

RETAIL SPACE

HAWTHORNE, NJ

HEDGES AT HAWTHORNE

204 Wagaraw Road @ Lafayette Avenue

SIZE (RETAIL SPACE)

Space B 1,200 SF (20'x60')

NEW SPACES RELEASED FOR SMALL BUSINESS OWNERS

A3 - 808 SF \$3,535*

B2 - 1,193 SF \$5,450

*some units available with parking spot for \$100

CEILING HEIGHTS

16 FT to the joist

NNN

\$8.00 PSF (est.)

ASKING RENT

Upon Request

POSSESSION

Immediate

GLA

Retail Space: 16,400 SF

PARKING

257 spaces

CO-TENANTS

Mixed-use project; Planet Fitness, Per Lei Cafe, 118 luxury residential units, 120K SF Self Storage

NEIGHBORS

Lidl Supermarket (coming soon), Dollar Tree, Family Dollar

SITE ATTRIBUTES

- New mixed-use residential/retail development project at traffic light
- 118 luxury residential units plus retail
- Walking distance to Hawthorne Train Station - 500+ weekday riders
- Town Memorial Pool, Bandshell and Tennis Courts across the street
- Traffic light access
- Adjacent to Wagaraw ball fields
- Planet Fitness & Per Lei Cafe Open!

DELIVERY

Immediate

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

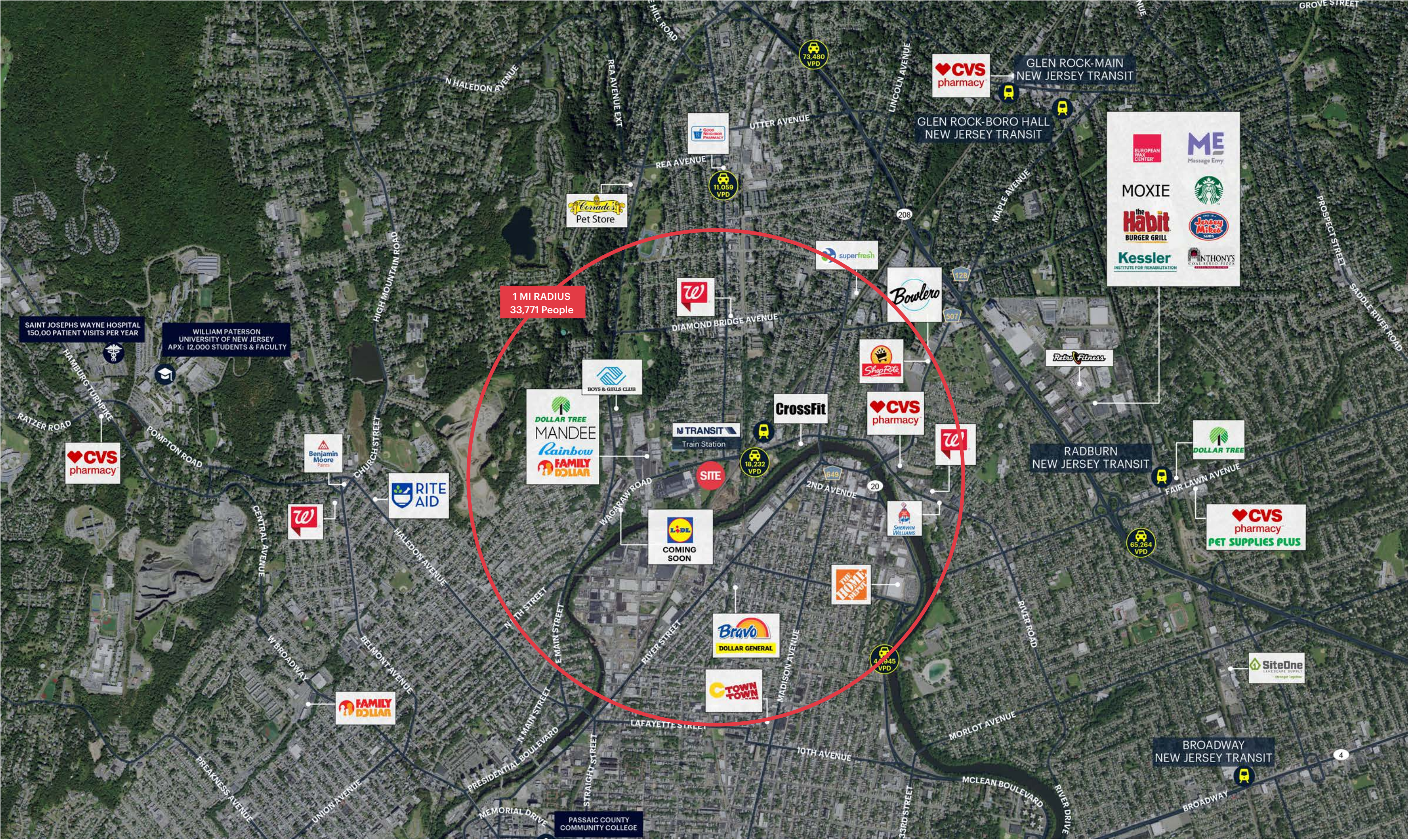
611 River Drive
3rd Floor
Elmwood Park, NJ 07407
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Please visit us at ripconj.com for more information

