

RETAIL SPACE

ELMWOOD PARK SHOPPING CENTER

100 BROADWAY/ROUTE 4 (BETWEEN SHOPRITE & LIDL)

ELMWOOD PARK | NEW JERSEY

4,474 SF
Retail Space
Available



SPACE DETAILS

LOCATION

100 Broadway (Rte 4 eastbound)
at Mola Boulevard, Elmwood Park, NJ

SPACE AVAILABLE

Unit #16 4,474 SF

NNN

\$8.88 psf (est.)

PARKING

522 Spaces

PYLON

Space Available

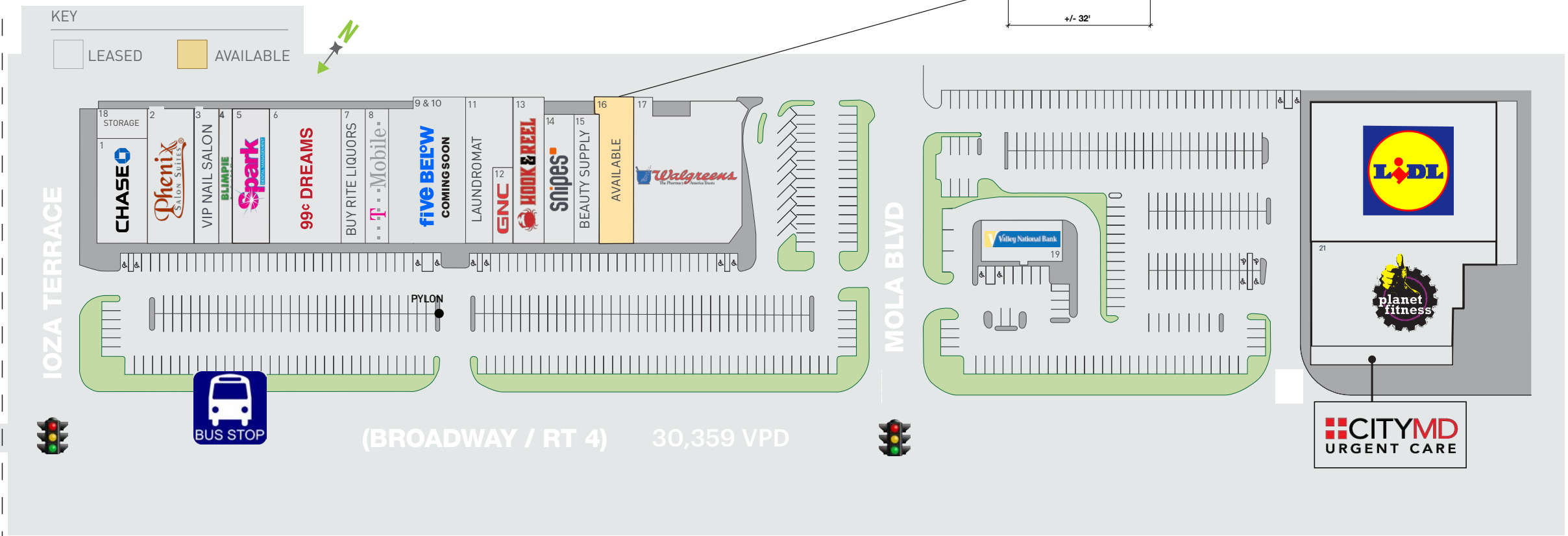
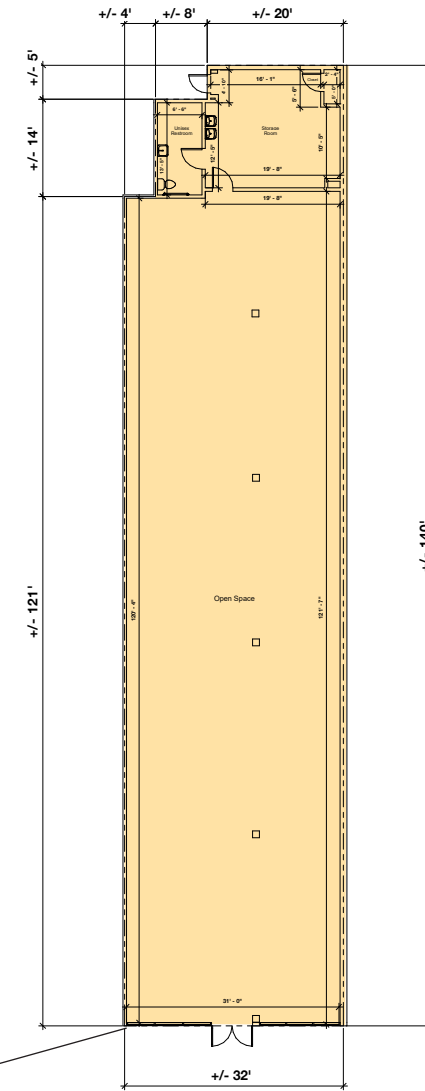
TRAFFIC COUNT

