

FORMER PIZZERIA AVAILABLE

FOSTER VILLAGE SHOPPING CENTER

S. Washington Avenue and New Bridge Road

495 SOUTH WASHINGTON AVENUE

BERGENFIELD | NEW JERSEY

**Turn-Key
Pizzeria
Available!**

Join Aldi, Dollar
General, and
Taco Bell!



RIPCO
REAL ESTATE

SITE ATTRIBUTES



SPACE AVAILABLE

Turn-Key Pizzeria Available: 900 SF with basement prep & storage area

GLA

70,000 +/- SF

ASKING RENT

Upon Request

NNN

\$11.05 PSF (est.)

POSSESSION

Immediate

PYLON SIGN

Yes

TRAFFIC LIGHT

Yes. Situated between 2 traffic lights

TRAFFIC COUNT

- 19,178 AADT | So. Washington Avenue
- 27,266 AADT | New Bridge Road

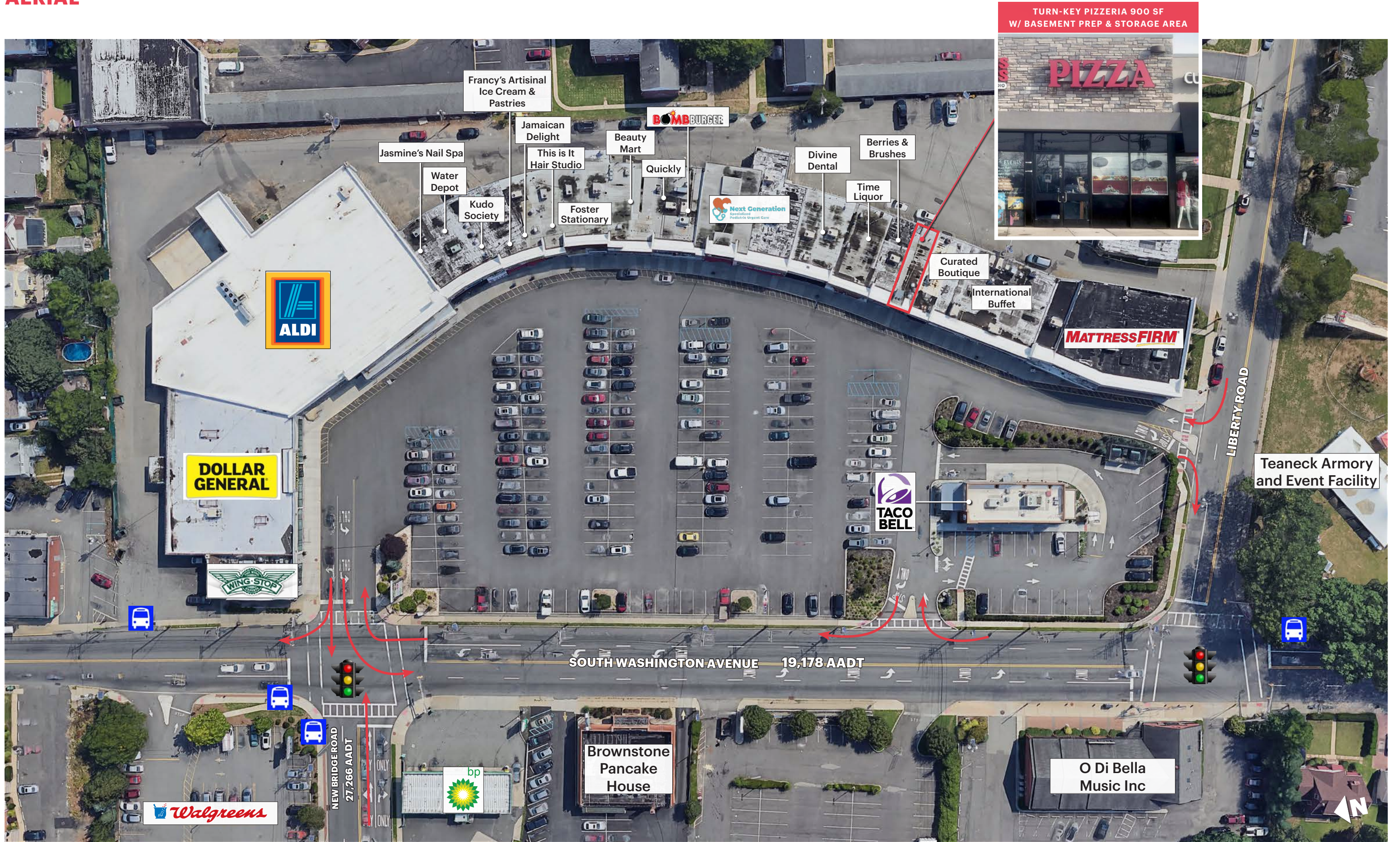
CO-TENANTS

Aldi, Dollar General, Taco Bell, Bomb Burger, Urgent Care, WingStop, Paint & Sip, Mattress Firm

SITE ATTRIBUTES

- Turn-Key Pizzeria Available
- Great surface parking
- Great access - situated between 2 traffic lights
- Walk Score® "Very Walkable"
- Pylon signage available

