

BI-STATE PLAZZA

OLD TAPPAN, NJ

SUPER MARKET AVAILABLE

216 Old Tappan Road @ Central Avenue



500 RESIDENTIAL UNITS UNDER CONSTRUCTION
<1.5 Miles Away



32,000 SF
Divisible/Expandable,
14,000 SF Basement

RIPCO
REAL ESTATE



SIZE 32,200 SF Divisible/Expandable plus 14,000 SF Lower Level

FRONTAGE 139'

ASKING RENT Upon Request

NNN \$6.25 psf (est.)

PARKING 5 per 1000

GLA \$6.25 psf (est.)

CO-TENANTS CVS, Starbucks, BBQ Chicken, Old Tappan Cleaners, Dairy Queen, John Anthony Salon, Choices Specialty Prepared Food, Bi-State Shipping Store 'n More, Butterworth's Bagels, Tae Kwon Do, Massoyan Jewelers, Excel Physical Therapy, Chase Bank, Wine & Beverage Spirits, Mooyah

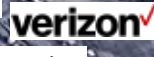
COMMENTS

- No supermarket within 2-mile radius of Bi-State Plaza
- Lower Level Space ideal for Commissary/Catering/Storage
- Old Tappan, River Vale, Harrington Park without any supermarket, and Westwood only with Trader Joe's
- New Residential under construction – 229 units adjacent & 249 Units <1.5 miles away
- Bi-State Plaza, as the only shopping center in Old Tappan, is the de facto downtown.
- Pylon Signage Available
- Traffic Light Access
- Walking distance to high school and municipal complex



