

RETAIL/ENTERTAINMENT SPACE

190 E RIDGEWOOD AVE

RIDGEWOOD | NEW JERSEY

**Performing Arts
Center Space
Available
for Lease**



SITE DETAILS

SIZE

19,204 SF potential performing arts center space including main and mezzanine levels

CO-TENANTS

Gong Cha Bubble Tea, Cupcakes by Carousel, D'or Jewelry, Ridgewood Spine and Sport

LEASING OPTIONS (PLEASE SEE FOLLOWING CONCEPTUAL LAYOUTS)

1. Conversion to performing arts center
2. Conversion to retail and/or restaurant space

ASKING RENT

Upon Request

COMMENTS

- Located in the heart of downtown Ridgewood, NJ.
- Warner Theater originally opened on June 15, 1932 as a 1,542-seat, art-deco style movie theater
- Neighboring tenants include Starbucks, Walgreen's, Evolve Med Spa, Talbots, Salons by JC, Blue Foundry Bank, Wells Fargo and many others, as well as the NJ Transit Ridgewood Train Station.
- There are 341,000+ people living within 5 miles. Within 3 miles, there's an Average Household Income exceeding \$215,000 with 66% of the population having a bachelor's degree or higher



Warner Theatre as seen from E. Ridgewood Ave.
Celebrating tenth anniversary, 1942

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.

EXISTING CONDITIONS



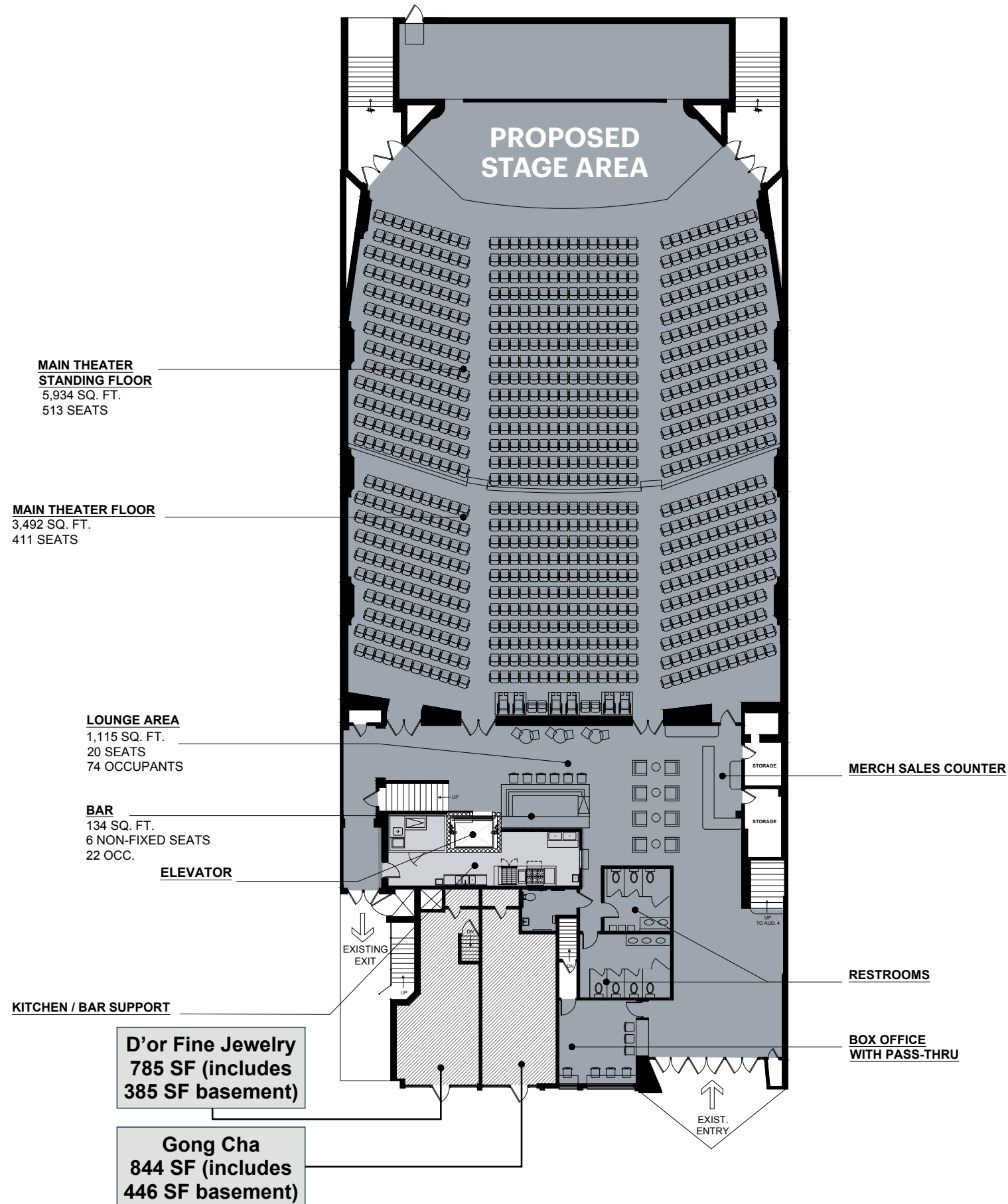
CONCEPTUAL RENDERINGS - PERFORMING ARTS CENTER



