



RESTAURANT SPACE

ENGLEWOOD, NJ

34 EAST PALISADE AVENUE

In the Heart Downtown Englewood

SIZE

Ground Floor 1,600 SF*

*plus a full storage basement consisting of 1,600 SF

ASKING RENT

Upon Request - Gross lease with base year for taxes, insurance, and CAM

OTHER EXPENSES PAID BY TENANT TO LANDLORD

Trash removal is contracted by Landlord and reimbursed by Tenant

Waste line management coordinated by Landlord and 100% billed to Tenant estimated to be \$1,500 per year

POSSESSION

No later than September 1, 2024

PARKING

Exclusive parking out back for up to 2 cars.

Off street parking and municipal lots close by (see map below)

Park Mobile accepted

CONTACT EXCLUSIVE AGENT

DEBORAH STONE

dstone@ripconj.com

201.914.4406

NEIGHBORS

It's Greek to Me, Colombia Kaliente, Englewood Eyecare, Playa Bowls, T-Mobile, Salad House, Red White and Pasta, Starbucks

COMMENTS

- Seating for 49 people
- Outdoor seating potential
- On Main Commercial Corridor in Vibrant Downtown with over 14 national retailers
- Large lunch time crowd from office and hospital close by
- Walking distance to Bergen Performing Arts Center
- Existing, fully vented restaurant
- 100 New luxury units around the corner on Grand Ave.
- The Bergen Performing Arts Center with 200,000+ annual visitors
- Englewood Hospital with 2,900 staff, 900 MDs and 400 volunteers just 1.5 miles away
- BYOB-Englewood Wine Merchants and ShopRite Liquors close by

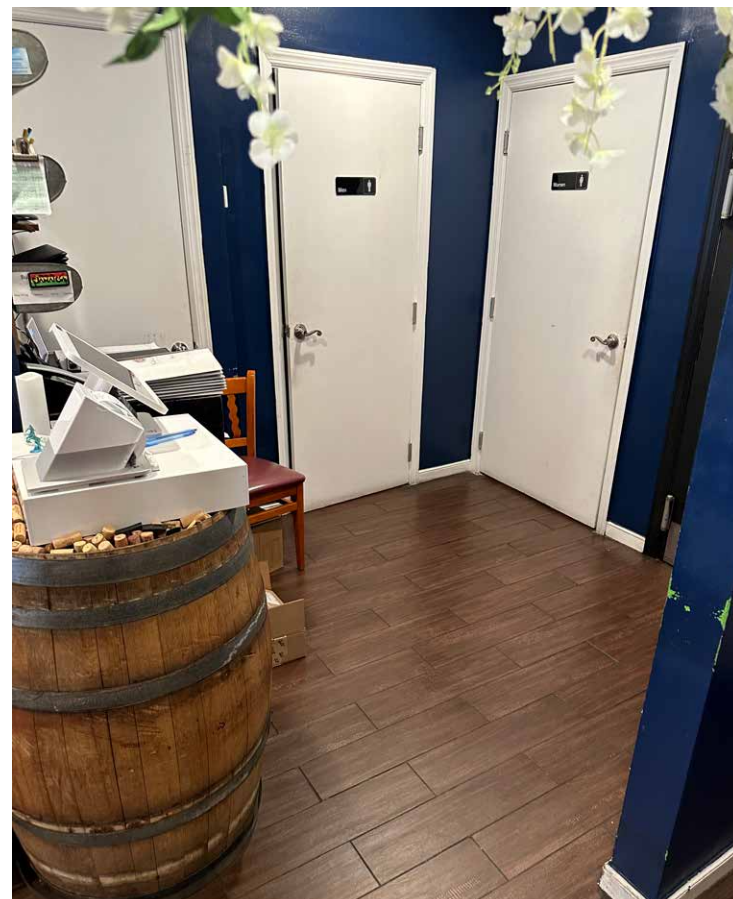
RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

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.

