

RETAIL/MEDICAL AVAILABLE

29 NORTH DEAN STREET

In the Heart of Downtown Englewood - Franklin Row

29 NORTH DEAN STREET
ENGLEWOOD | NEW JERSEY

3,241 SF
Divisible
with 1,700 SF Basement
4 Exclusive Parking Spaces
Available With Direct
Access In Rear
Of Building

Walk Score® - Walker's Paradise (95)



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RIPCO
REAL ESTATE

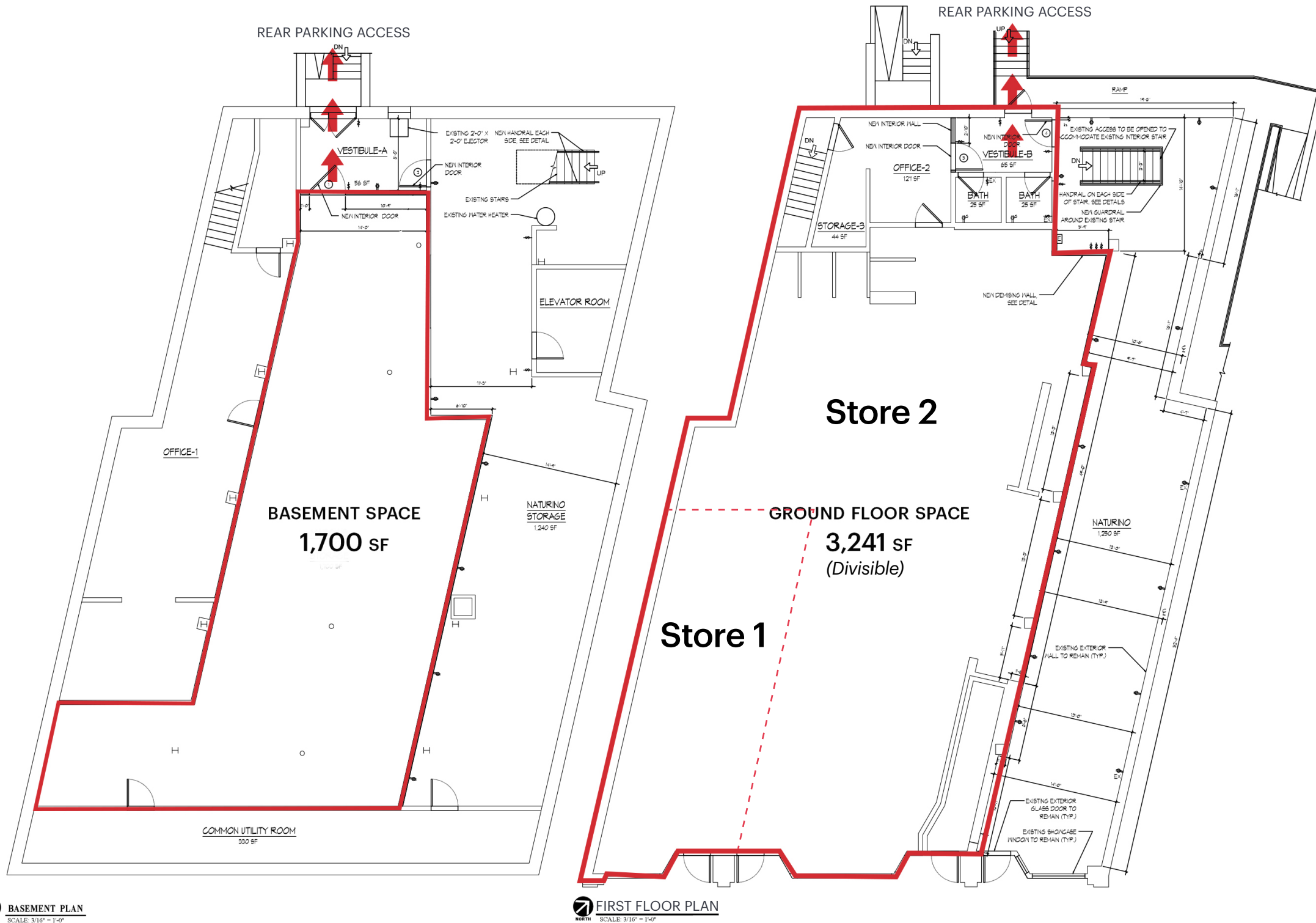
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3rd Floor
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201.777.2300

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.

