

531 N MAPLE AVENUE

Ridgewood, New Jersey



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EXECUTIVE SUMMARY

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **531 N MAPLE AVE** — an office building in Ridgewood, NJ.

531 N Maple Ave is a former bank with a drive-thru and parking on site. The building sits on a .30 Acre lot and has a total square footage of 2,686. There are 1,263 SF on the ground floor and 1,423 SF on the second floor.

PROPERTY SUMMARY

THE OFFERING

Property Address	531 N Maple Ave Ridgewood NJ 07450
Block	2904
Lot	17
Lot Size	.30 Acres
Parking	11 Spaces

BUILDING INFORMATION

Stories	2
First Floor	1,236 SF
Second Floor	1,423 SF
Zoning	Transition District
Total Building Square Feet	2,686 SF
Taxes	\$24,311 (est).

*All building measurements are approximate

EXECUTIVE SUMMARY



MARKET OVERVIEW

The village of **RIDGEWOOD** is a lifestyle town situated in the heart of Bergen County, New Jersey, located approximately 20 miles northwest of Midtown Manhattan. Ridgewood has an unusually large stock of pre- World War II architecture, making it one of the older and more historic downtowns. Boasting one of the state's highest-income communities, having ranked 35th in the state in 2000.

Ridgewood has an iconic Downtown, which serves as the central business district of Ridgewood, centered on East Ridgewood Avenue which intersects Maple Avenue. The vibrant downtown features an array of award winning restaurants and local eateries attracting residents from surrounding towns.

Ridgewood is home to many professionals, managers, sales and office workers. On another important note, Ridgewood is also filled with many artists and creatives. Ridgewood has more artists, designers and people working in media than 90% of the communities in America. This concentration of artists helps shape Ridgewood's character.

Ridgewood is home to many people who could be described as "urban sophisticates". Urban sophisticates are educated, wealthy, executives and professionals, who have urbane tastes in books, food, and travel, whether they actually live in a big city, or choose to reside in a small town. In big or medium-sized cities, urban sophisticates tend to frequent art institutions such as opera, symphonies, ballet, live theatre, and museums.