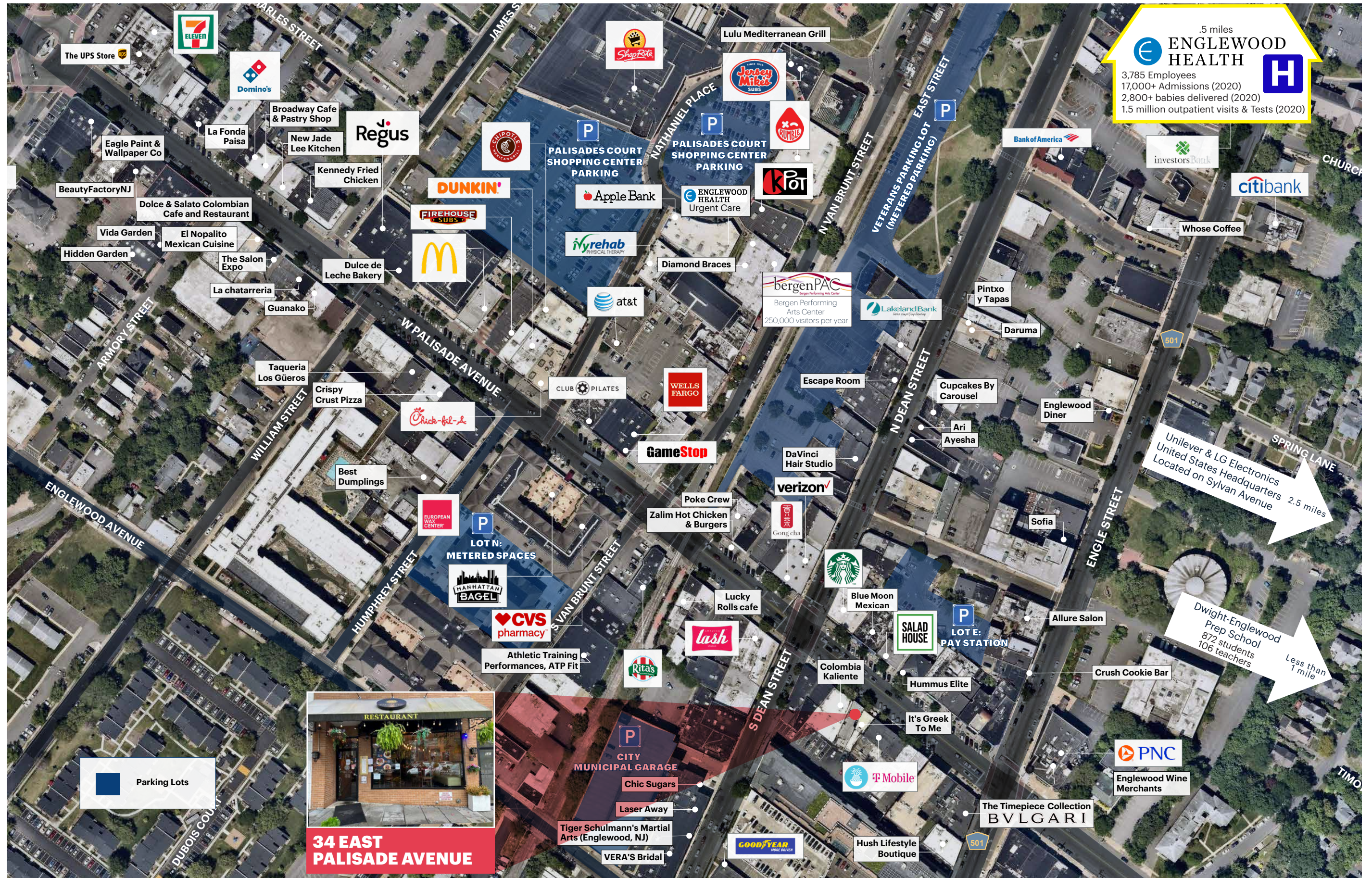
ADDITIONAL PHOTOS



ZOOM AERIAL



MARKET AERIAL



ENGLEWOOD PARKING MAP

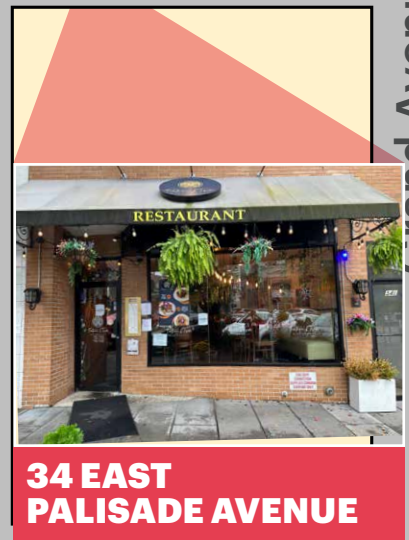


PARKING GUIDE

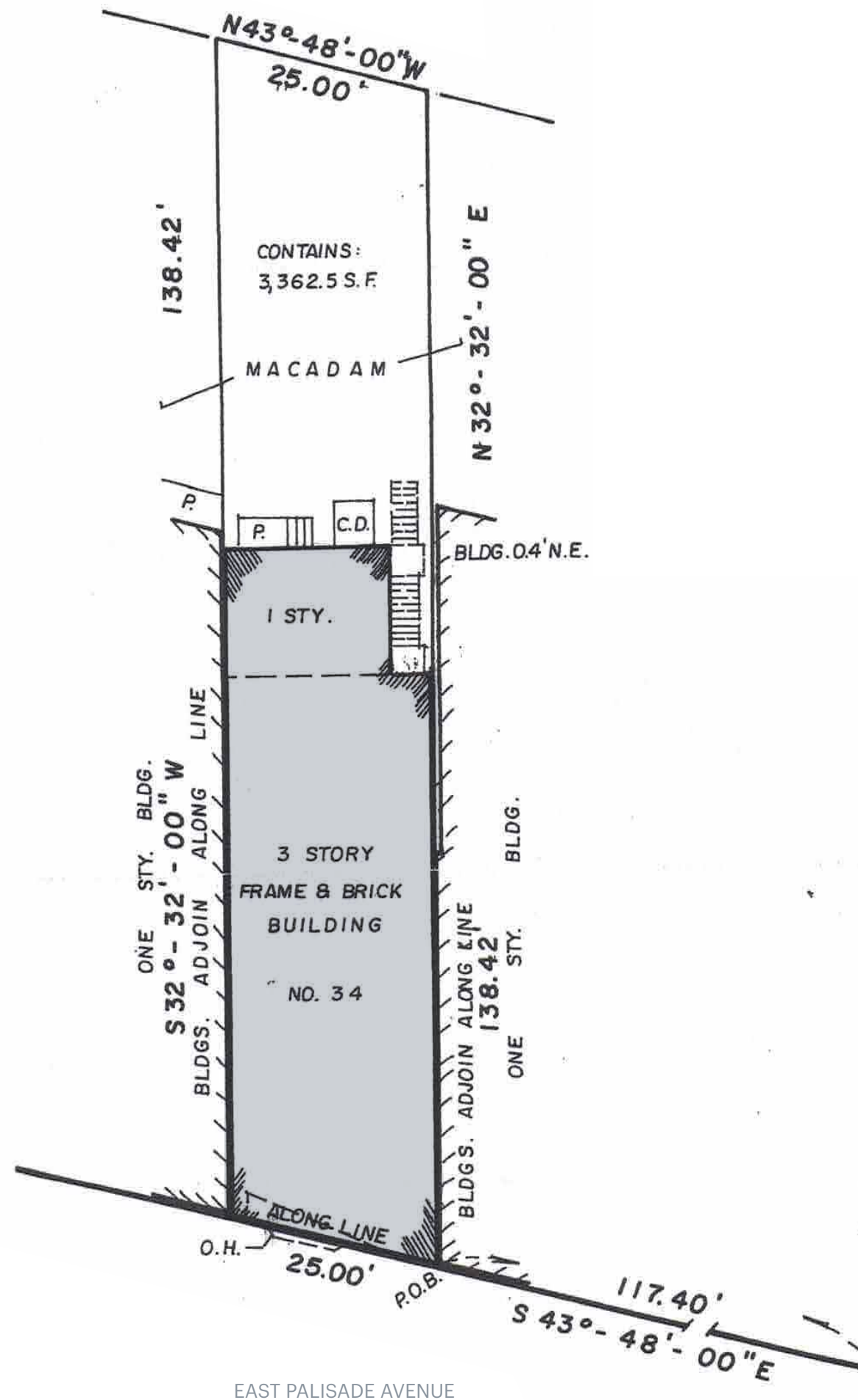
- 1** City Municipal Garage Open M - Sat; 7 am - 11 pm
- 2** Parking Lot B Metered Spaces
- 3** Veterans Park Parking Lot Metered Spaces
- 4** Parking Lot E Metered Spaces
- 5** Parking Lot B Metered Spaces
- 6** Parking Lot N Metered Spaces
- 7** Palisades Ct Shopping Ctr Only for shops in Palisades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

Park Mobile Zone - #9649

Chico Sugar	2,200 SF
Lasier Away	2,270 SF
Tejer Schumann	3,000 SF
View's Beddies	6,000 SF
Kitchen and Bath Showroom	4,724 SF

