

BUSINESS FOR SALE
ASKING PRICE $200,000

VALLEY PLAZA 175 BROAD AVENUE

Fairview, NJ 07022 | **Bergen County**

QUICK FOODS BUSINESS FOR SALE

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Turnkey Neighborhood Food Market

An established, fully operating food market offered as a going concern. A buyer can step in on day one with existing customers, vendors, and operations in place.

#2

Strong Reported Sales Volume

Reported weekly sales of approximately $18,000, annualizing to roughly $936,000 in gross revenue.

#3

Attractive Entry Price

Offered at $200,000. That's an accessible price for an owner-operator or a multi-unit grocery operator looking to expand.

#4

Highly Visible

Highly visible location on Broad Avenue, one of Fairview's commercial and services corridors.



BUSINESS FOR SALE

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of Quick Foods, located at **175 Broad Avenue** in Fairview, NJ.

Quick Foods is an established, fully operating neighborhood food market occupying approximately 5,000 SF along Broad Avenue, a commercial and services business corridor in Fairview, Bergen County. The surrounding community offers an affluent customer base, with strong household incomes and established residential neighborhoods supporting daily-needs retail.

The offering includes the operating business and leasehold interest only; the underlying real estate is not included.

The business reports approximately $18,000 in weekly sales, annualizing to roughly $936,000 in gross revenue, and is offered for sale at $200,000. This presents a turnkey opportunity for an owner-operator or an established grocery operator looking to expand

175 BROAD AVENUE | FAIRVIEW, NJ	
BUSINESS FOR SALE	
Property Address	175 Broad Avenue, Fairview, NJ 07022
Gross SF	5,000 SF
Center GLA	15,159 SF
Land Area	0.35 Acres
Year Built	2000
Center Frontage	1,000 FT on Broad Avenue
Parking	6.57/1,000 SF 100 surface
ZONING INFORMATION	
Zoning	I
Building FAR	1.00

MARKET OVERVIEW

FAIRVIEW

Fairview was formed in 1894 from portions of Ridgefield Township, and the borough is named for its view of the Hackensack River valley. It sits along the Hudson Palisades in southeastern Bergen County and borders Cliffside Park and Ridgefield in Bergen County, and North Bergen in Hudson County. The location puts it minutes from the George Washington Bridge, the Lincoln Tunnel and the NJ Turnpike, with frequent NJ Transit bus service into Manhattan.

Fairview's commercial activity runs along a few main corridors:

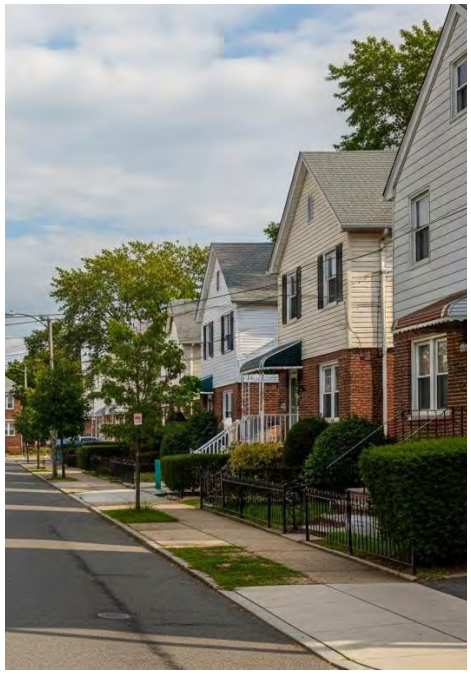
Anderson Avenue: the borough's main street, lined with neighborhood restaurants, bakeries and services. Its restaurants span Brazilian, Salvadoran, Mexican, Colombian, seafood, pizzeria and Mediterranean concepts, and a Food Bazaar supermarket at 425 Anderson Ave anchors the corridor.

Fairview Avenue: a secondary strip with cafés, dessert shops and ethnic eateries.

