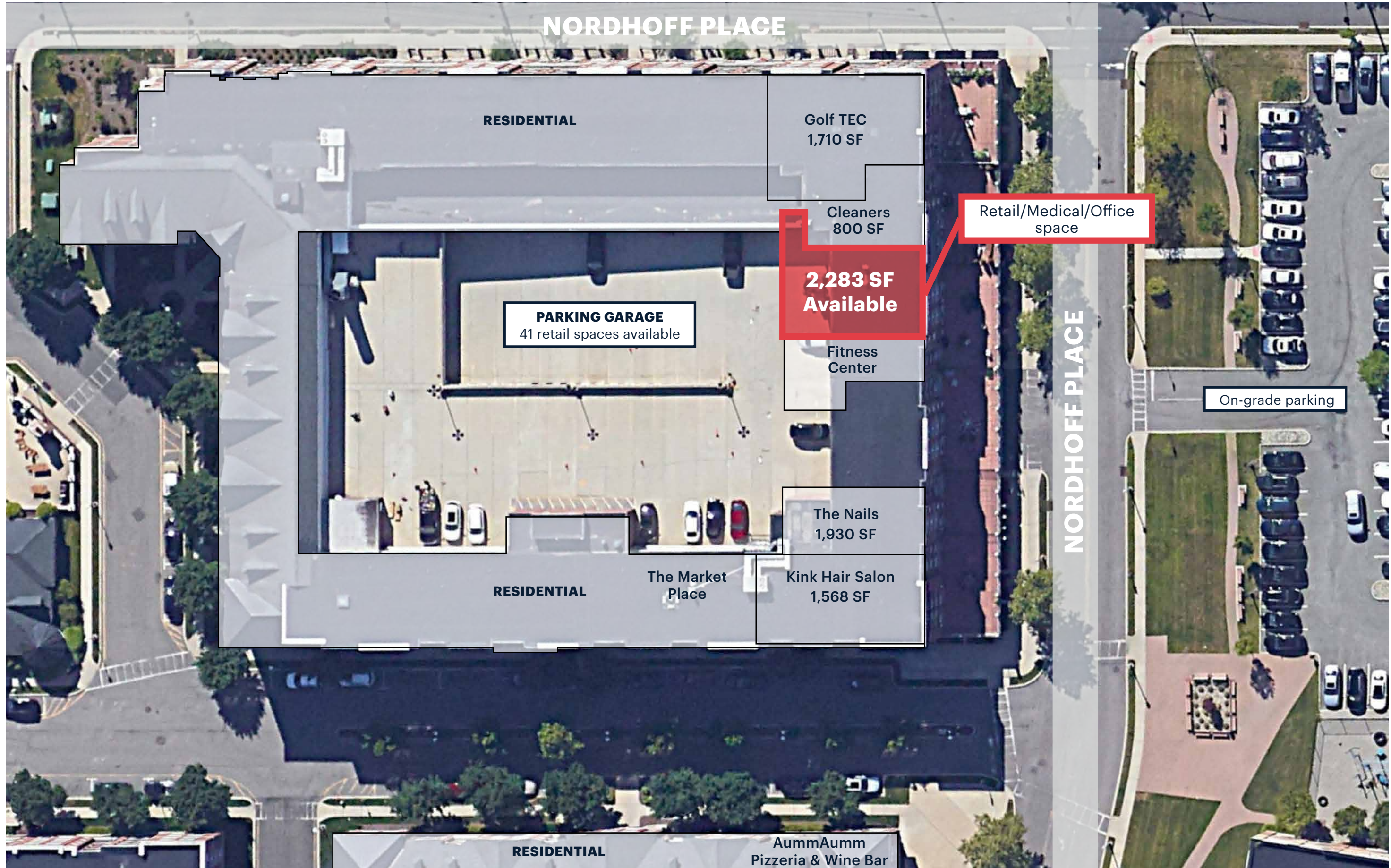
Stryker Orthopaedics

Metro Dermatology

4



SITE PLAN



NORDHOFF PLACE

RESIDENTIAL

Golf TEC
1,710 SF

Cleaners
800 SF

Retail/Medical/Office
space

**2,283 SF
Available**

PARKING GARAGE
41 retail spaces available

Fitness
Center

On-grade parking

NORDHOFF PLACE

The Nails
1,930 SF

RESIDENTIAL

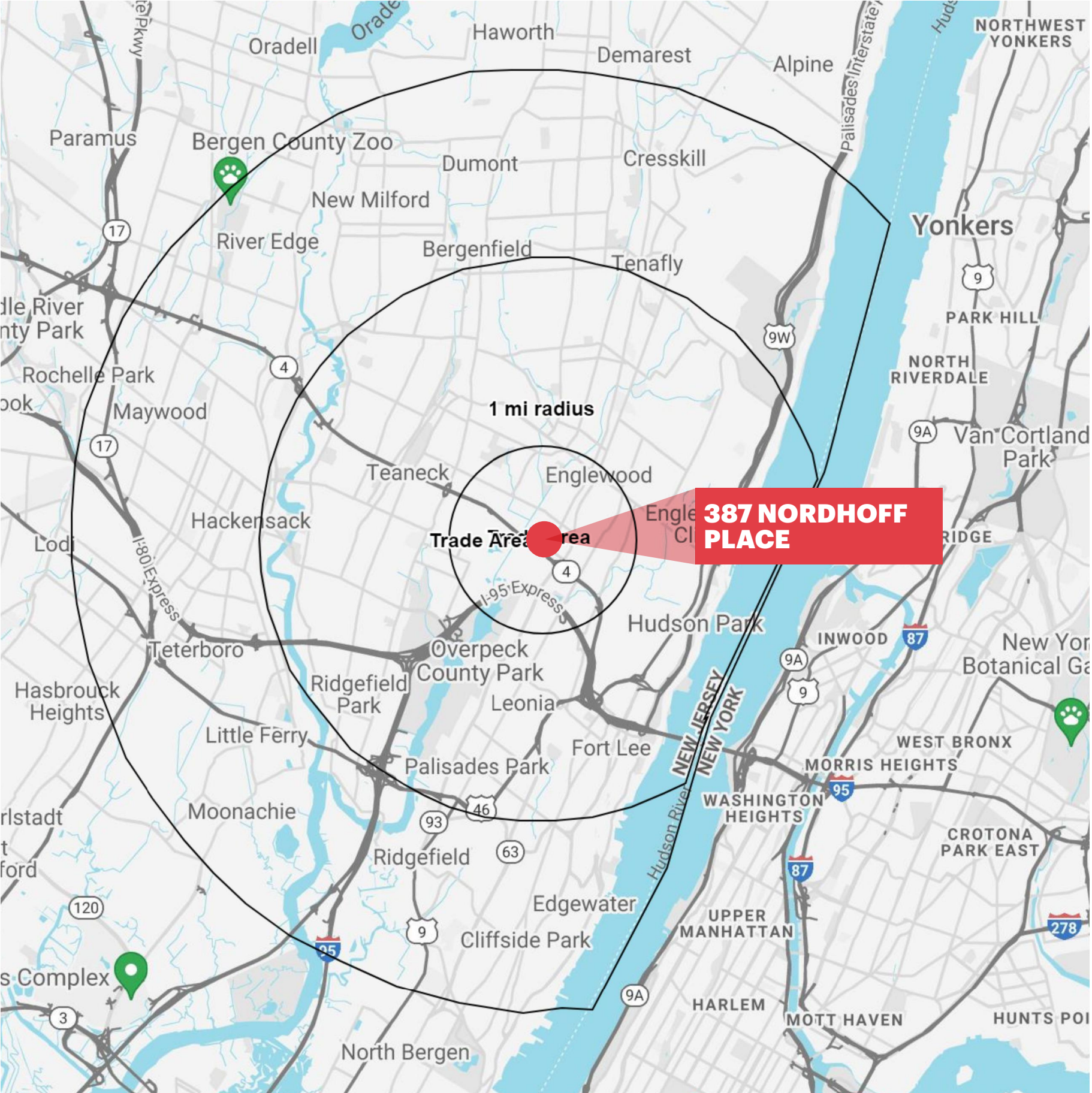
The Market
Place

Kink Hair Salon
1,568 SF

RESIDENTIAL

AummAumm
Pizzeria & Wine Bar

DEMOGRAPHICS



387 NORDHOFF PLACE

1 MILE RADIUS

POPULATION	19,505	TOTAL BUSINESSES	915
HOUSEHOLDS	7,445	TOTAL EMPLOYEES	9,249
MEDIAN AGE	40.1	TOTAL DAYTIME POPULATION	18,585
COLLEGE GRADUATES (Bachelor's +)	7,910 - 57%	AVERAGE HOUSEHOLD INCOME	\$149,119

3 MILE RADIUS

POPULATION	185,787	TOTAL BUSINESSES	7,811
HOUSEHOLDS	69,008	TOTAL EMPLOYEES	81,294
MEDIAN AGE	42.2	TOTAL DAYTIME POPULATION	172,873
COLLEGE GRADUATES (Bachelor's +)	75,814 - 55%	AVERAGE HOUSEHOLD INCOME	\$151,879

5 MILE RADIUS

POPULATION	422,359	TOTAL BUSINESSES	17,386
HOUSEHOLDS	159,085	TOTAL EMPLOYEES	189,452
MEDIAN AGE	42.2	TOTAL DAYTIME POPULATION	393,897
COLLEGE GRADUATES (Bachelor's +)	157,748 - %	AVERAGE HOUSEHOLD INCOME	\$141,537

*2023 estimates - Excludes NYC

CONTACT EXCLUSIVE AGENT

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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.