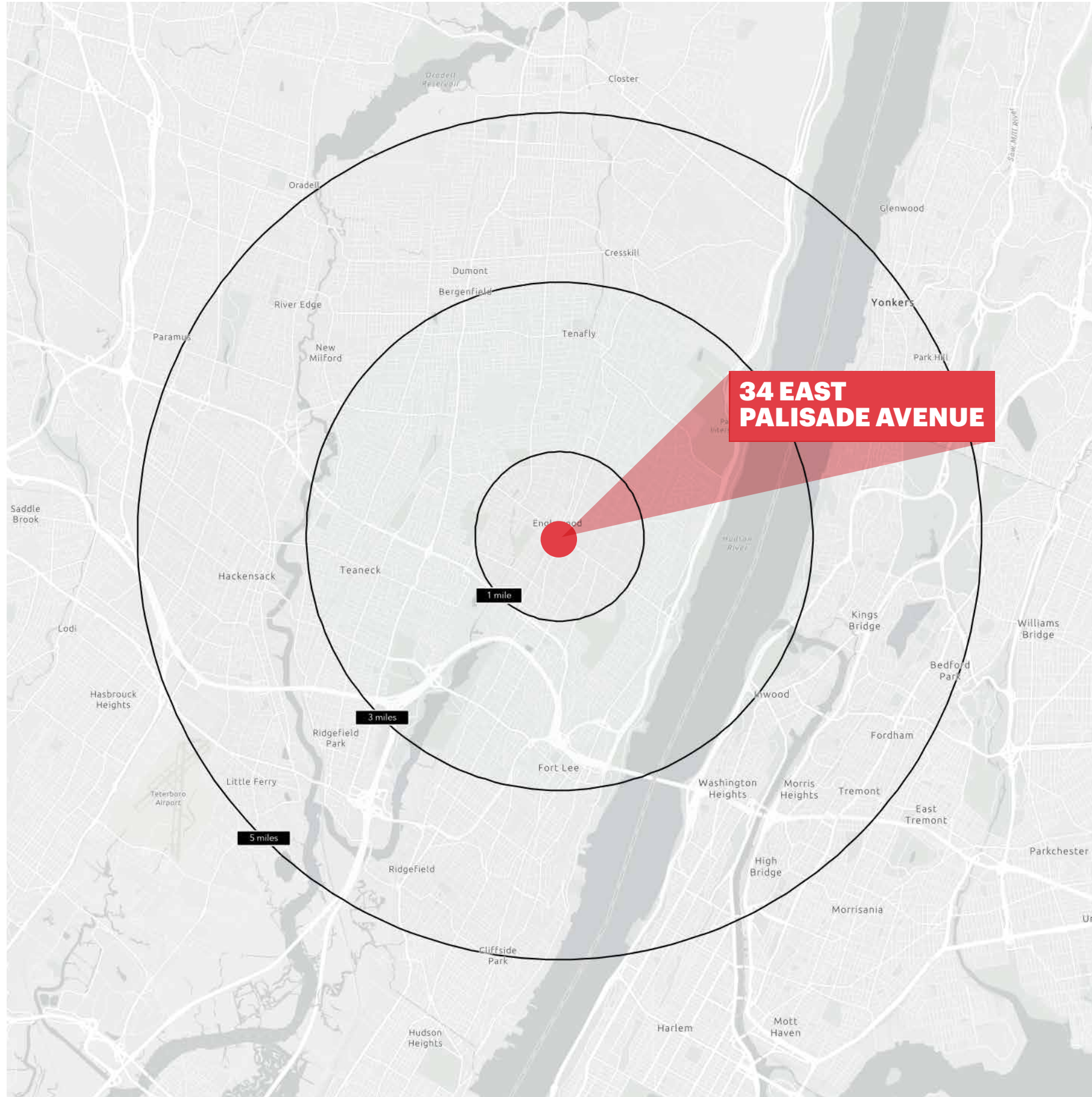


SURVEY



EAST PALISADE AVENUE

DEMOGRAPHICS



1 MILE RADIUS

POPULATION

20,687

HOUSEHOLDS

7,291

MEDIAN AGE

39.8

COLLEGE GRADUATES (Bachelor's +)

5,965 - 40.6%

TOTAL BUSINESSES

1,247

TOTAL EMPLOYEES

14,386

AVERAGE HOUSEHOLD INCOME

\$136,549

3 MILE RADIUS

POPULATION

156,460

HOUSEHOLDS

56,886

MEDIAN AGE

42.9

COLLEGE GRADUATES (Bachelor's +)

65,480 - 58.4%

TOTAL BUSINESSES

6,583

TOTAL EMPLOYEES

70,098

AVERAGE HOUSEHOLD INCOME

\$163,759

5 MILE RADIUS

POPULATION

1,110,161

HOUSEHOLDS

415,923

MEDIAN AGE

38.0

COLLEGE GRADUATES (Bachelor's +)

296,918 - 38.8%

TOTAL BUSINESSES

28,505

TOTAL EMPLOYEES

387,493

AVERAGE HOUSEHOLD INCOME

\$100,349

*2023 estimates