



## RETAIL/FITNESS/MEDICAL SPACE

# ENGLEWOOD, NJ

## ADJACENT TO PALISADES COURT

17 West Palisade Ave

### SIZE

Inline 1,440 SF

### ASKING RENT

Upon Request

### NNN

Taxes \$8.85 PSF

CAM \$2.53 PSF

Insurance \$1.33 PSF

**Total \$12.71 PSF**

### POSSESSION

Immediate

### NEIGHBORS

ShopRite, ShopRite Liquors, Vittorio's Pizza, Supercuts, Chipotle Lulu Mediterranean Grill, Ivy Rehab Physical Therapy, CVS, Wok Oriental, Chick-Fil-A, Tutti Day Spa, Englewood Eye & Ear, Manhattan Bagel, and Bergen Performing Arts Center

### COMMENTS

Former GameStop

Can be vented for food

29,934 daily vehicles on Palisades Avenue

Vibrant downtown retail with Walk Score® - Walker's Paradise (96)

Large lunchtime crowd from Office and Hospital Population

Adjacent Bergen Performing Arts Center (200+ events/year; 250,000 annual visitors)

## CONTACT EXCLUSIVE AGENT

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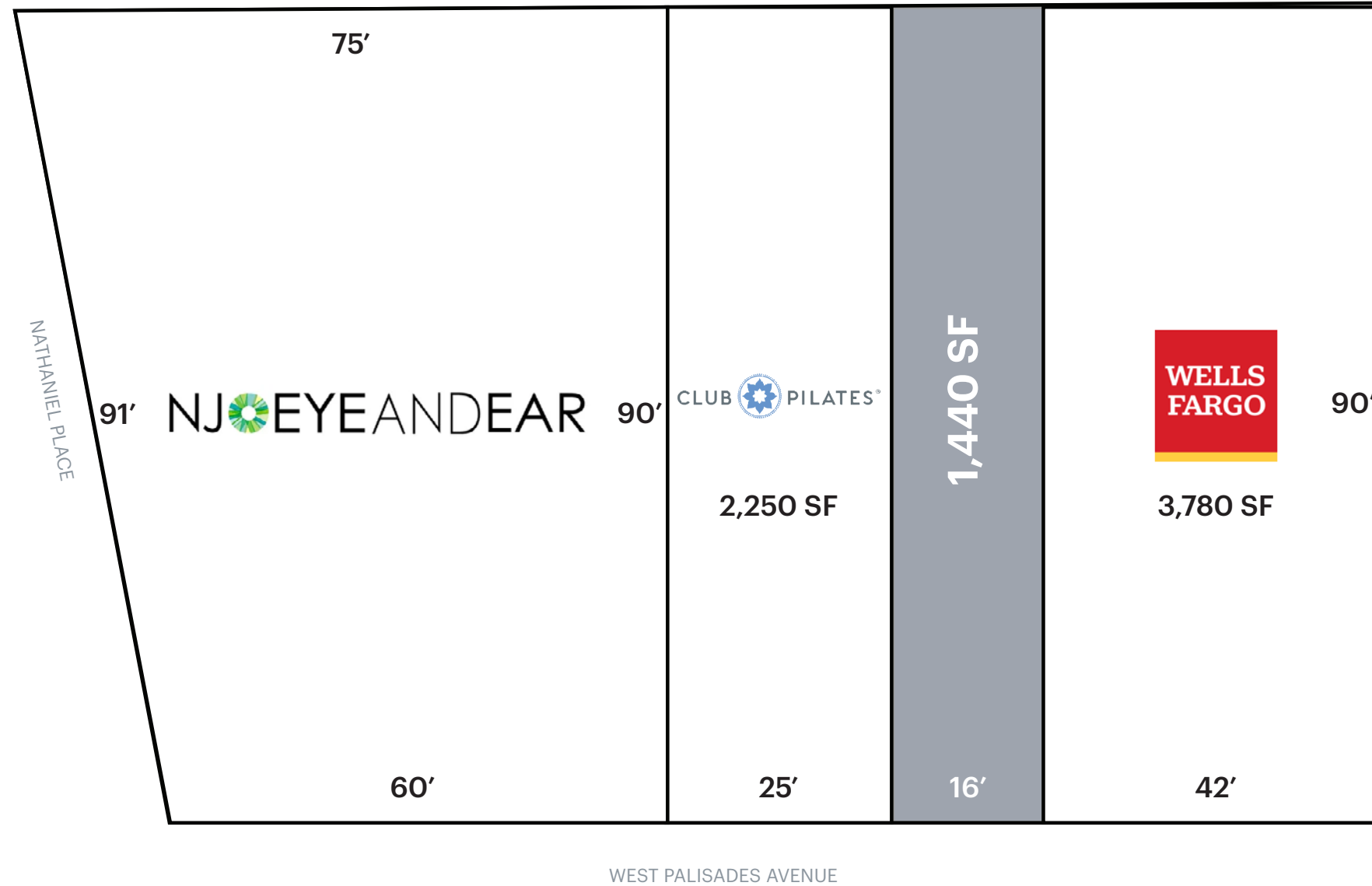
**RIPCO**  
REAL ESTATE