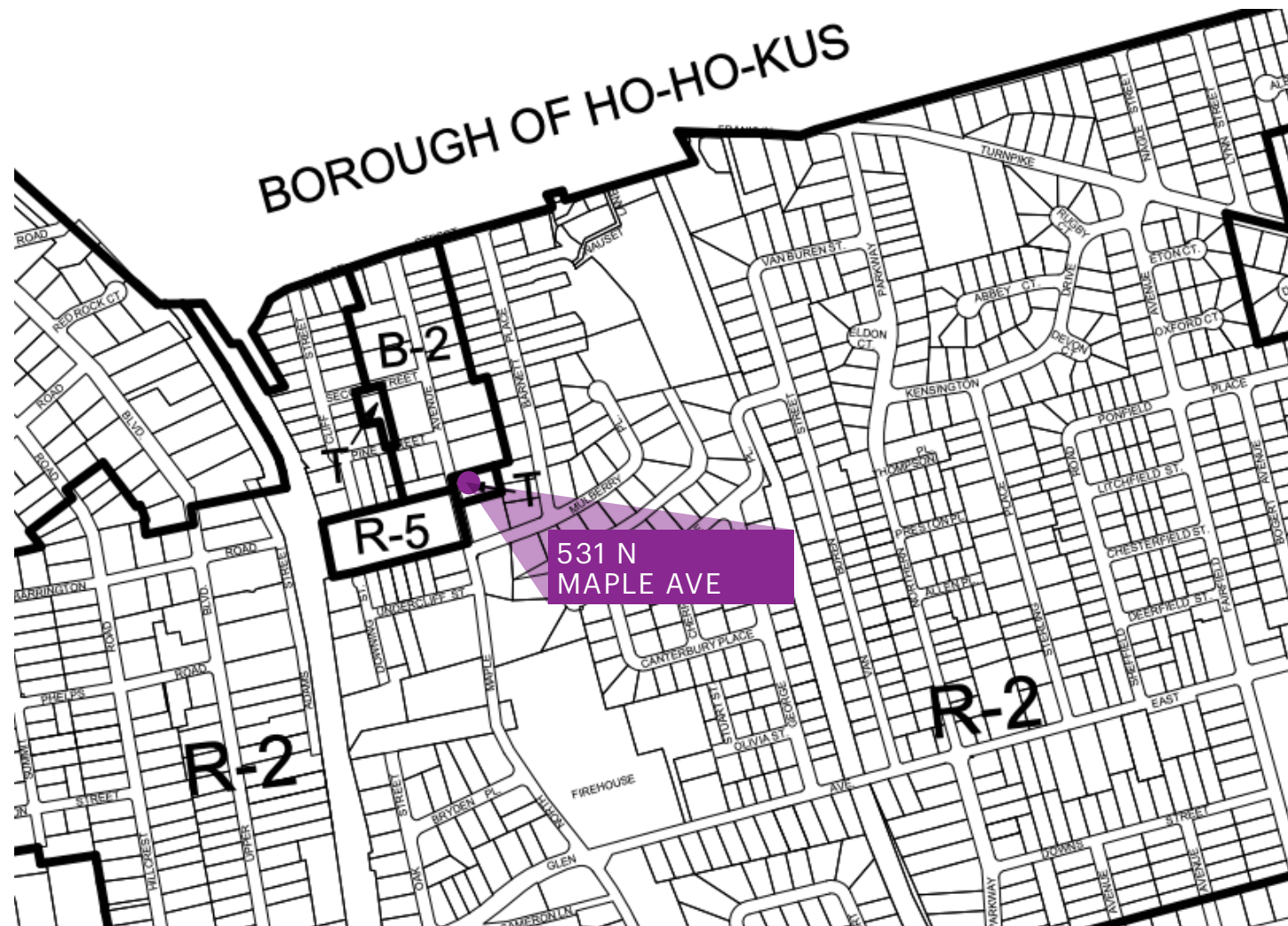
TRANSITION DISTRICT ZONING INFORMATION

Principal uses and structures:

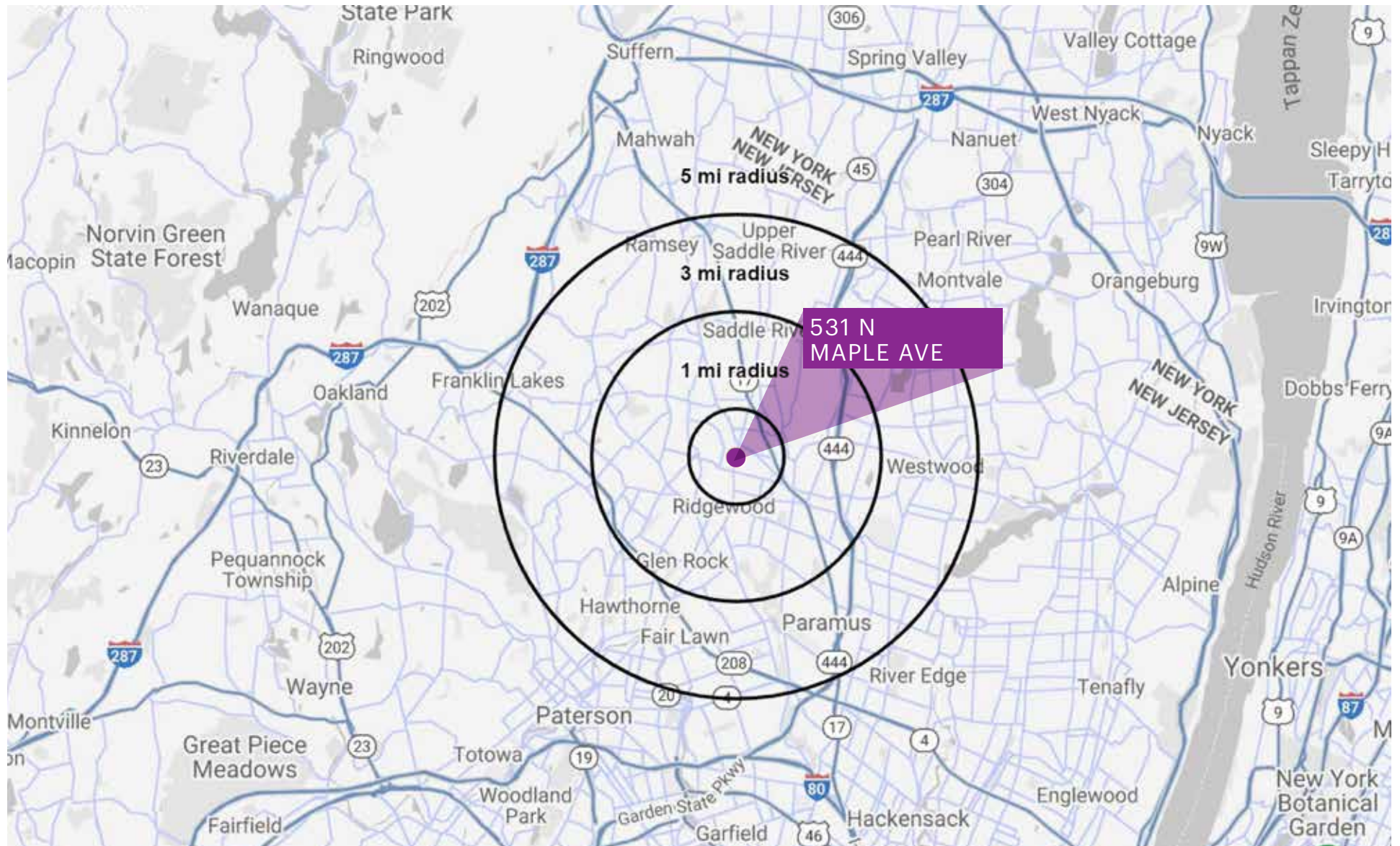
The following principal uses and structures shall be permitted:

Business and professional offices which are not engaged in retail or wholesale sale of goods on the premises and which are not engaged in the repair or servicing of goods on the premises, including professional and business offices for accountants, architects, attorneys, dentists, physicians, physical therapists, psychologists, psychotherapists, ophthalmologists, optometrists, chiropractors, engineers, professional planners, surveyors, ministers, real estate appraisers or like professional firms.