Shanghai Spa

Evergreen Chinese Food



Vicolo Ristorante

Lancia Realty

Cabinet Artistry

Il Pizza D'oro

BBQ Chix Restaurant

Garden State News

STARBUCKS

CHASE

Wine & Beverage Spirits

Excel Physical Therapy

Massoyan Jewelers

Tae Kwon Do

Butterworth's Bagels

Bi-State Shipping Store 'N More

Choices Specialty Prepared Food

John Anthony Salon

CVS/pharmacy

Benjamin Moore Paints



Hoshitori Japanese Cuisine

Future Residential Development

Church



Pylon

OLD TAPPAN ROAD

Bank of America

Dry Ice Corporation

CENTRAL AVENUE

13,000 AADT

Spanish Eastern District Headquarters

Old Tappan Medical Offices

Old Tappan Fire Dept

1.5 Miles To Fairways At Edgewood 249 Residential Units Under Construction

Old Tappan Borough Offices

High School

Spectrum Physical Therapy



**NO
SUPERMARKET
WITHIN A
2 MILE RADIUS**

OLD TAPPAN

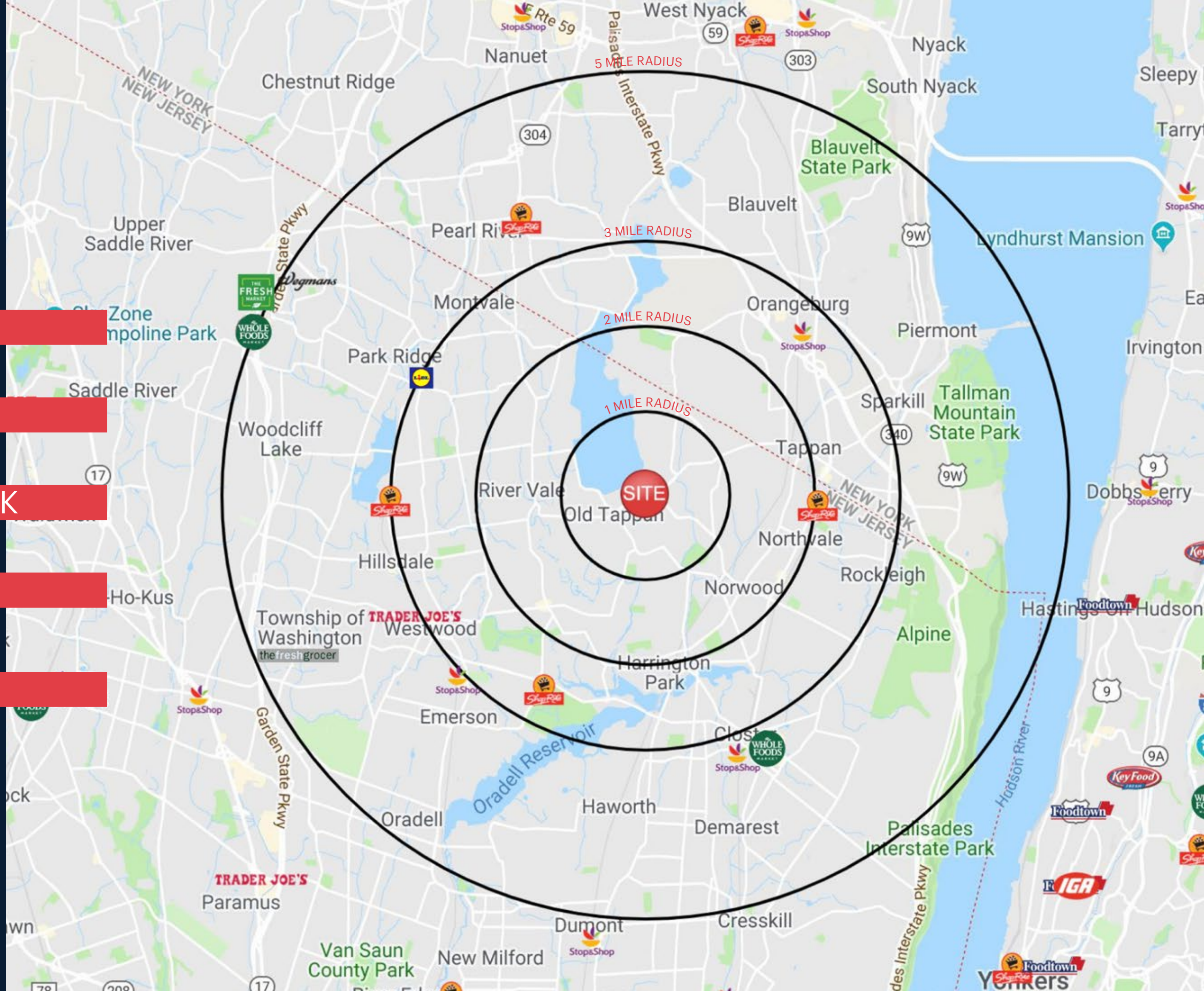