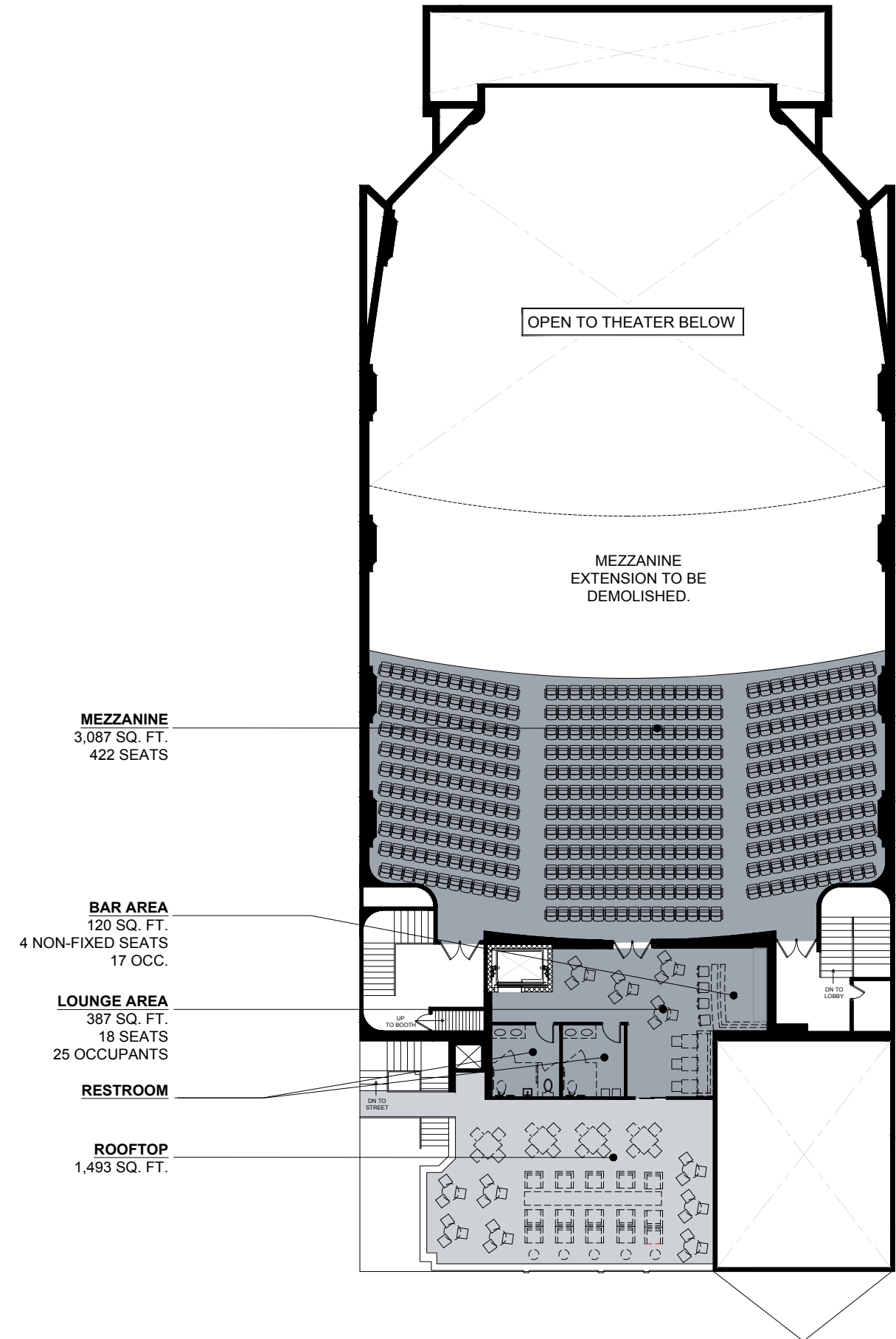
CONCEPTUAL FLOOR PLANS - PERFORMING ARTS CENTER