30,359 VPD

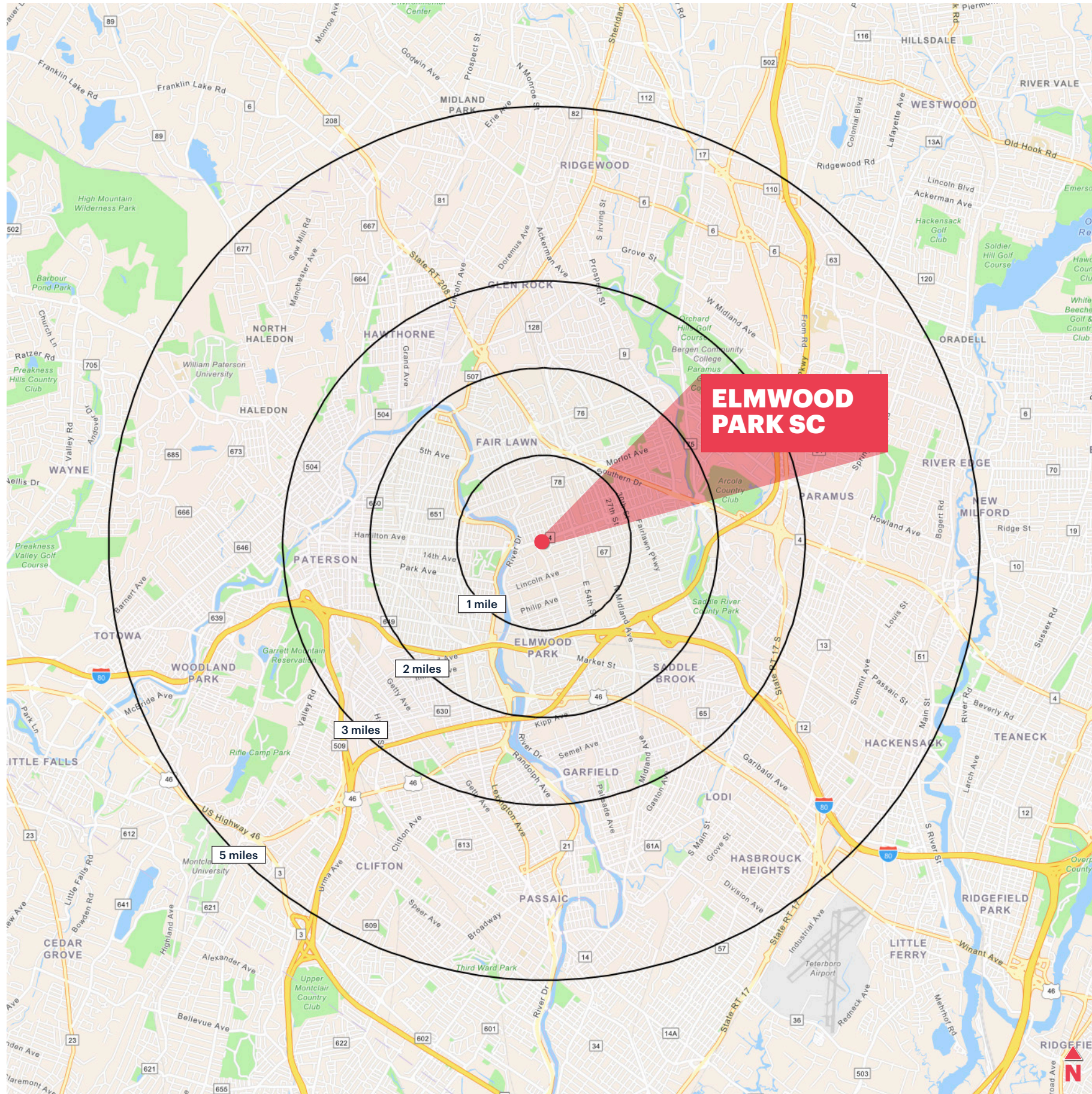
ATTRIBUTES

- Shopping Center bookended by ShopRite & Lidl Supermarkets!
- Lidl top 12% busiest in chain (Placer.ai 1/8/24)
- Densely populated community, 270,371 people living and 261,277 people working within a 3-mile radius
- High traffic counts, 30,359 VPD
- Close proximity to Routes 80, 46, 20, 4, 17 corridors

SPACE 16



VERY DENSELY POPULATED - STRONG INCOMES



TOTAL POPULATION

1 mile	26,213
2 miles	134,189
3 miles	270,643
5 miles	654,894

DAYTIME POPULATION

1 mile	19,018
2 miles	115,305
3 miles	261,277
5 miles	620,688

AVERAGE HOUSEHOLD INCOME

1 mile	\$121,971
2 miles	\$110,000
3 miles	\$106,089
5 miles	\$117,179

TOTAL HOUSEHOLDS

1 mile	9,323
2 miles	44,672
3 miles	92,022
5 miles	227,667

TOTAL BUSINESSES

1 mile	672
2 miles	3,668
3 miles	9,645
5 miles	23,412

NUMBER OF COLLEGE GRADUATES

1 mile	7,801
2 miles	29,505
3 miles	54,907
5 miles	159,097



*2024 estimates

CONTACT EXCLUSIVE AGENTS

PATRICK BRAKE

pbrake@ripconj.com
201.777.2304

CURTIS NASSAU

cnassau@ripconj.com
201.777.2302

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ
07407

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.