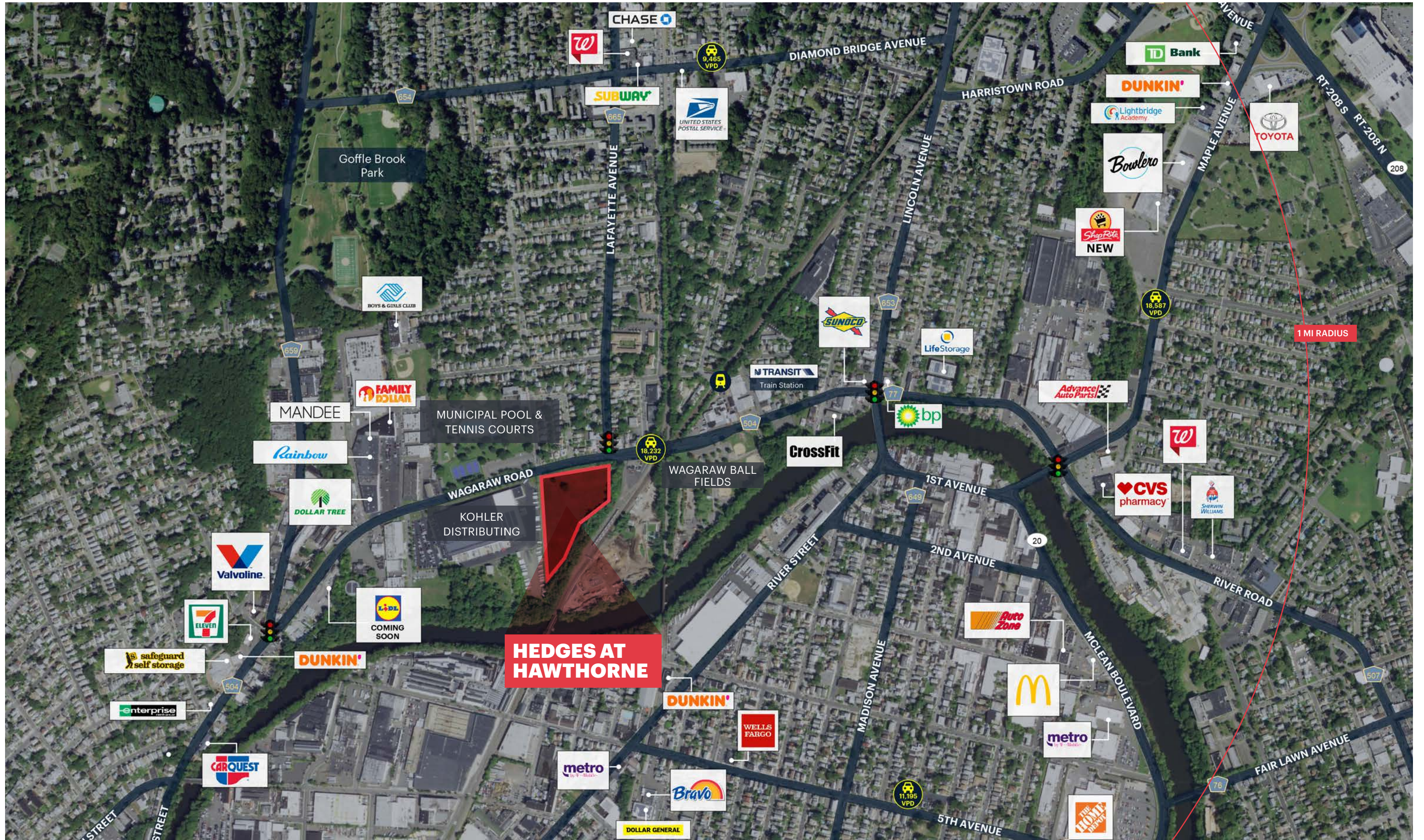
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