Scale: 1/8" = 1'-0"

GROUND FLOOR: 13,094 SF, 924 SEATS



SECOND FLOOR: 6,110 SF, 422 SEATS



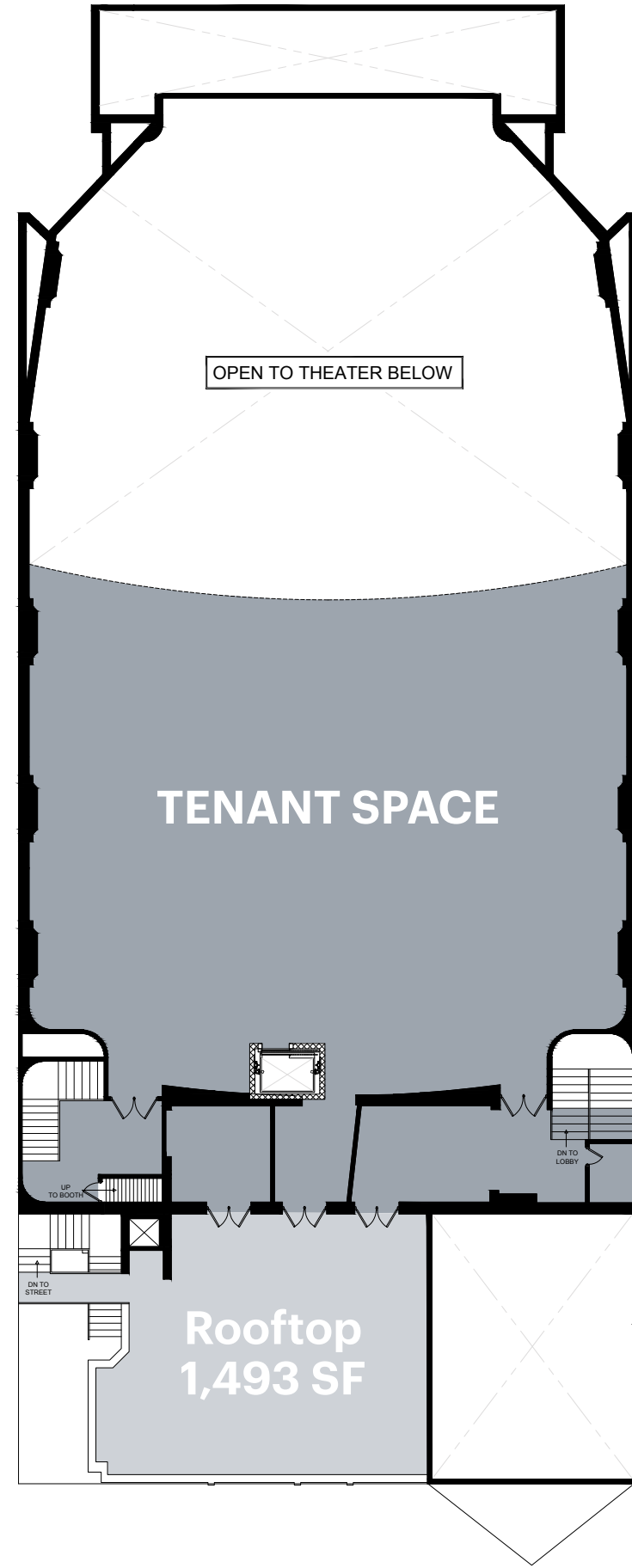