NORWOOD

HARRINGTON PARK

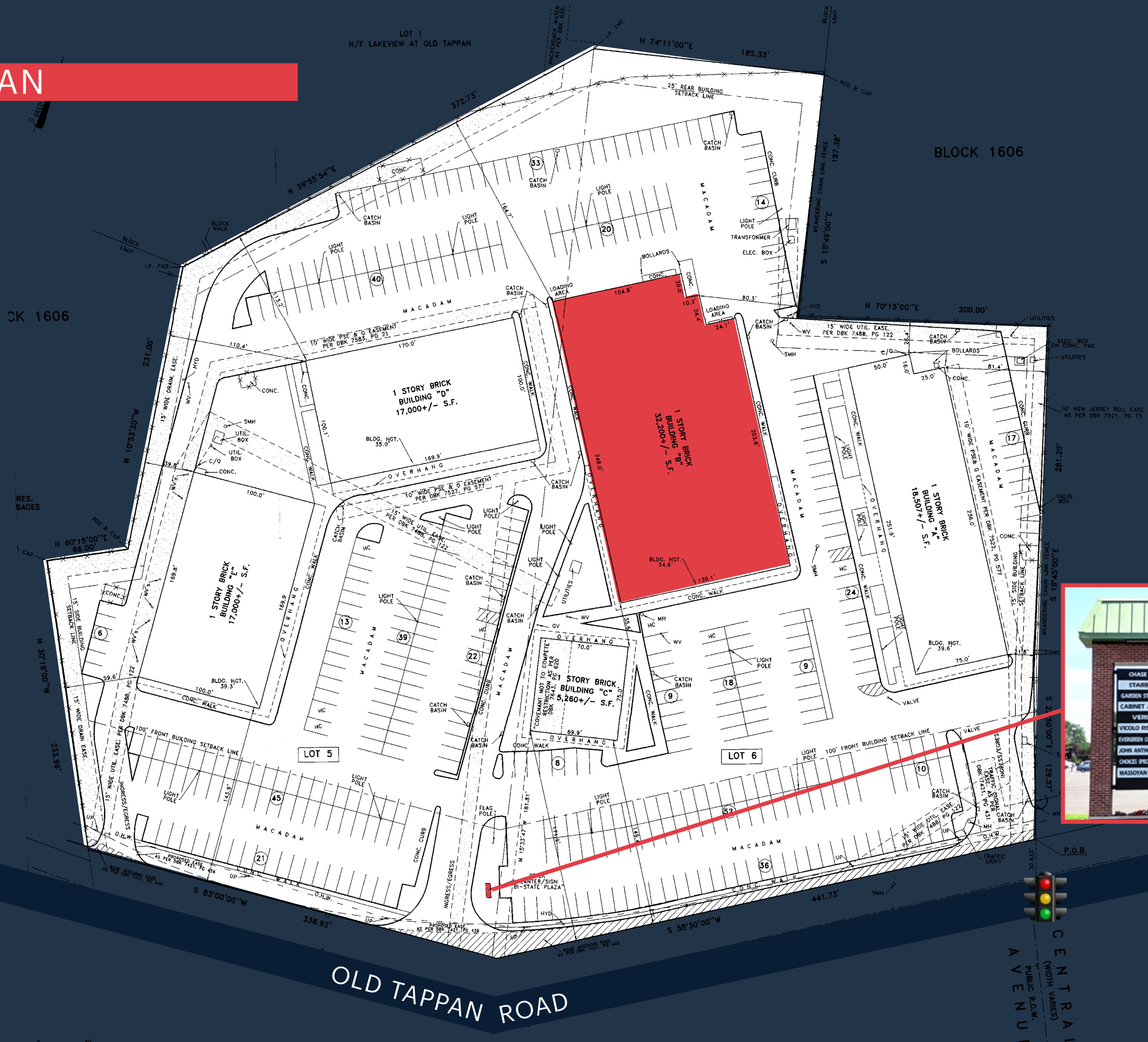
RIVER VALE

WESTWOOD

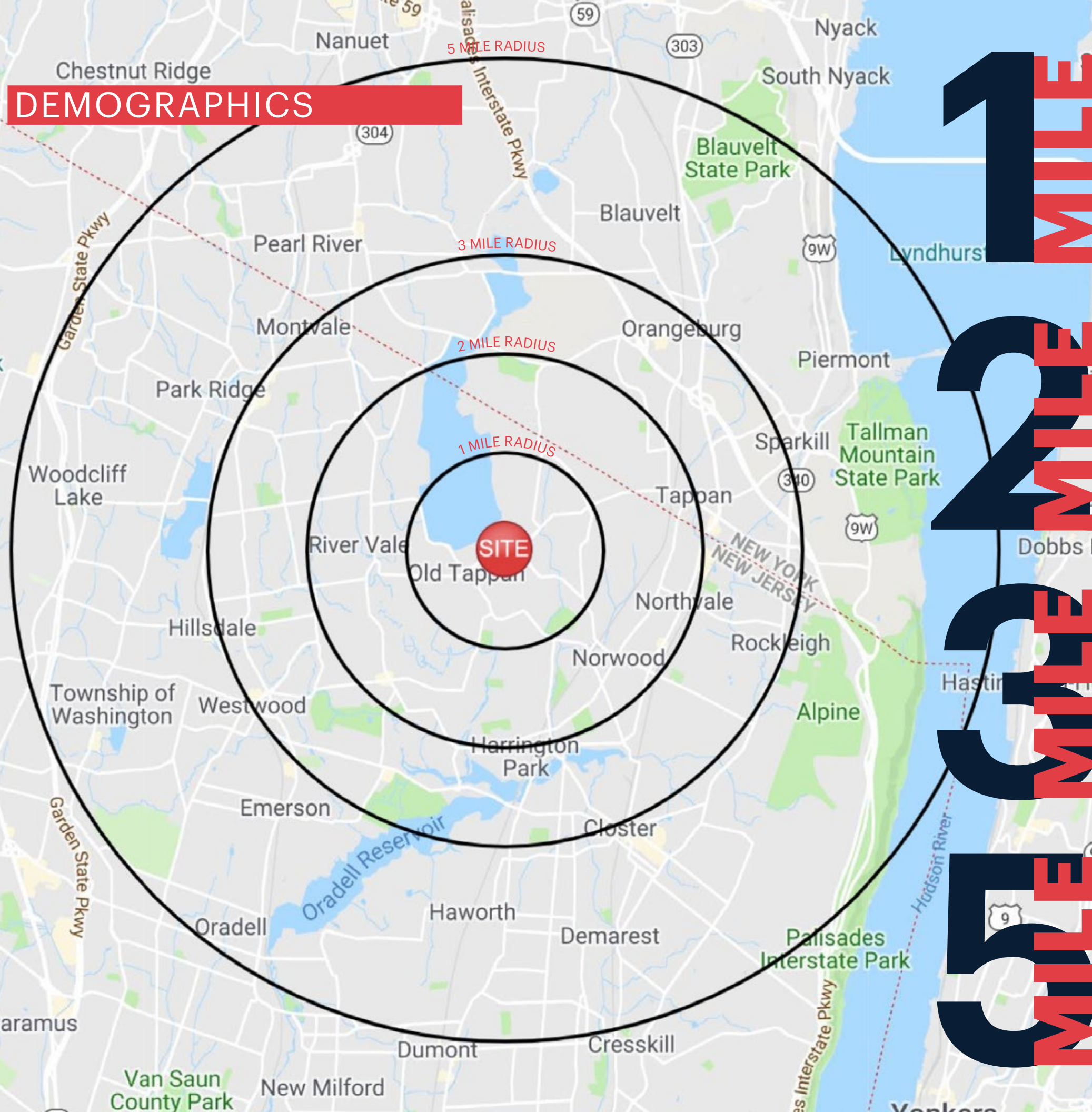
only Trader Joe's



SITE PLAN



DEMOGRAPHICS



1 MILE

Total Population - 5,479
Median Household Income - \$143,487
Average Household Income - \$253,309
College Graduates - 2,432 - 64.8%

2 MILE

Total Population - 28,874
Median Household Income - \$136,456
Average Household Income - \$209,901
College Graduates - 11,733 - 58.4%

3 MILE

Total Population - 63,273
Median Household Income - \$138,911
Average Household Income - \$197,307
College Graduates - 25,378 - 57.7%

5 MILE

Total Population - 173,359
Median Household Income - \$140,393
Household Income - \$192,939
College Graduates - 66,747 - 57.0%

*2020 estimates

CONTACT EXCLUSIVE AGENTS

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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.