VERY DENSELY POPULATED



CENTRALLY LOCATED



SITE PLAN



CONSTRUCTION PHOTOS & RENDERINGS

UNDER CONSTRUCTION - DELIVERY Q1 2023



EXTERIOR



AMENITY LOUNGE



ROOFTOP

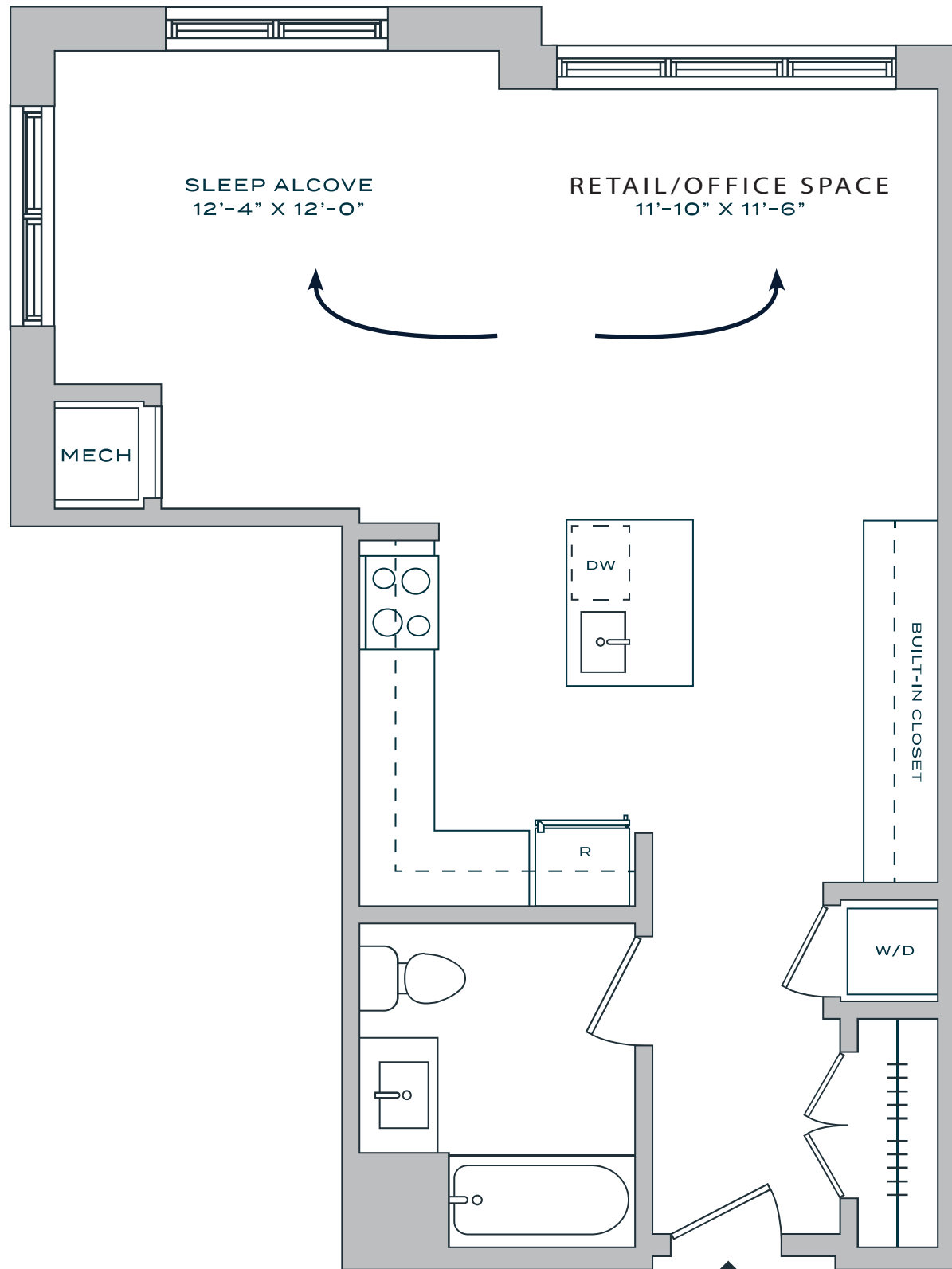


EXTERIOR

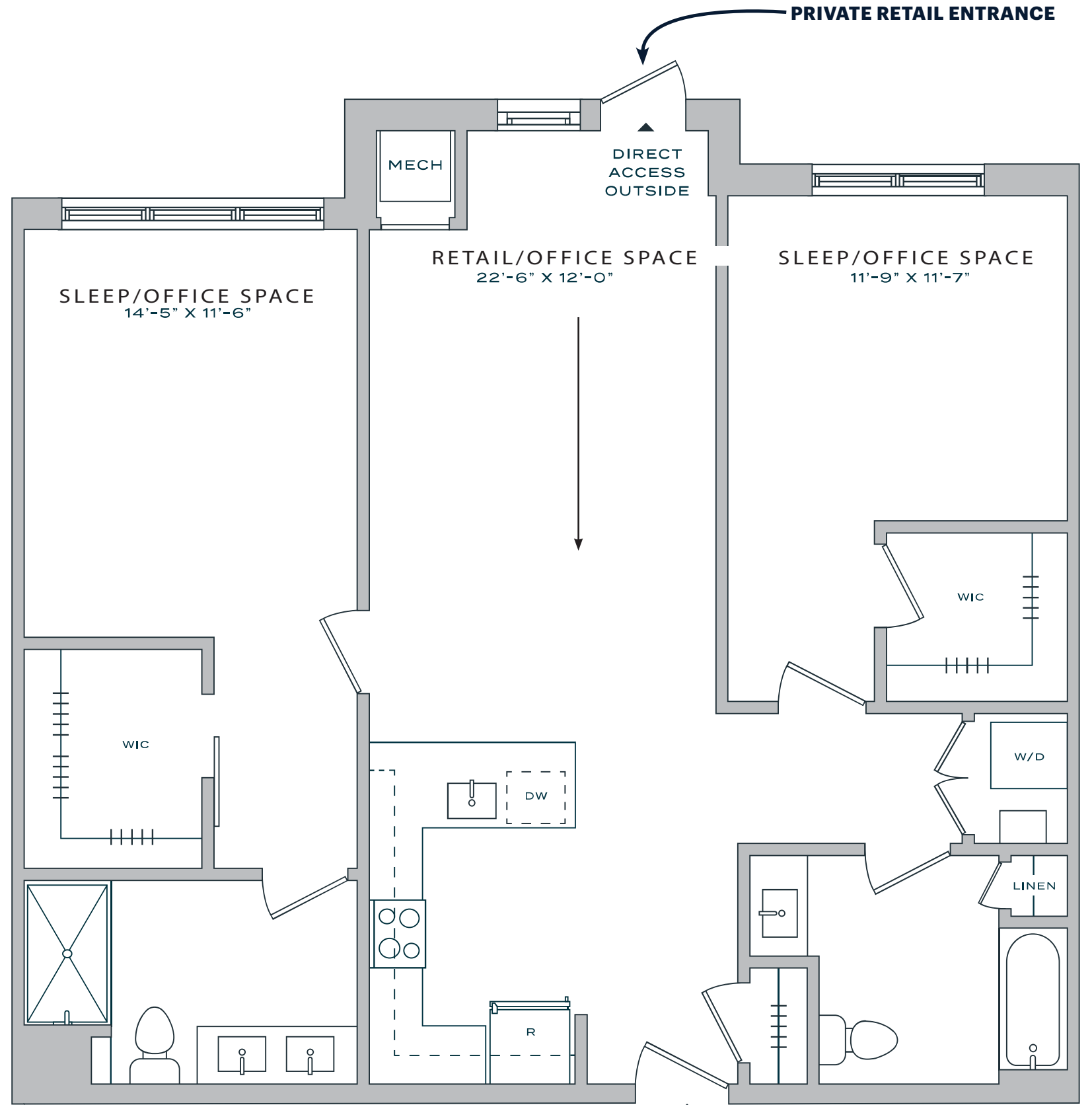


SMALL BUSINESS LIVE/WORK LAYOUTS

