

RETAIL/MEDICAL SPACE

12 EAST PALISADE AVENUE

In the Heart of Downtown Englewood

12 EAST PALISADE AVENUE

ENGLEWOOD | NEW JERSEY

Retail/Medical
Space Available
2,000 SF
with full height
basement



2,000 SF
with Full Height Basement
Potential for Medical Use

RIPCO
REAL ESTATE

EXISTING CONDITIONS SITE PLAN AND SPACE DETAILS

SIZE

2,000 SF ± - Former Connect One Bank with full height basement space

ASKING RENT

Upon Request

POSSESSION

Immediate

NNN

Est. @ \$8.59/SF

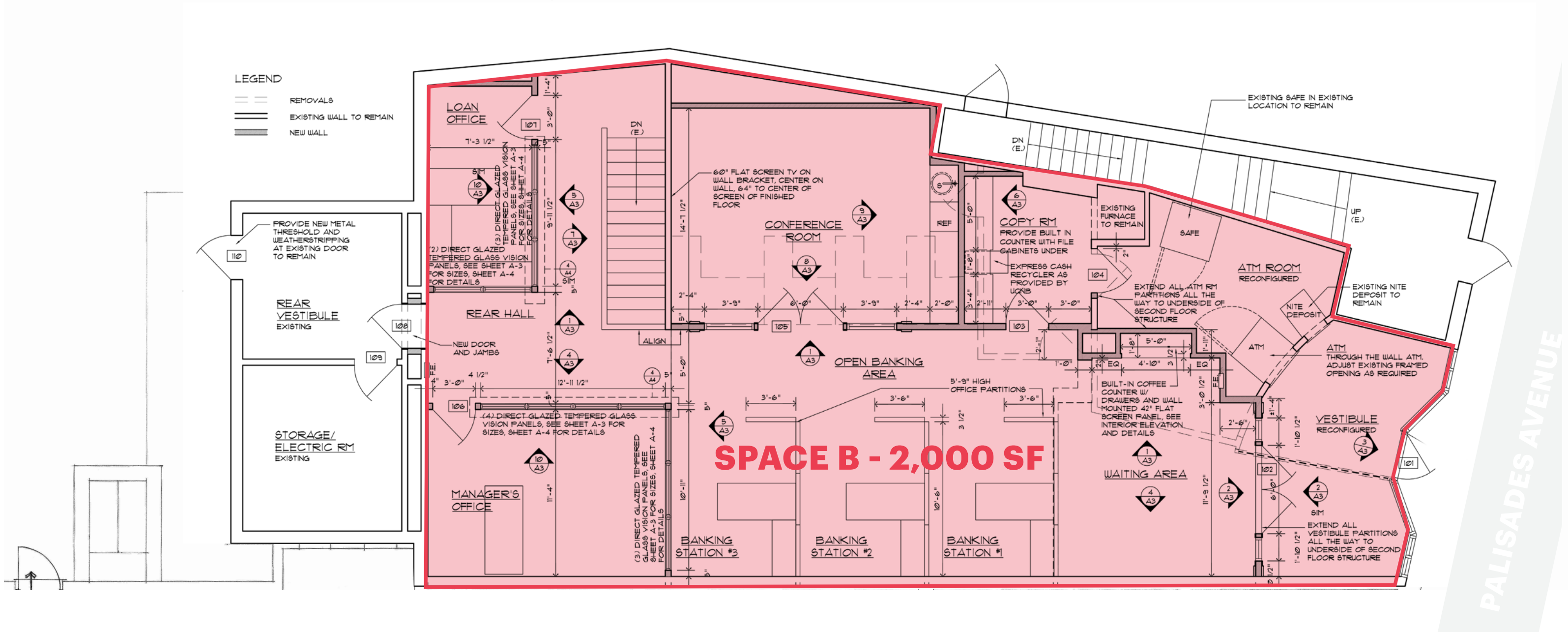
- Cam est. \$2.00/SF
- Insurance est. \$0.81/SF
- RET est. \$5.78/SF