531 N Maple Ave is zoned in a Transition District.



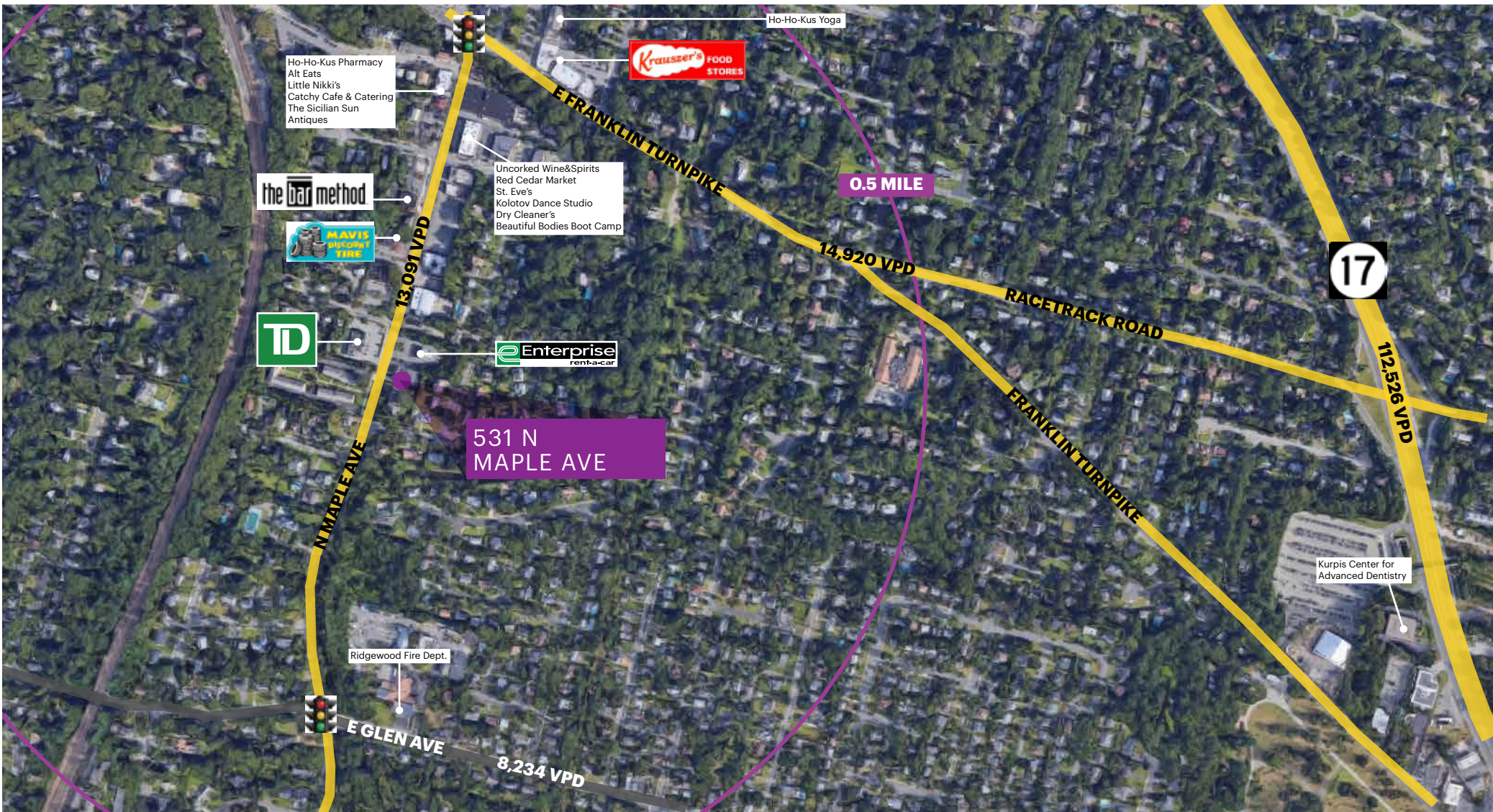