FLOOR PLANS

PARKING AREA WITH 6 EXCLUSIVE SPACES



NORTH DEAN STREET

17,000 AADT

SIZE

3,241 SF (Divisible) | Basement: 1,700 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

LEASE TYPE

Gross Lease with pro-rata share of CAM and Taxes over the base year

PARKING

4 dedicated private spaces
Street parking available in front
Municipal Parking located throughout the Downtown area

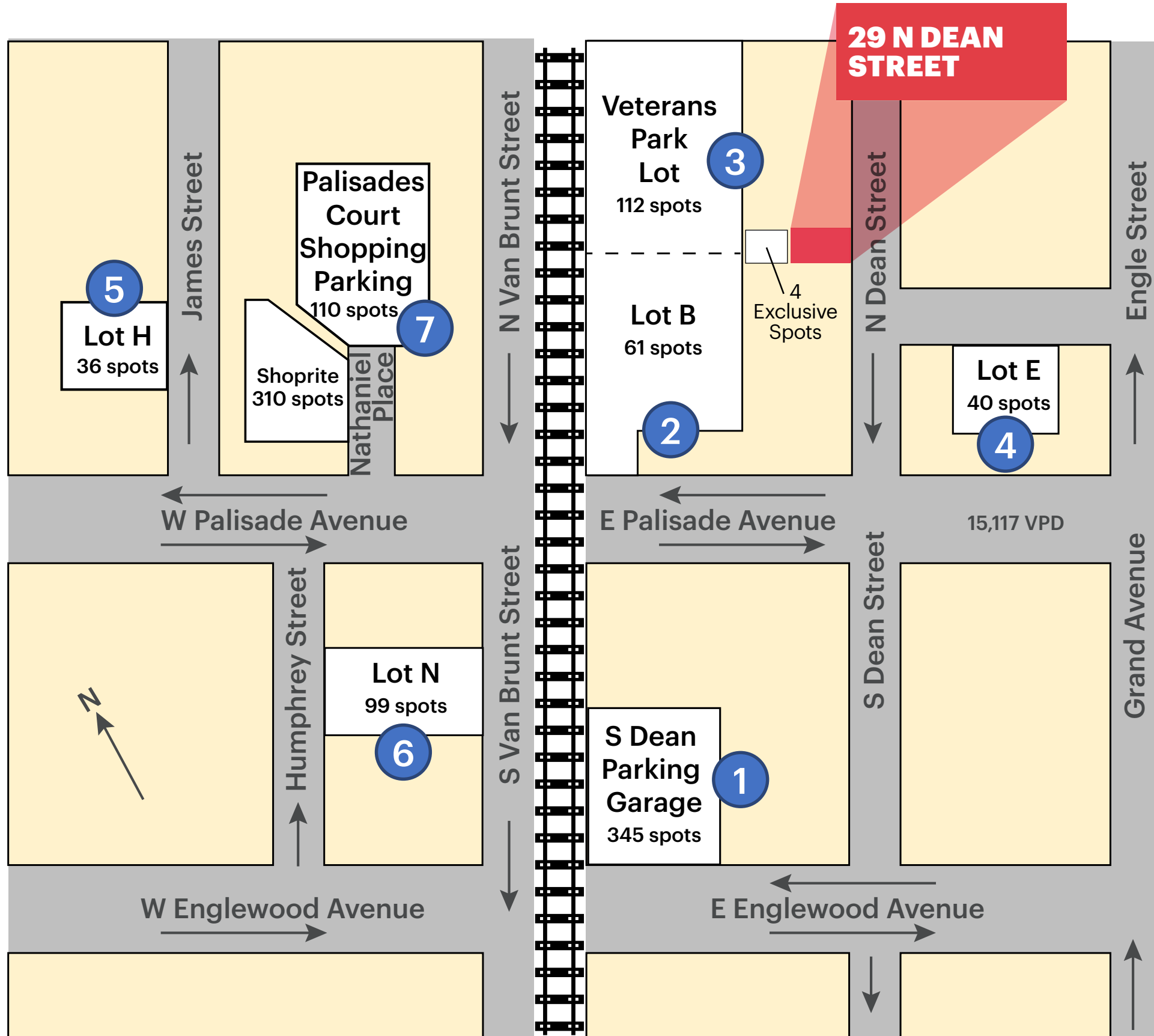
COMMENTS

Great 1-mile incomes
Dean Street | 17,000 (+/-) AADT
Vibrant downtown with over 14 national retailers

NEIGHBORS

Bergen PAC, ShopRite, Chipotle, Apple Bank, AT&T, Jersey Mike's, Starbucks, Manhattan Bagel, CVS Pharmacy