Bergen Boulevard: a higher-traffic commercial artery with diners, offices and service retail.

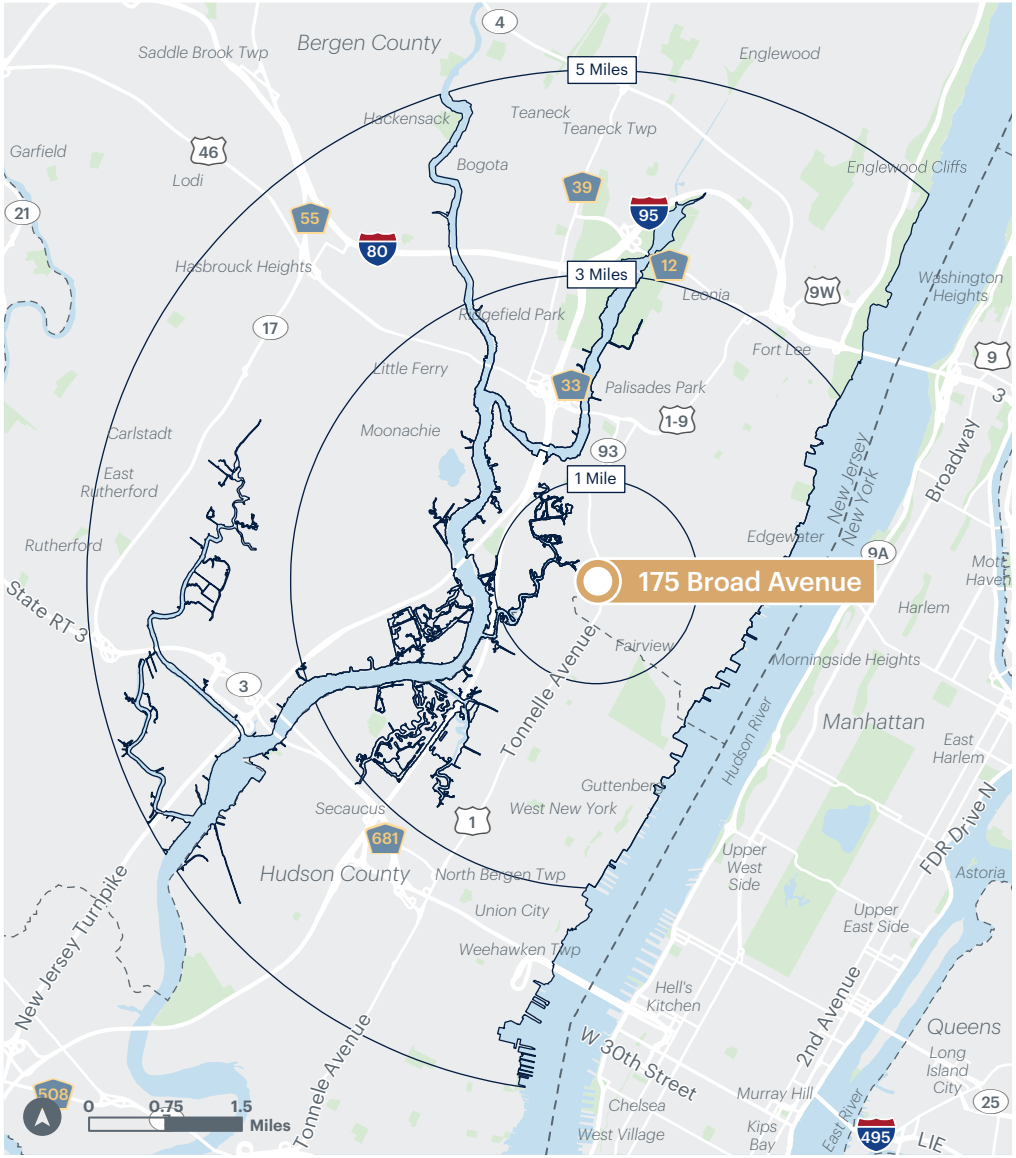
Fairview combines high population density, a loyal and diverse customer base, and a location minutes from Manhattan. Those traits support steady demand for neighborhood-serving businesses, especially food, convenience and personal services.