AERIAL



TURN-KEY PIZZERIA AVAILABLE

GROUND FLOOR



KITCHEN AREA



DINING AREA



BASEMENT PREP AREA



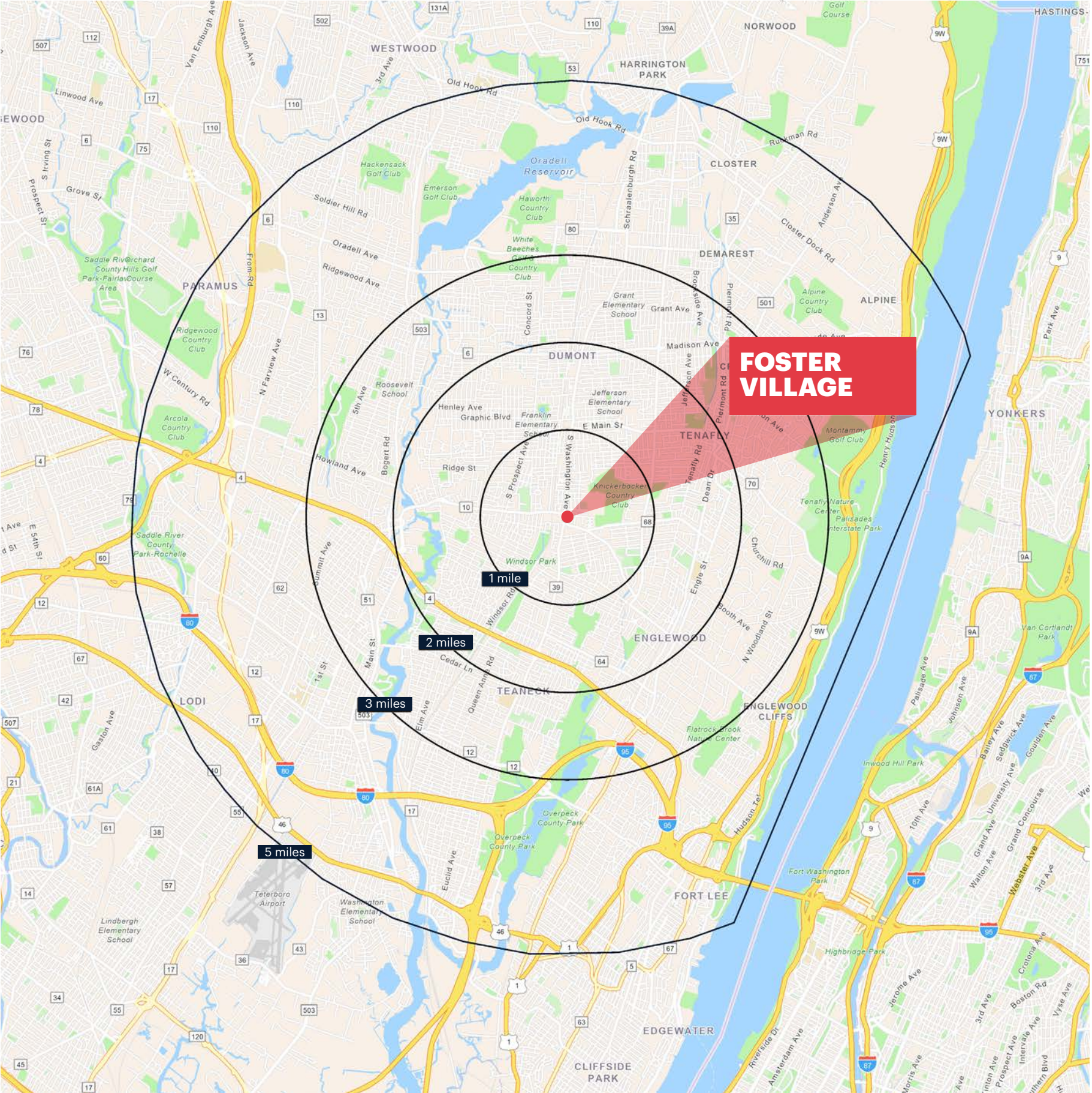
SITE PHOTOS



SITE PHOTOS



DENSELY POPULATED W/ HIGH INCOMES



POPULATION

1 mile	28,397
2 miles	97,706
3 miles	187,980
5 miles	397,810

TOTAL EMPLOYEES

1 mile	5,308
2 miles	38,624
3 miles	77,391
5 miles	205,786

MEDIAN HOUSEHOLD INCOME

1 mile	\$111,022
2 miles	\$110,456
3 miles	\$114,160
5 miles	\$105,313

% OF COLLEGE GRADUATES

1 mile	49.5%
2 miles	52.0%
3 miles	55.5%
5 miles	53.3%

AVERAGE HOUSEHOLD INCOME

1 mile	\$152,461
2 miles	\$157,366
3 miles	\$163,184
5 miles	\$150,698

TOTAL HOUSEHOLDS

1 mile	9,221
2 miles	33,495
3 miles	66,129
5 miles	146,705

TOTAL BUSINESSES

1 mile	747
2 miles	3,418
3 miles	7,141
5 miles	17,986

*2023 estimates

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.