NEIGHBORS

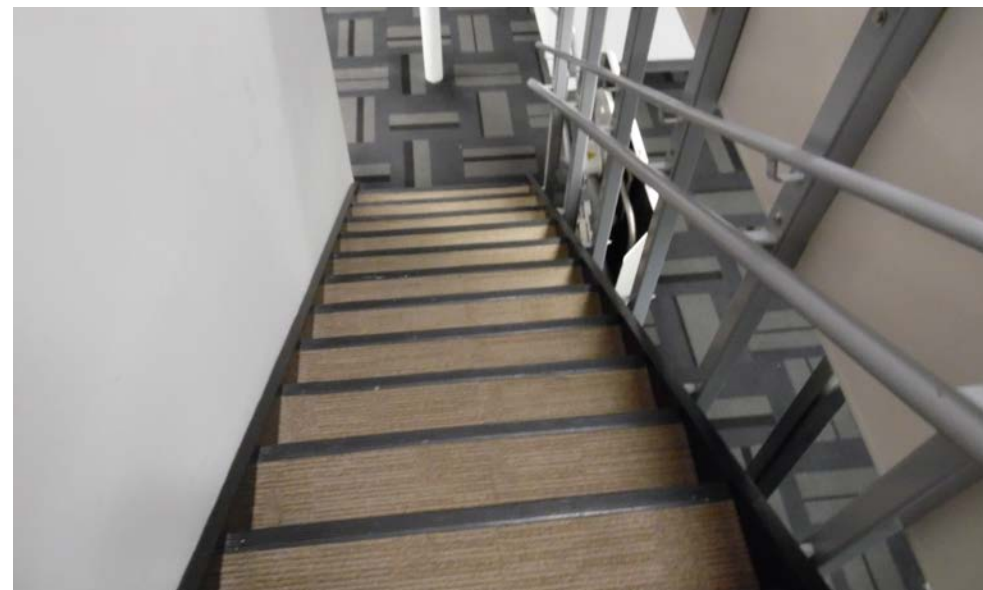
ShopRite, Starbucks, Chipotle, Amazing Lash, Verizon, Wells Fargo, Starbucks, Manhattan Bagel, CVS Pharmacy, European Wax Center, Osaki