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Please visit us at [ripconj.com](http://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.

**SITE PLAN**





# SITE PLAN - PALISADES COURT





# NEIGHBORHOOD ACCESS



ONE WILLIAM  
185 UNITS

EVO  
APARTMENTS  
220 UNITS

17 WEST PALISADE AVE  
1,440 SF AVAILABLE

PALISADES  
PLAZA  
90 UNITS

P  
LOT H:  
METERED SPACES

## PALISADES COURT SHOPPING CENTER

- Palisades Court ranks 9th out of 247 in NJ Neighborhood Centers, which is top 4%
- Palisades Court ranks 213 out of 9,670 for Nationwide Neighborhood Centers, which is top 3%
- Palisades Court had 3.5M visitors 2024
- ShopRite is ranked 20th out of 256 Nationwide
- ShopRite is ranked 14th out of 135 in New Jersey
- ShopRite had 2.23M visitors in 2024
- ShopRite was the 3rd most visited ShopRite in the chain



Coming Soon  
one medical  
&  
Fitness User

TOWNE CENTER  
@ ENGLEWOOD  
118 UNITS

P  
LOT N:  
METERED SPACES

DUNKIN'

PALISADES COURT  
SHOPPING CENTER  
PARKING



Lulu Mediterranean  
Grill



Tutti Nail & Spa



Habit  
BURGER GRILL  
Coming Soon



ENGLEWOOD  
HEALTH  
Urgent Care



Vittorio's Pizza



Podiatry Center

Diamond Braces

PALISADES COURT  
SHOPPING CENTER  
PARKING



Bergen Performing Arts Center  
250,000 visitors per year



Feel Beauty

Nail & Beauty



Palisade  
Jewelers

Locksmith

Big Deal  
LLC

El Tango

SOUTH VAN BRUNT STREET

WEST PALISADES AVENUE

NORTH VAN BRUNT STREET

P  
VETERANS PARKING LOT  
(METERED PARKING)