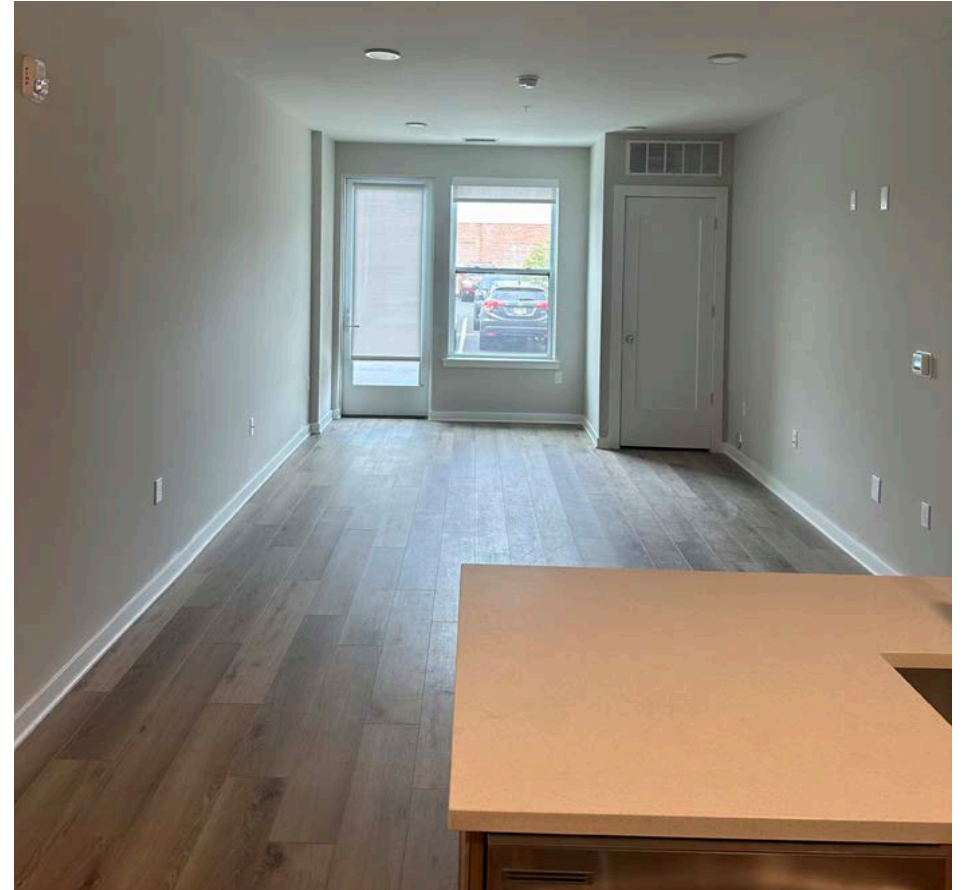
**A3 - 808 SF (UNITS #104 AND #105 - \$3,535;
UNIT #120 [COMES WITH 1 PARKING SPOT - \$3,635])**