PARKING

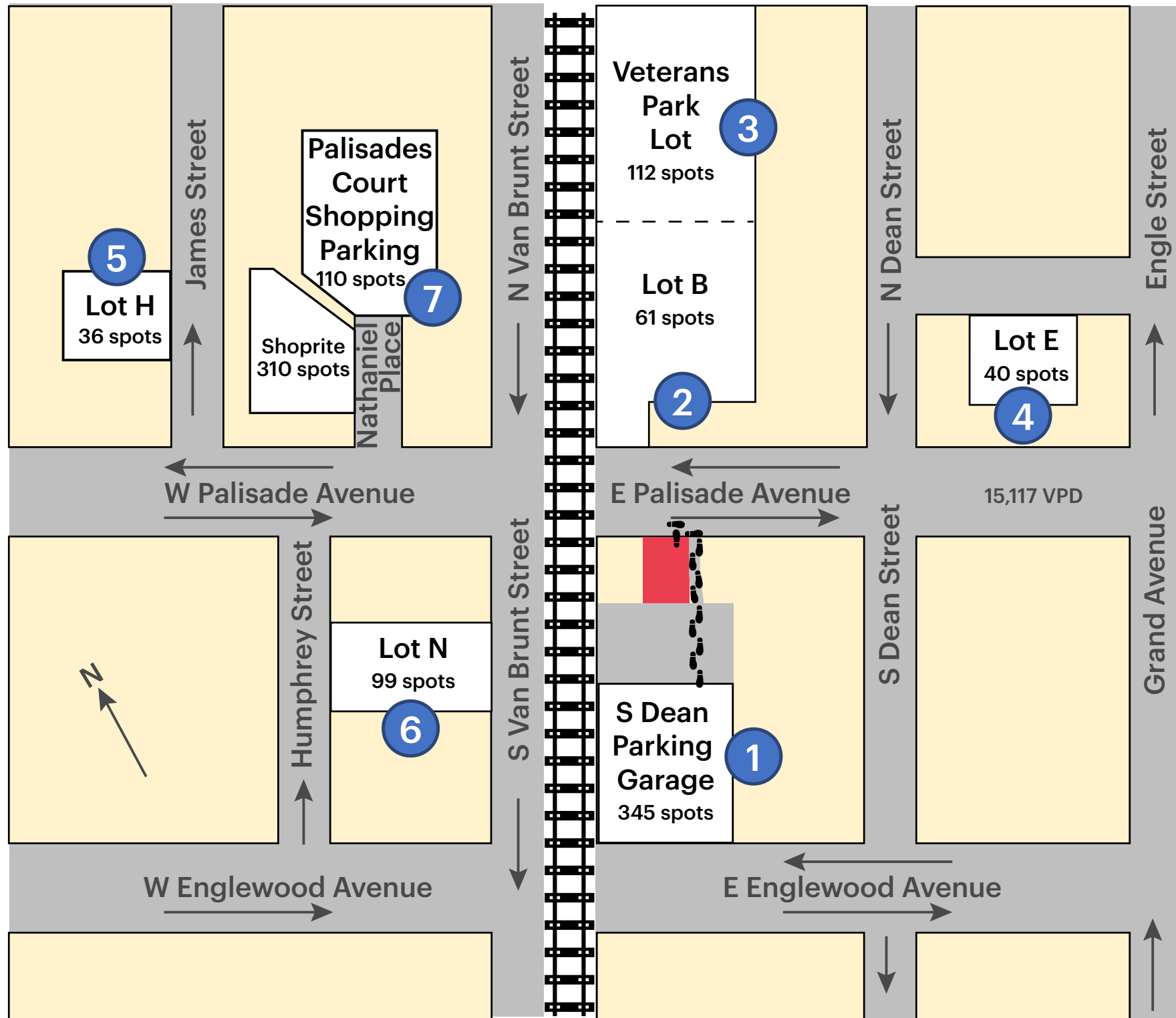
Street and municipal parking - right behind the building