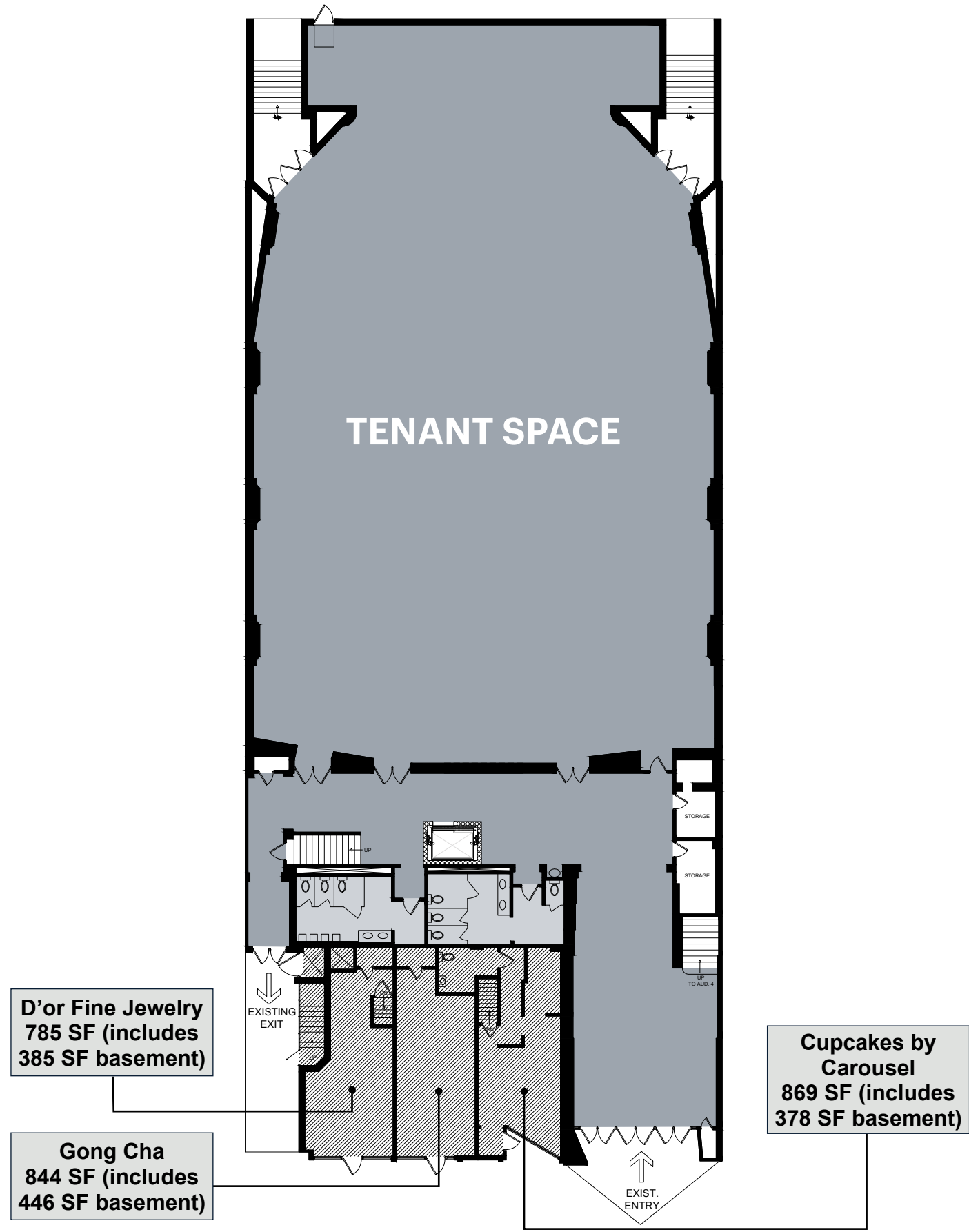
E RIDGEWOOD AVENUE

CONCEPTUAL FLOOR PLANS - RETAIL/RESTAURANT

Scale: 1/8" = 1'-0"