LOCAL MAP



MARKET AERIAL



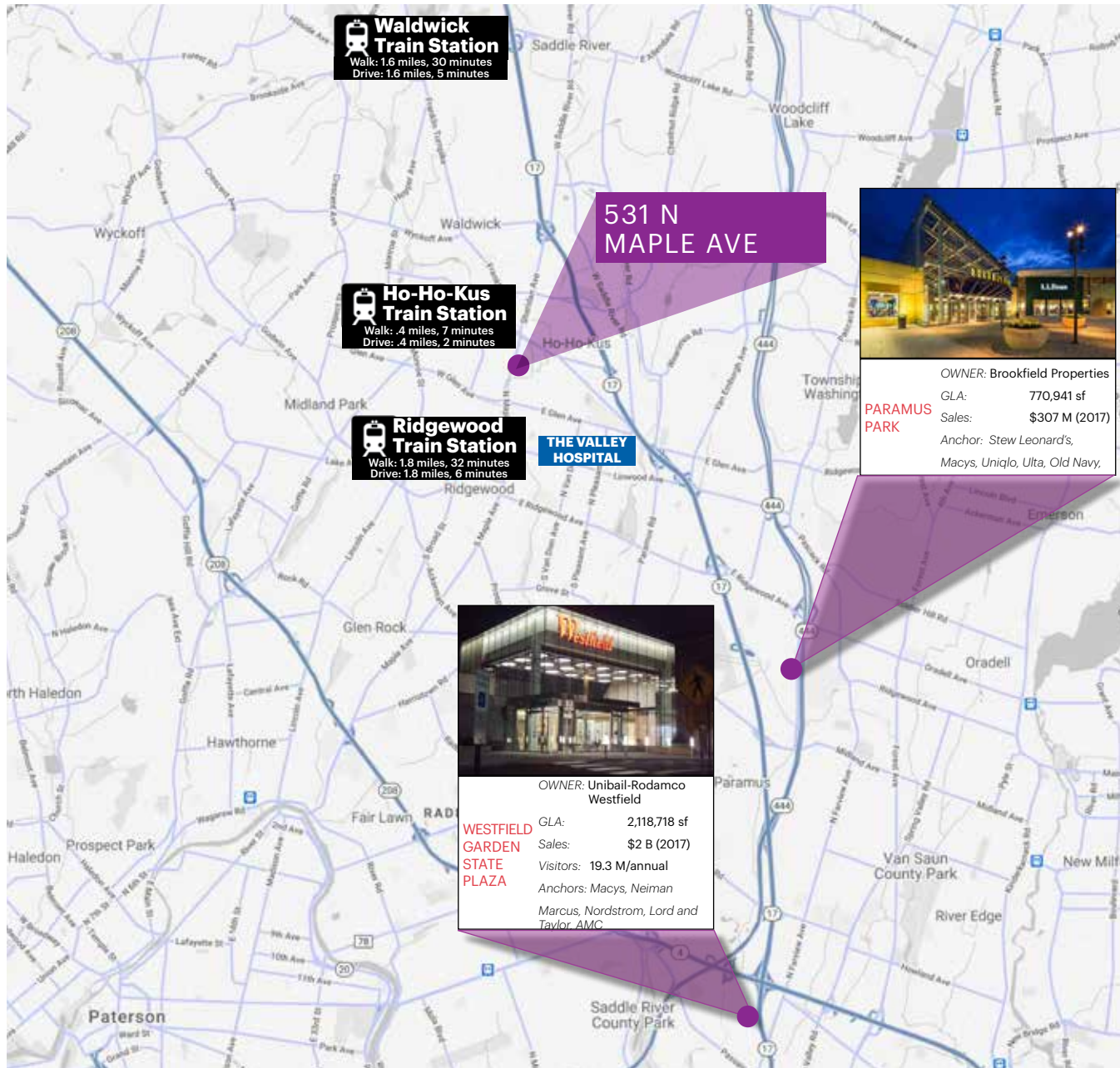
SURROUNDING RETAIL MAP