P  
LOT B:  
45 FREE &  
METERED SPACES

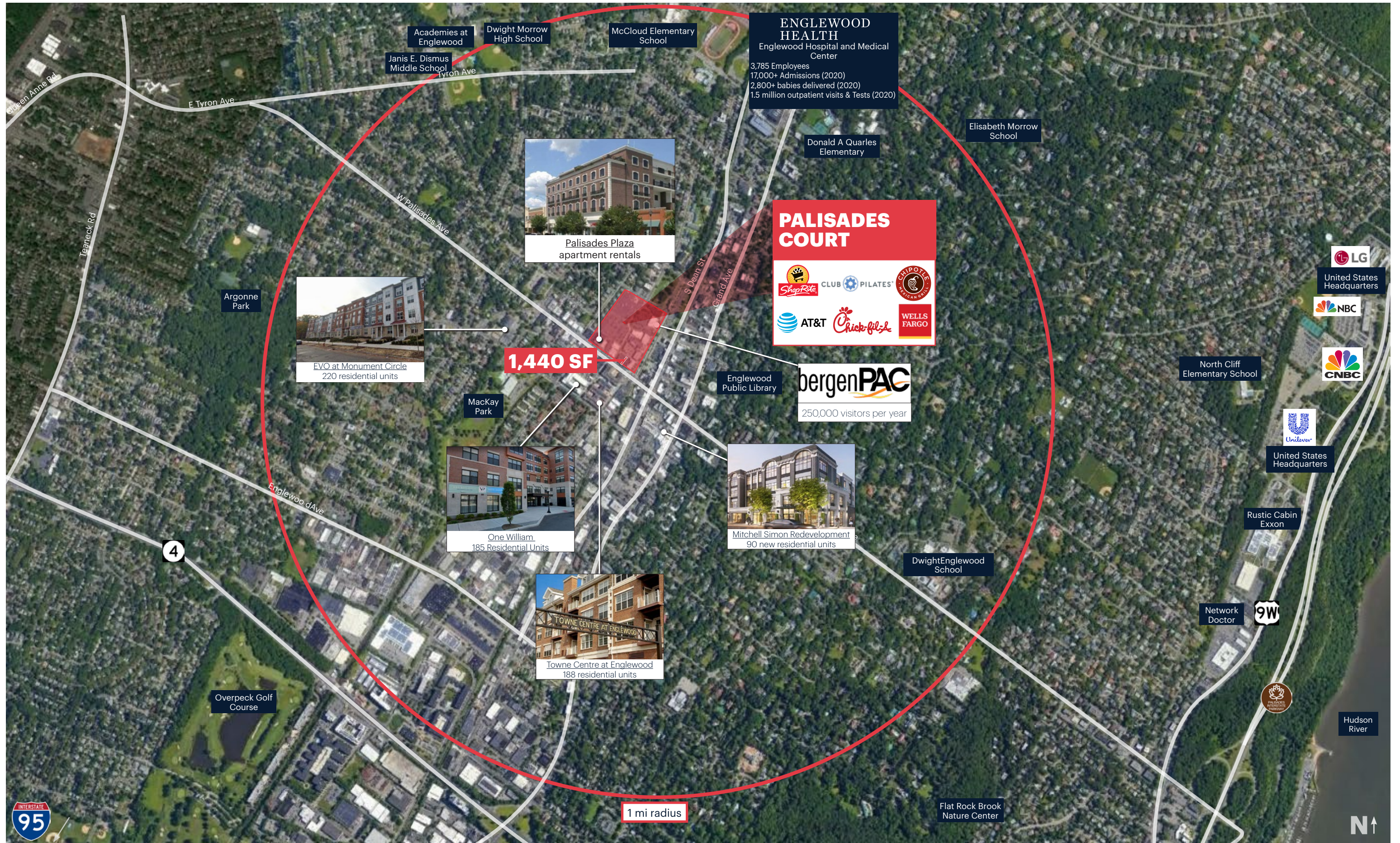


# MARKET AERIAL





# STRONG DAYTIME POPULATION





**DOWNTOWN RETAILERS**



# DEMOGRAPHICS



## **1 MILE RADIUS**

### **POPULATION**

21,260

### **HOUSEHOLDS**

7,525

### **MEDIAN AGE**

39.4

### **COLLEGE GRADUATES (Bachelor's +)**

5,826 -39.0%

### **TOTAL BUSINESSES**

1,252

### **TOTAL EMPLOYEES**

13,944

### **AVERAGE HOUSEHOLD INCOME**

\$138,484

## **3 MILE RADIUS**

### **POPULATION**

154,539

### **HOUSEHOLDS**

55,958

### **MEDIAN AGE**

42.2

### **COLLEGE GRADUATES (Bachelor's +)**

62,291 - 56.9%

### **TOTAL BUSINESSES**

6,750

### **TOTAL EMPLOYEES**

70,391

### **AVERAGE HOUSEHOLD INCOME**

\$170,322

## **5 MILE RADIUS**

### **POPULATION**

390,951

### **HOUSEHOLDS**

147,690

### **MEDIAN AGE**

42.4

### **COLLEGE GRADUATES (Bachelor's +)**

150,527 - 52.9%

### **TOTAL BUSINESSES**

16,275

### **TOTAL EMPLOYEES**

174,001

### **AVERAGE HOUSEHOLD INCOME**

\$154,185

\*2024 estimates