ENGLEWOOD PARKING MAP

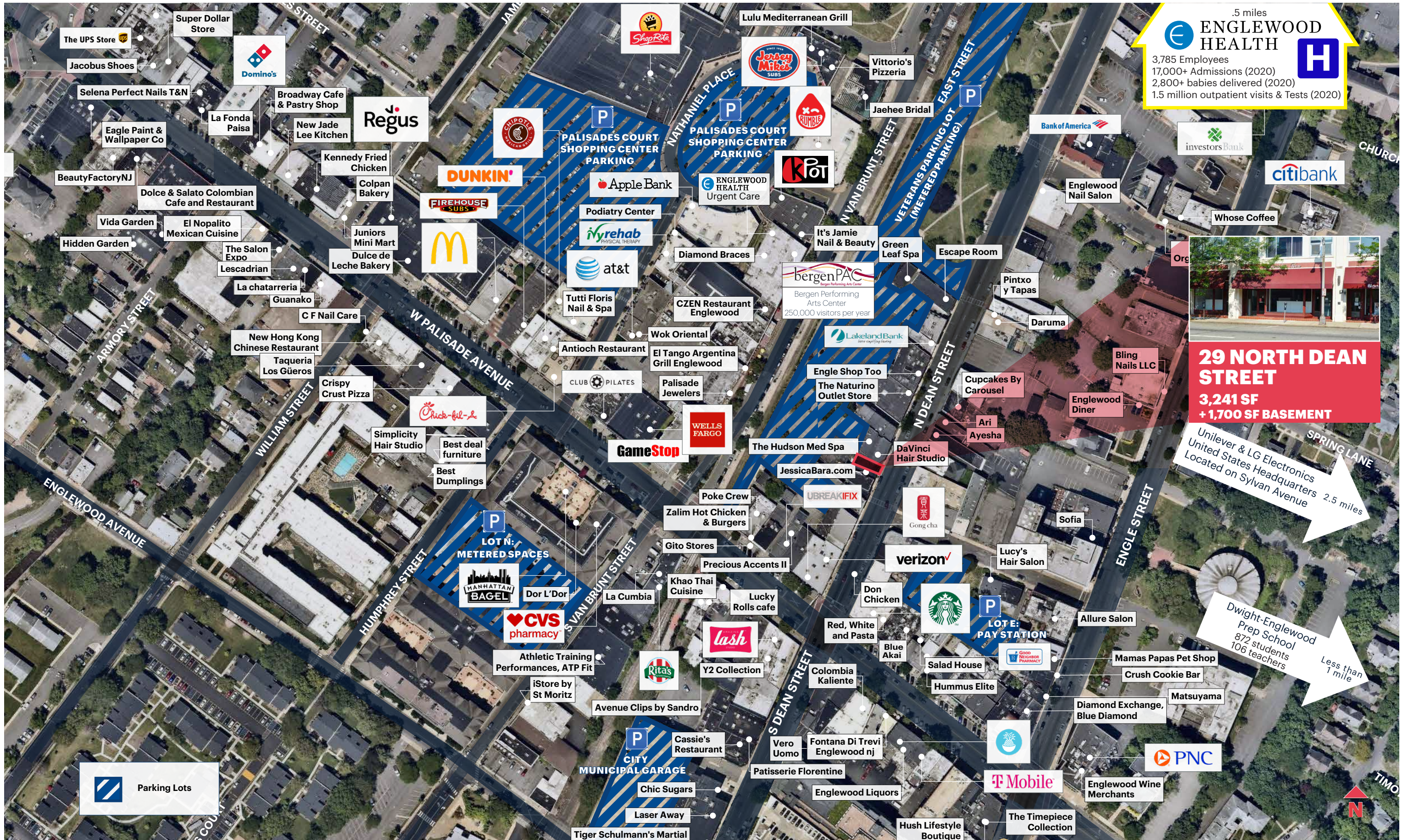


PARKING GUIDE

- 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

* Municipal parking in Englewood is easily accessible via the Park Mobile App

MARKET AERIAL



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



29 NORTH DEAN STREET
 3,241 SF
 + 1,700 SF BASEMENT

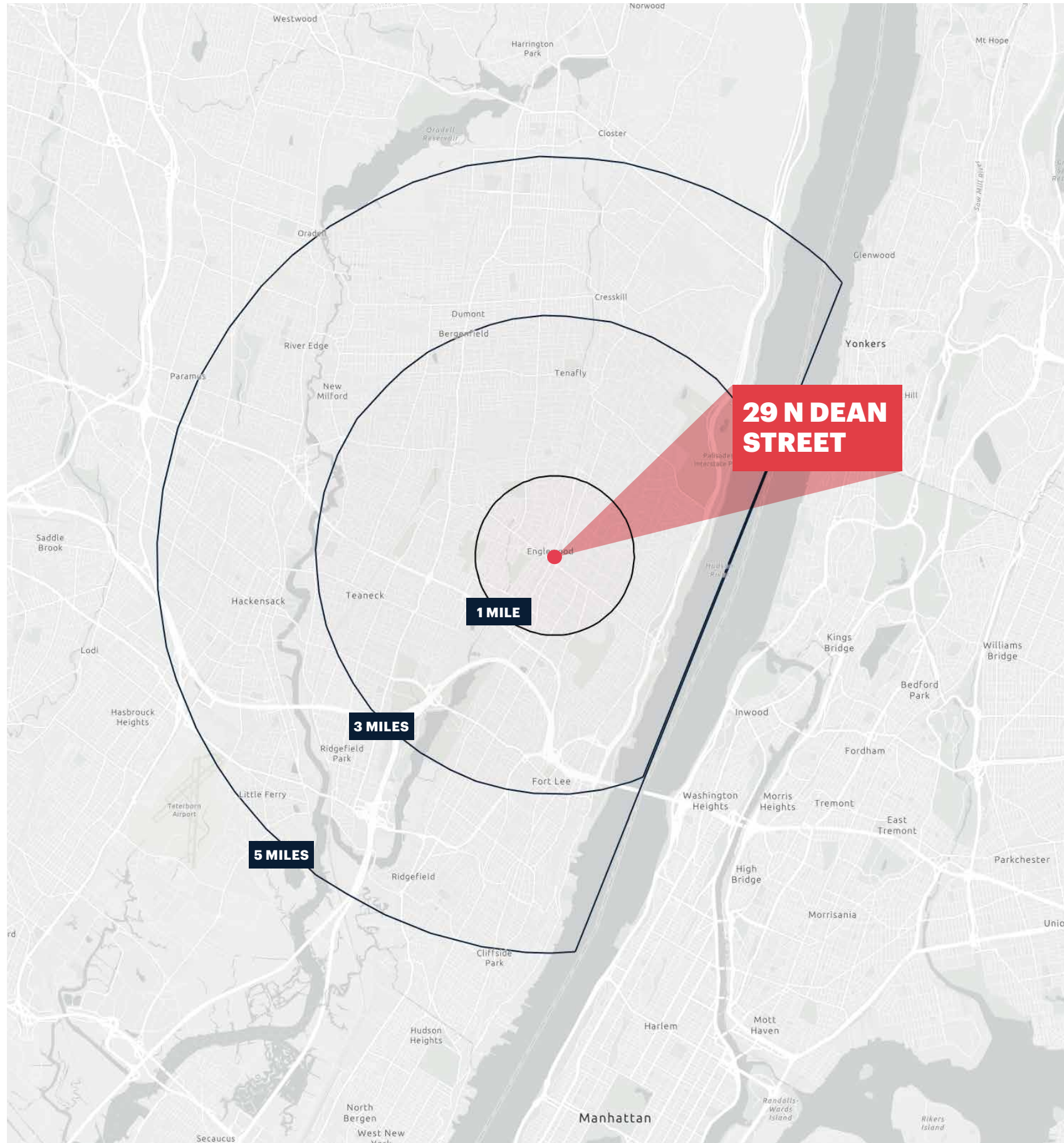
Unilever & LG Electronics
 United States Headquarters
 Located on Sylvan Avenue 2.5 miles

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

Parking Lots



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

20,777

HOUSEHOLDS

7,353

MEDIAN AGE

39.9

COLLEGE GRADUATES (Bachelor's +)

5,994 - 40.6%

TOTAL BUSINESSES

1,216

TOTAL EMPLOYEES

14,504

TOTAL DAYTIME POPULATION

25,061

AVERAGE HOUSEHOLD INCOME

\$136,371

3 MILE RADIUS

POPULATION

151,065

HOUSEHOLDS

54,414

MEDIAN AGE

42.7

COLLEGE GRADUATES (Bachelor's +)

62,888 - 58.3%

TOTAL BUSINESSES

6,385

TOTAL EMPLOYEES

67,919

TOTAL DAYTIME POPULATION

142,371

AVERAGE HOUSEHOLD INCOME

\$165,334

5 MILE RADIUS

POPULATION

385,946

HOUSEHOLDS

145,161

MEDIAN AGE

42.7

COLLEGE GRADUATES (Bachelor's +)

151,268 - 53.9%

TOTAL BUSINESSES

15,751

TOTAL EMPLOYEES

171,471

TOTAL DAYTIME POPULATION

358,753

AVERAGE HOUSEHOLD INCOME

\$147,108

*2023 estimates - excludes NYC