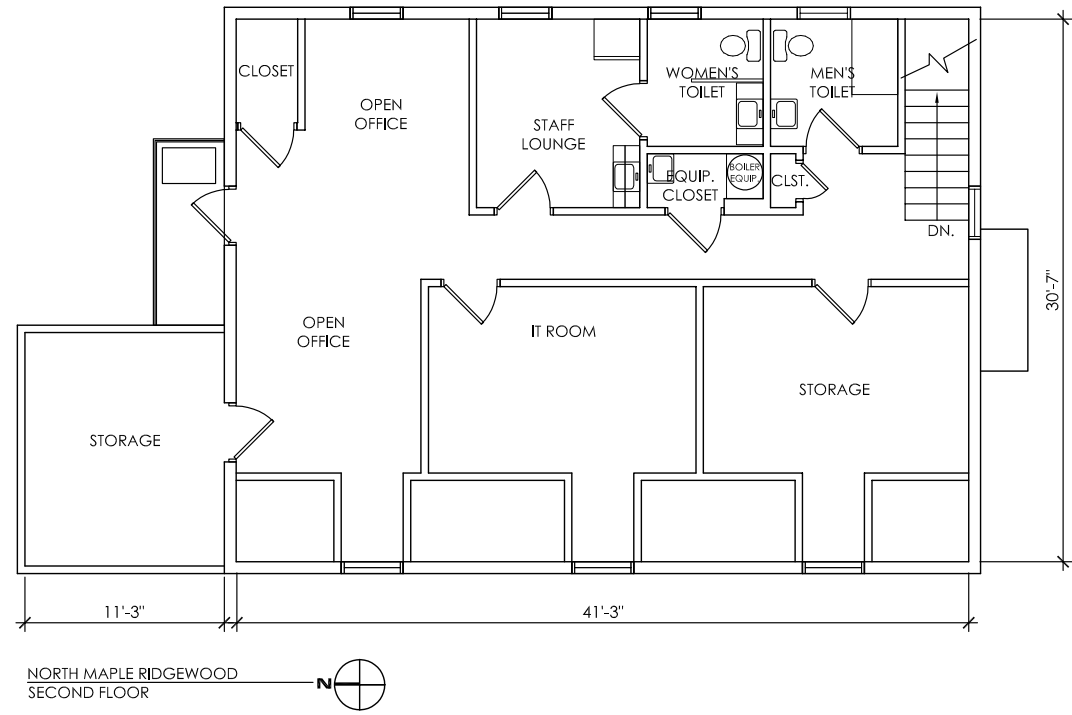
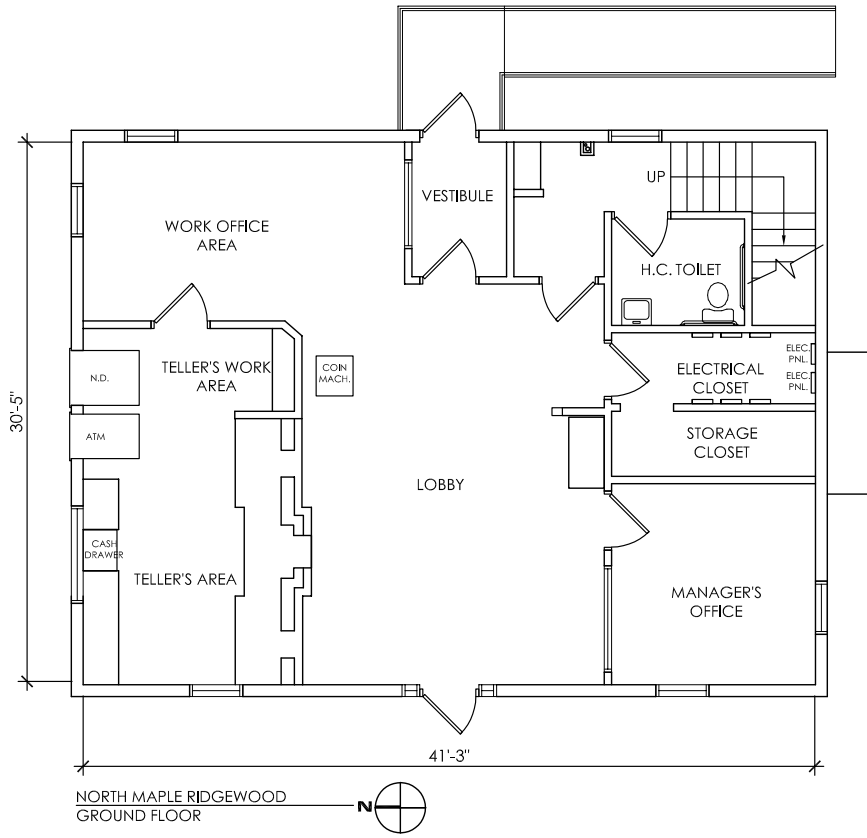
AERIAL VIEW