DEMOGRAPHICS

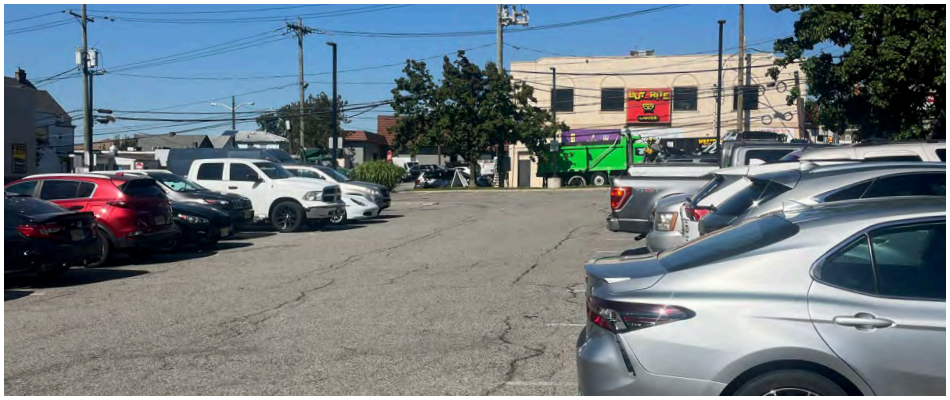


	1 MILE	3 MILES	5 MILES
Population	36,825	467,904	1,790,318
Number of Households	12,778	192,554	786,906
Average Household Income	$123,694	$166,989	$168,368
Median Household Income	$89,196	$104,016	$97,911
College Graduates	28.81%	54.04%	54.53%
Total Businessess	1,007	12,822	91,126
Total Employees	10,252	163,384	1,672,824
Daytime Population	29,494	399,850	2,565,387