GROUND FLOOR: 12,486 SF

SECOND FLOOR: 6,110 SF

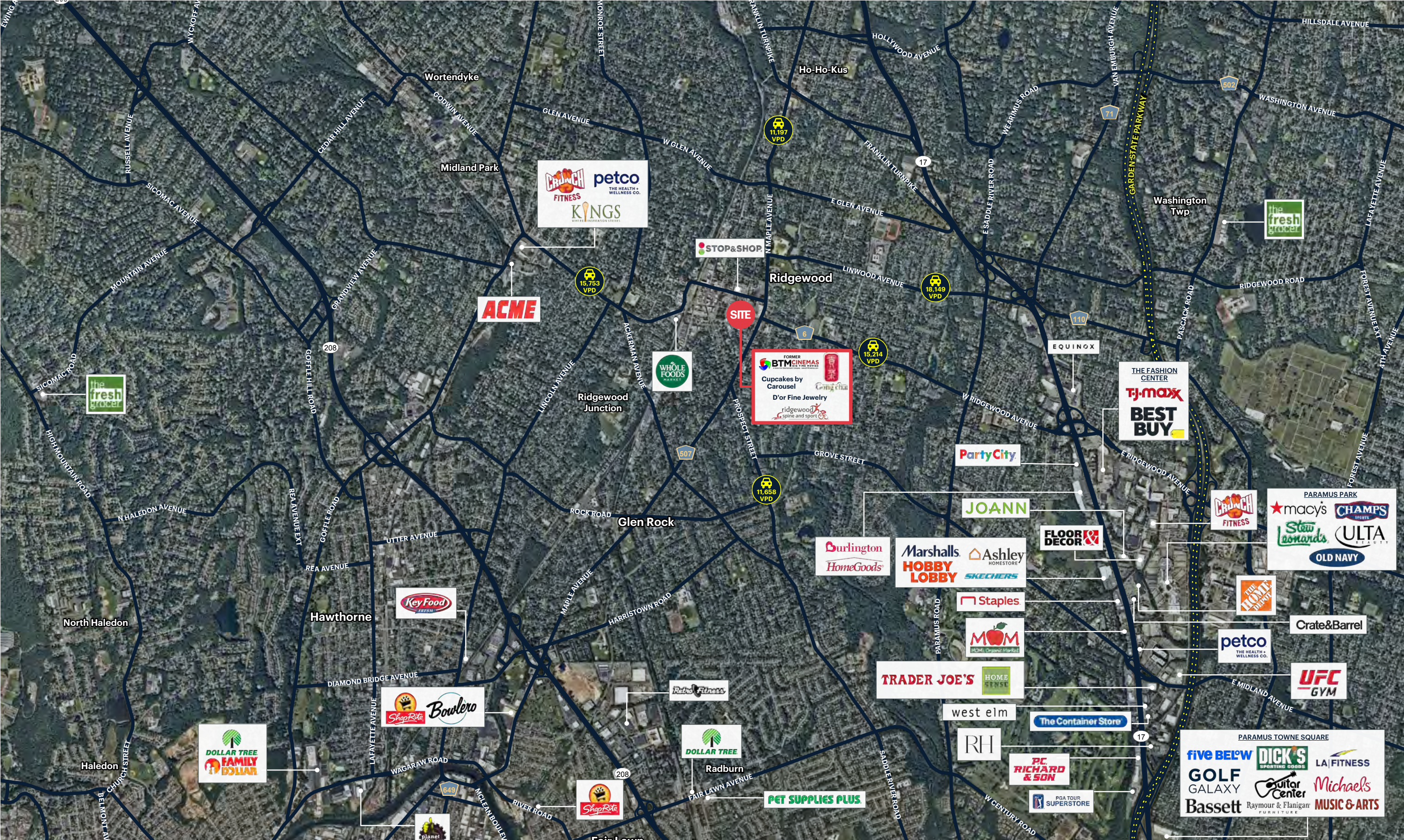


E RIDGEWOOD AVENUE

STREET MAP



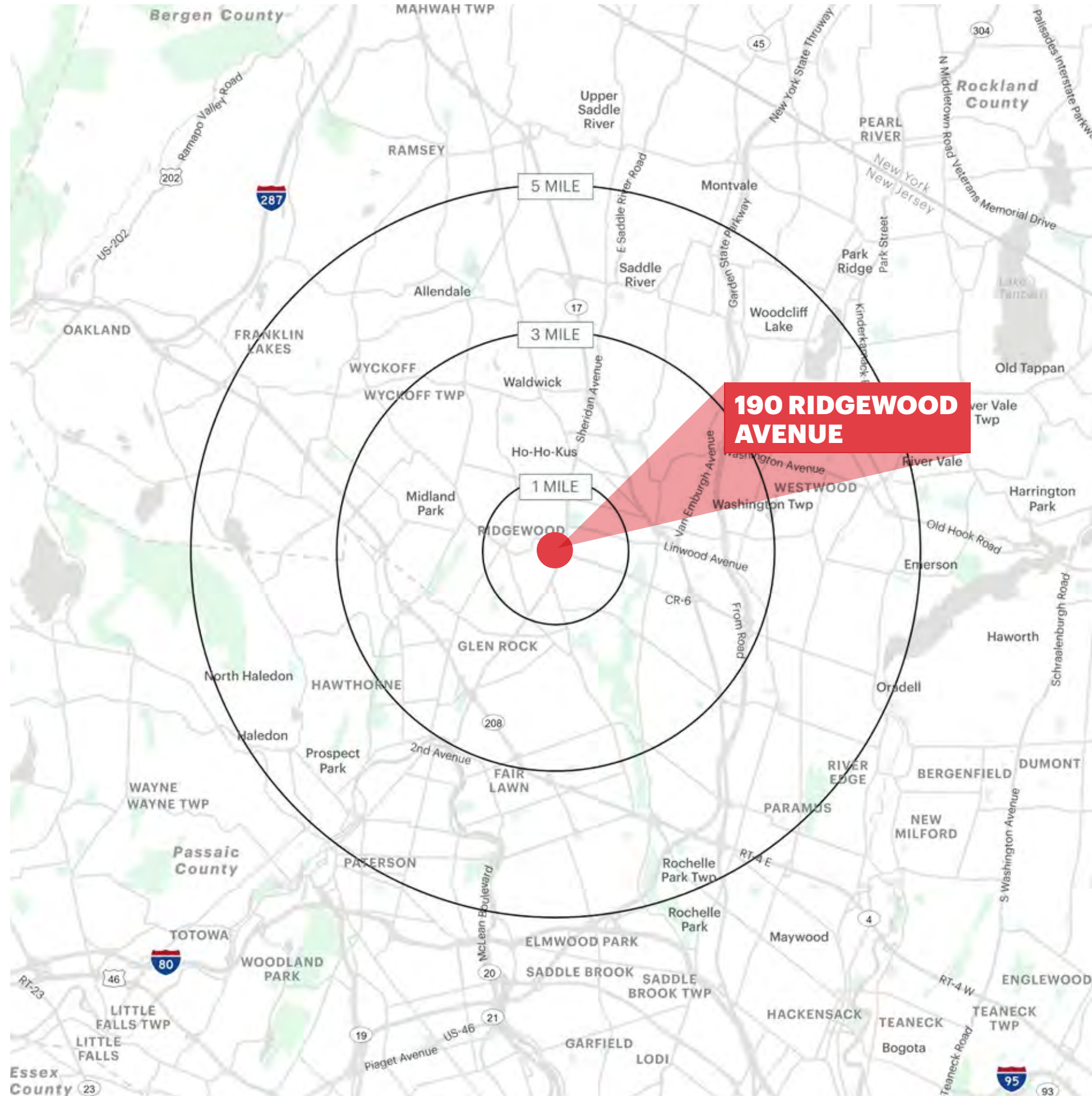
MARKET AERIAL



ZOOM AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

14,749

HOUSEHOLDS

5,251

MEDIAN AGE

42.8

COLLEGE GRADUATES (Bachelor's +)

7,604 - 77%

TOTAL BUSINESSES

1,076

TOTAL EMPLOYEES

8,815

TOTAL DAYTIME POPULATION

16,088

AVERAGE HOUSEHOLD INCOME

\$240,329

3 MILE RADIUS

POPULATION

111,713

HOUSEHOLDS

39,298

MEDIAN AGE

44.4

COLLEGE GRADUATES (Bachelor's +)

51,080 - 65%

TOTAL BUSINESSES

4,436

TOTAL EMPLOYEES

54,570

TOTAL DAYTIME POPULATION

109,291

AVERAGE HOUSEHOLD INCOME

\$217,283

5 MILE RADIUS

POPULATION

330,736

HOUSEHOLDS

112,818

MEDIAN AGE

41.3

COLLEGE GRADUATES (Bachelor's +)

113,676 - 50%

TOTAL BUSINESSES

11,598

TOTAL EMPLOYEES

145,825

TOTAL DAYTIME POPULATION

317,792

AVERAGE HOUSEHOLD INCOME

\$170,148

*2023 estimates

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