SITE PHOTOS



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

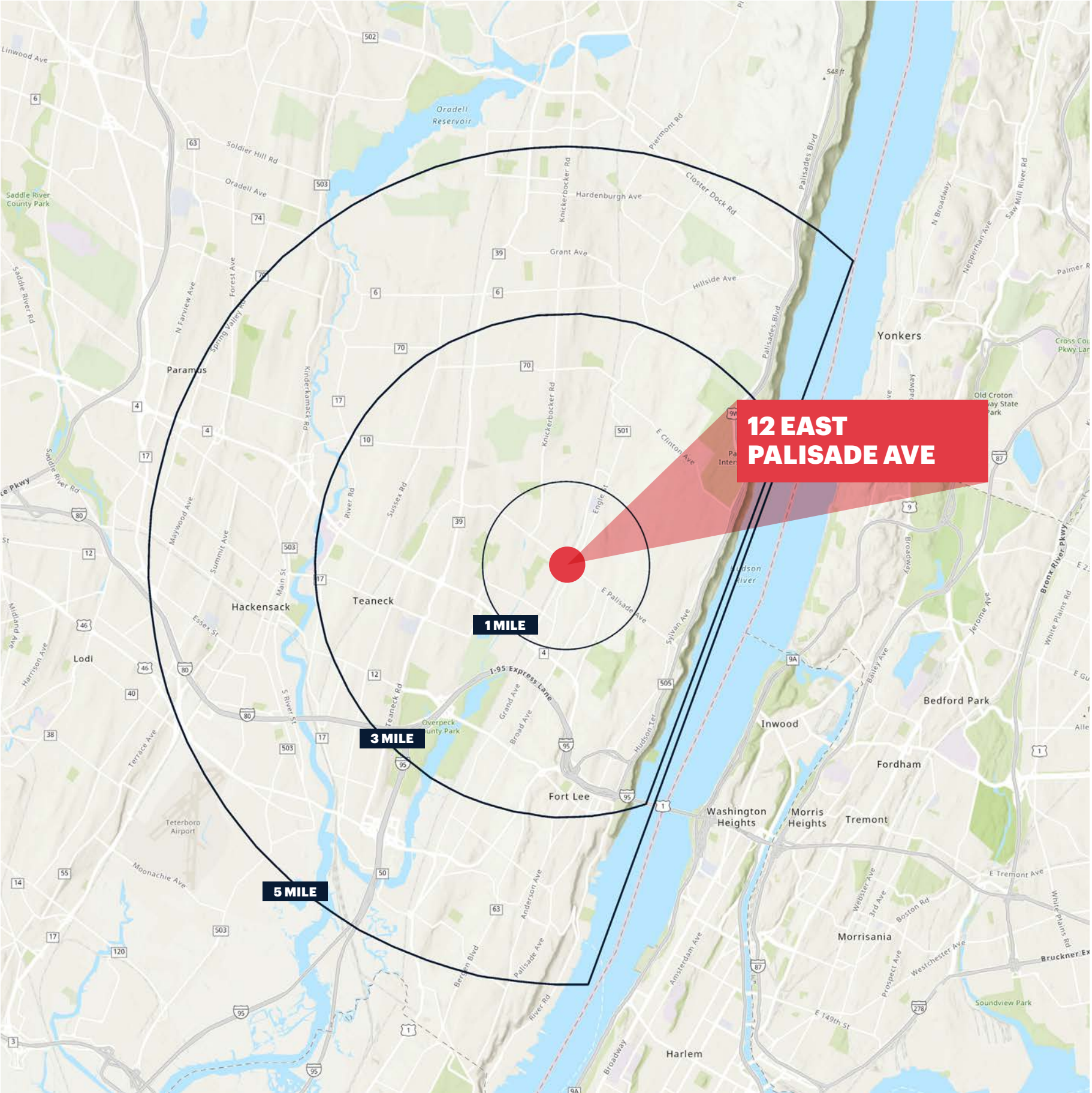
One hour rate: \$.85

Two hour rate: \$1.85

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

Monthly rate: The garage will provide parking for 24-42 South Dean Street Tenants at a monthly rate of \$60.00 per month or daily rates as noted above.

DENSELY POPULATED WITH HIGH INCOMES



1 MILE RADIUS

POPULATION
21,291
HOUSEHOLDS
7,471
MEDIAN AGE
39.8
COLLEGE GRADUATES (Bachelor's +)
6,031 - 40%

BUSINESSES
1,240
DAYTIME POPULATION
25,401
AVERAGE HOUSEHOLD INCOME
\$134,587

3 MILE RADIUS

POPULATION
154,702
HOUSEHOLDS
55,838
MEDIAN AGE
42.6
COLLEGE GRADUATES (Bachelor's +)
63,956 - 58%

BUSINESSES
6,487
DAYTIME POPULATION
144,824
AVERAGE HOUSEHOLD INCOME
\$163,768

5 MILE RADIUS

POPULATION
390,399
HOUSEHOLDS
147,032
MEDIAN AGE
42.7
COLLEGE GRADUATES (Bachelor's +)
152,528 - 54%

BUSINESSES
16,003
DAYTIME POPULATION
363,889
AVERAGE HOUSEHOLD INCOME
\$146,679

*2023 estimates - excludes NYC

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripconj.com for more information

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.