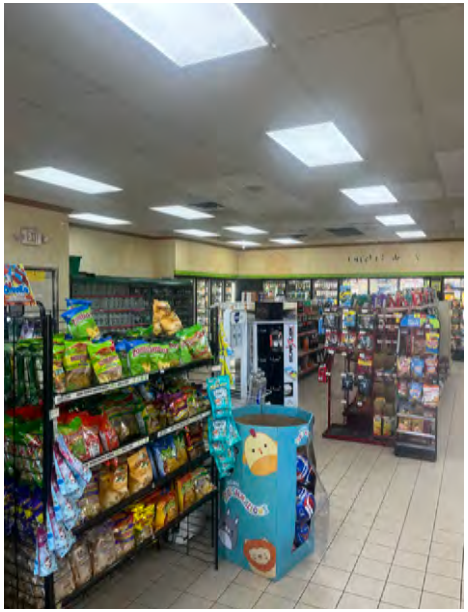
EXTERIOR PHOTOS

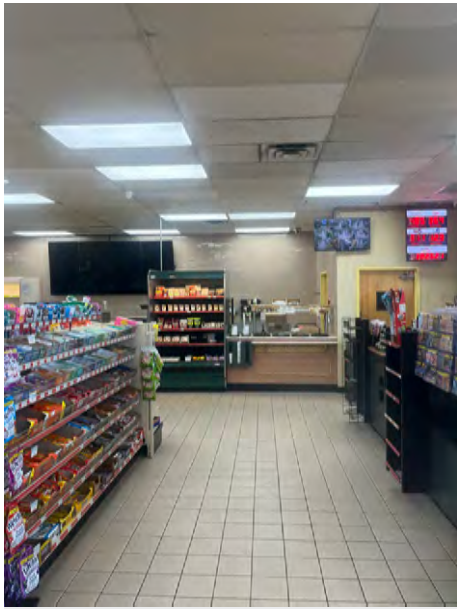


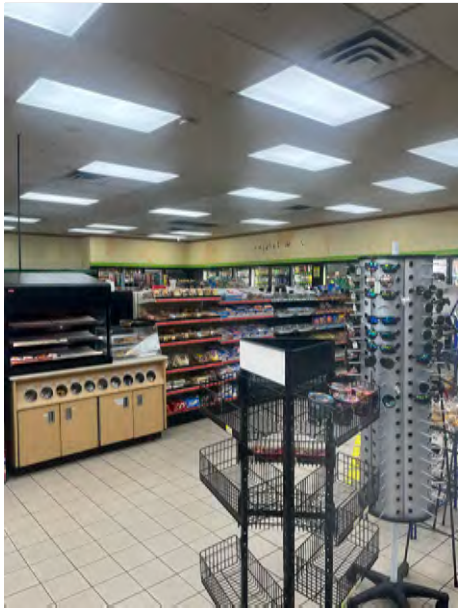
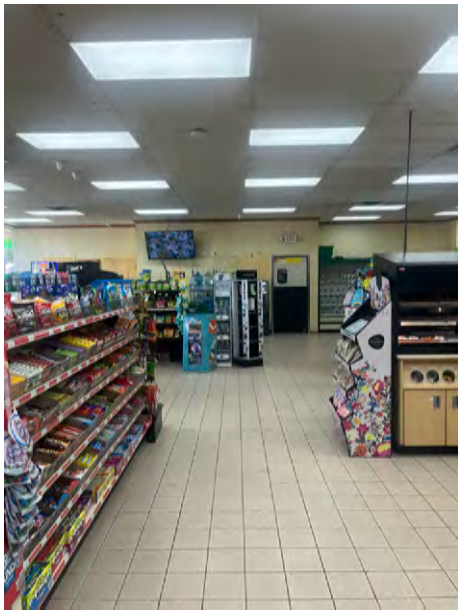
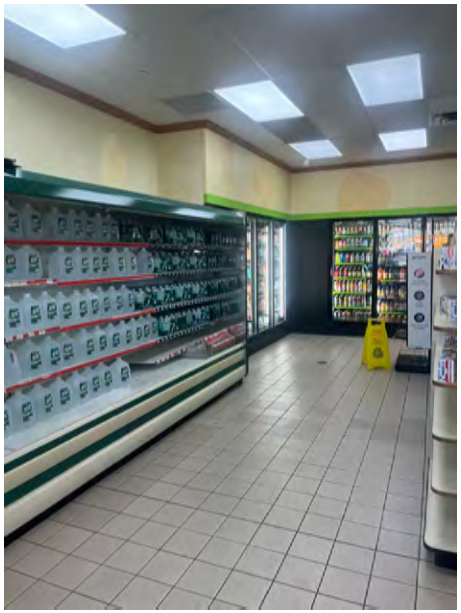
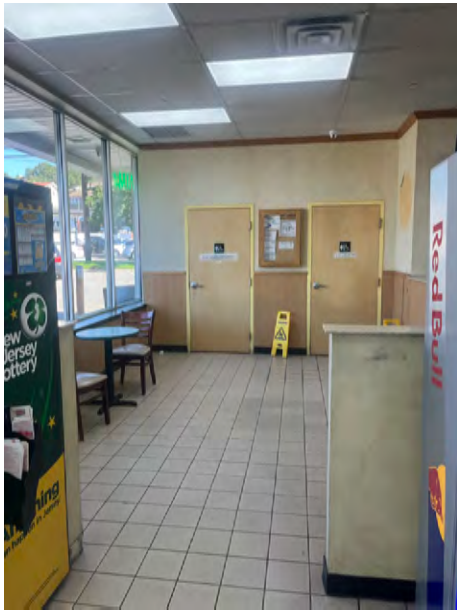




INTERIOR PHOTOS



SURROUNDING AREA



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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.