REGIONAL MAP



FLOOR PLAN



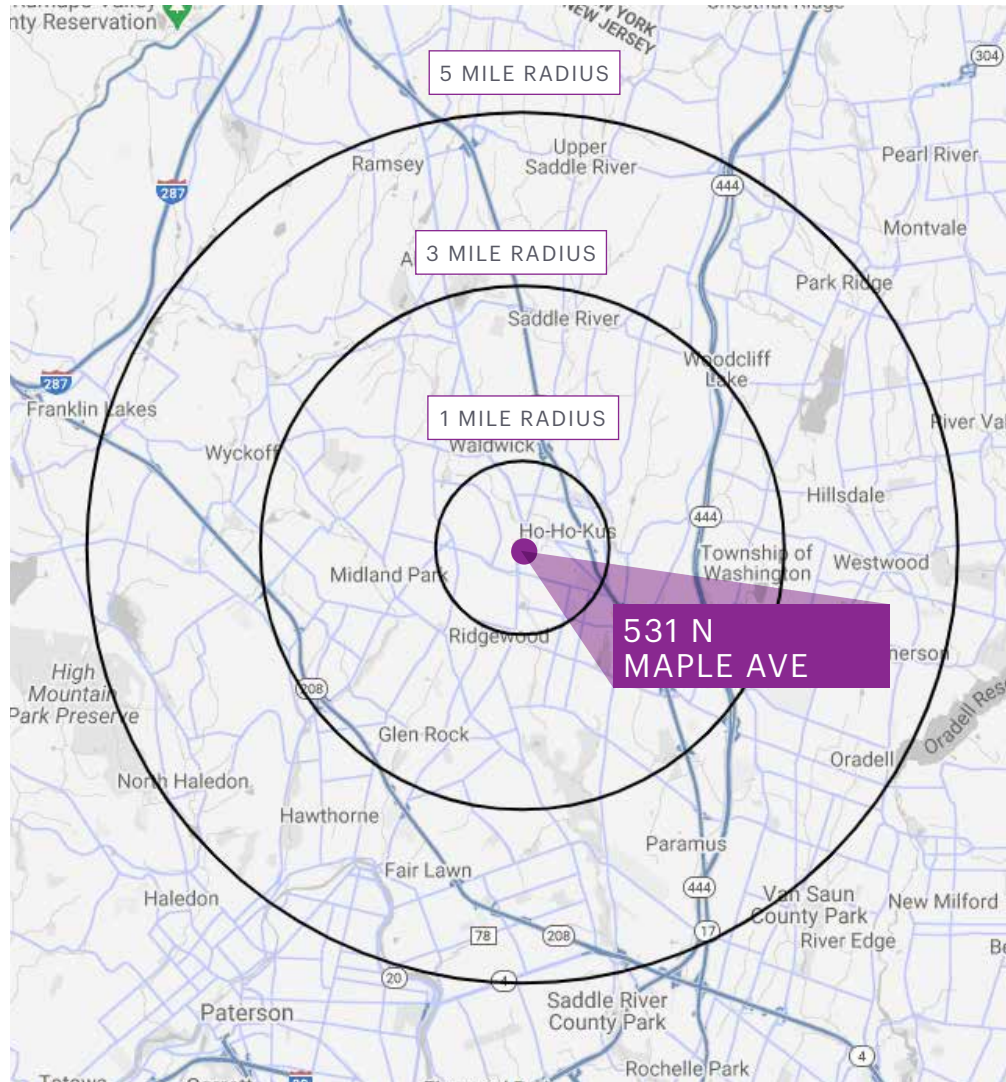
FIRST FLOOR



SECOND FLOOR



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION	13,238	92,819	257,617
NUMBER OF HOUSEHOLDS	4,530	32,796	91,748
AVERAGE HOUSEHOLD INCOME	\$279,765	\$213,279	\$184,151
MEDIAN HOUSEHOLD INCOME	\$190,990	\$157,620	\$136,895
COLLEGE GRADUATES	6,791 77.7%	41,133 65.0%	101,180 56.6%
TOTAL BUSINESSES	999	4,491	13,112
TOTAL EMPLOYEES	12,314	40,461	134,297
DAYTIME POPULATION	15,855	65,109	206,154

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