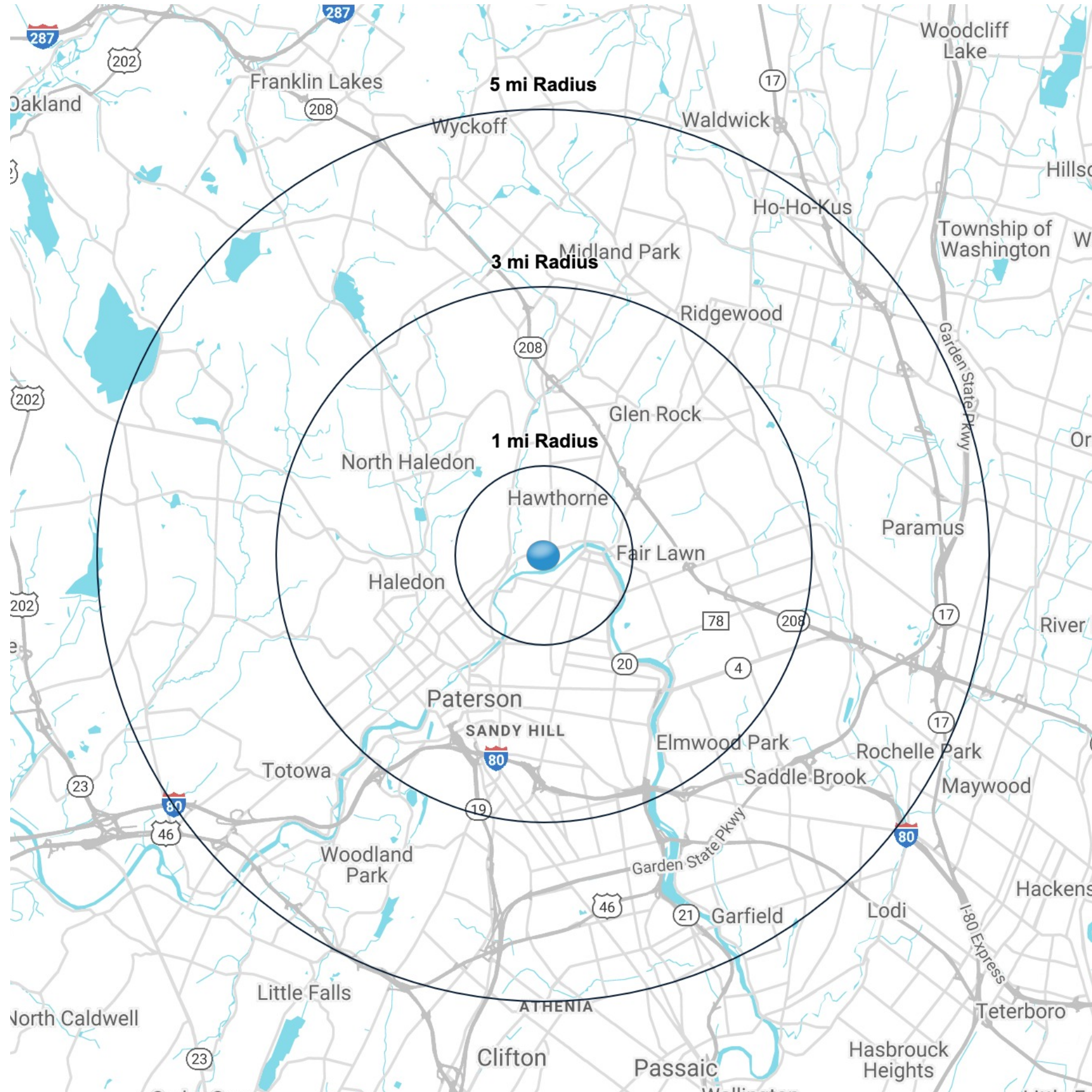
B2 - 1,193 SF (UNIT #106 - \$5,450)



LIVE-WORK SPACES



VERY DENSELY POPULATED



1 MILE RADIUS

POPULATION

34,654

HOUSEHOLDS

11,485

MEDIAN AGE

34.4

COLLEGE GRADUATES (Bachelor's +)

5,766 - 26%

TOTAL BUSINESSES

1,053

TOTAL EMPLOYEES

10,974

AVERAGE HOUSEHOLD INCOME

\$91,997

2 MILE RADIUS

POPULATION

145,686

HOUSEHOLDS

49,308

MEDIAN AGE

35.6

COLLEGE GRADUATES (Bachelor's +)

25,600 - 26%

TOTAL BUSINESSES

4,342

TOTAL EMPLOYEES

47,758

AVERAGE HOUSEHOLD INCOME

\$97,143

3 MILE RADIUS

POPULATION

257,576

HOUSEHOLDS

85,146

MEDIAN AGE

36.5

COLLEGE GRADUATES (Bachelor's +)

52,855 - 31%

TOTAL BUSINESSES

7,155

TOTAL EMPLOYEES

85,405

AVERAGE HOUSEHOLD INCOME

\$110,769

5 MILE RADIUS

POPULATION

488,456

HOUSEHOLDS

166,413

MEDIAN AGE

37.6

COLLEGE GRADUATES (Bachelor's +)

126,105 - 38%

TOTAL BUSINESSES

17,658

TOTAL EMPLOYEES

219,408

AVERAGE HOUSEHOLD INCOME

\$131,982

*2023 estimates