

RETAIL/MEDICAL SPACE

32N NORTH DEAN STREET

In the Heart of Downtown Englewood - Franklin Row

32N NORTH DEAN STREET

ENGLEWOOD | NEW JERSEY

3,241 SF

8 Exclusive Parking
Spaces Available With
Direct Access In Rear
Of Building



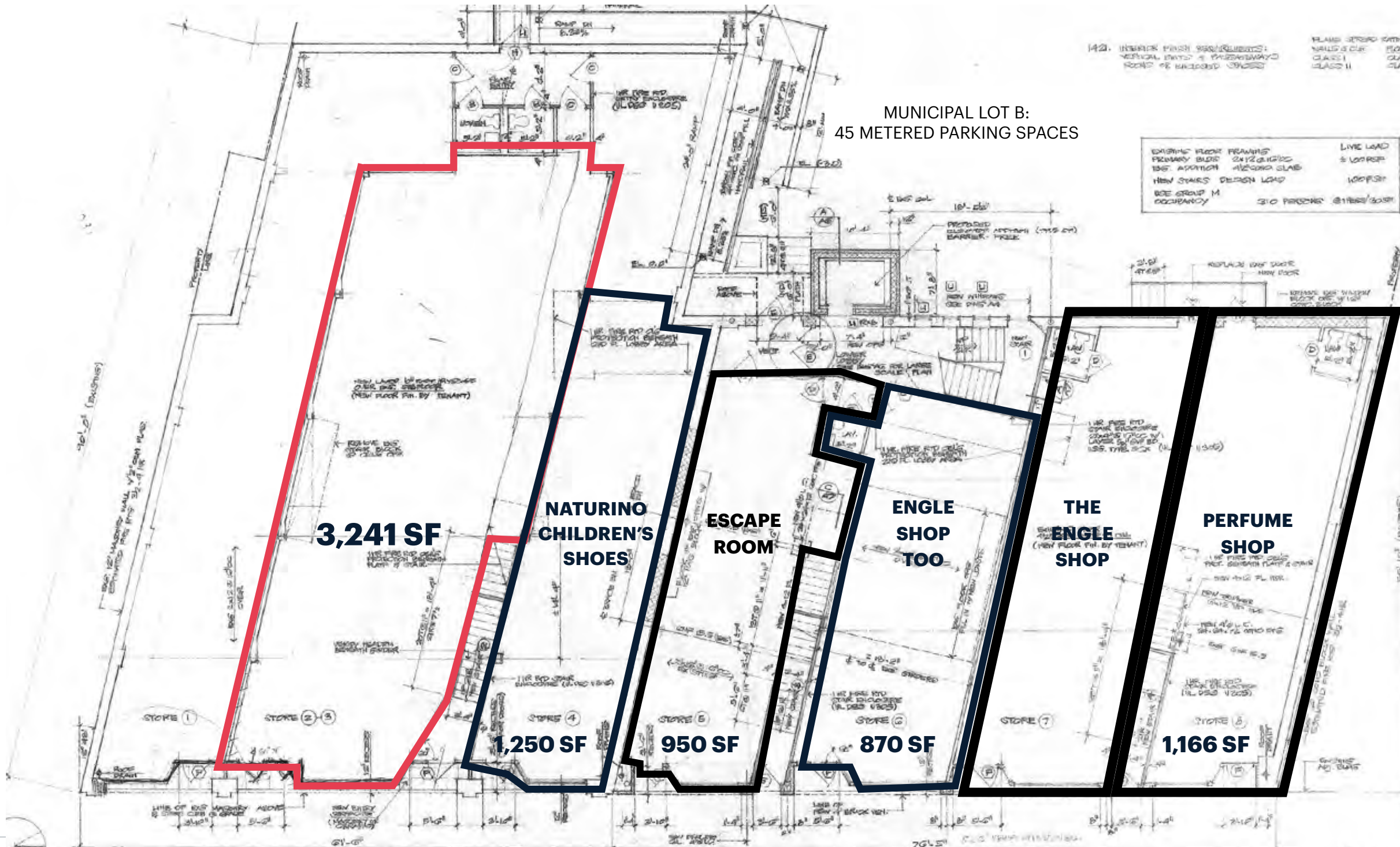
SITE PLAN



NORTH VAN BRUNT STREET

8 EXCLUSIVE PARKING SPACES
DIRECT ACCESS TO REAR OF SPACE

MUNICIPAL LOT B:
45 METERED PARKING SPACES



STREET PARKING

SIZE

32N: 3,241 SF | Basement 1,700 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

LEASE TYPE

Gross Lease with pro-rata share of CAM and Taxes over the base year

PARKING

3,241 SF - 8 dedicated private spaces
Street parking available in front
Municipal Parking located throughout the Downtown area

COMMENTS

Great 1-mile incomes
Dean Street | 17,000 (+/-) AADT
Vibrant downtown with over 14 national retailers

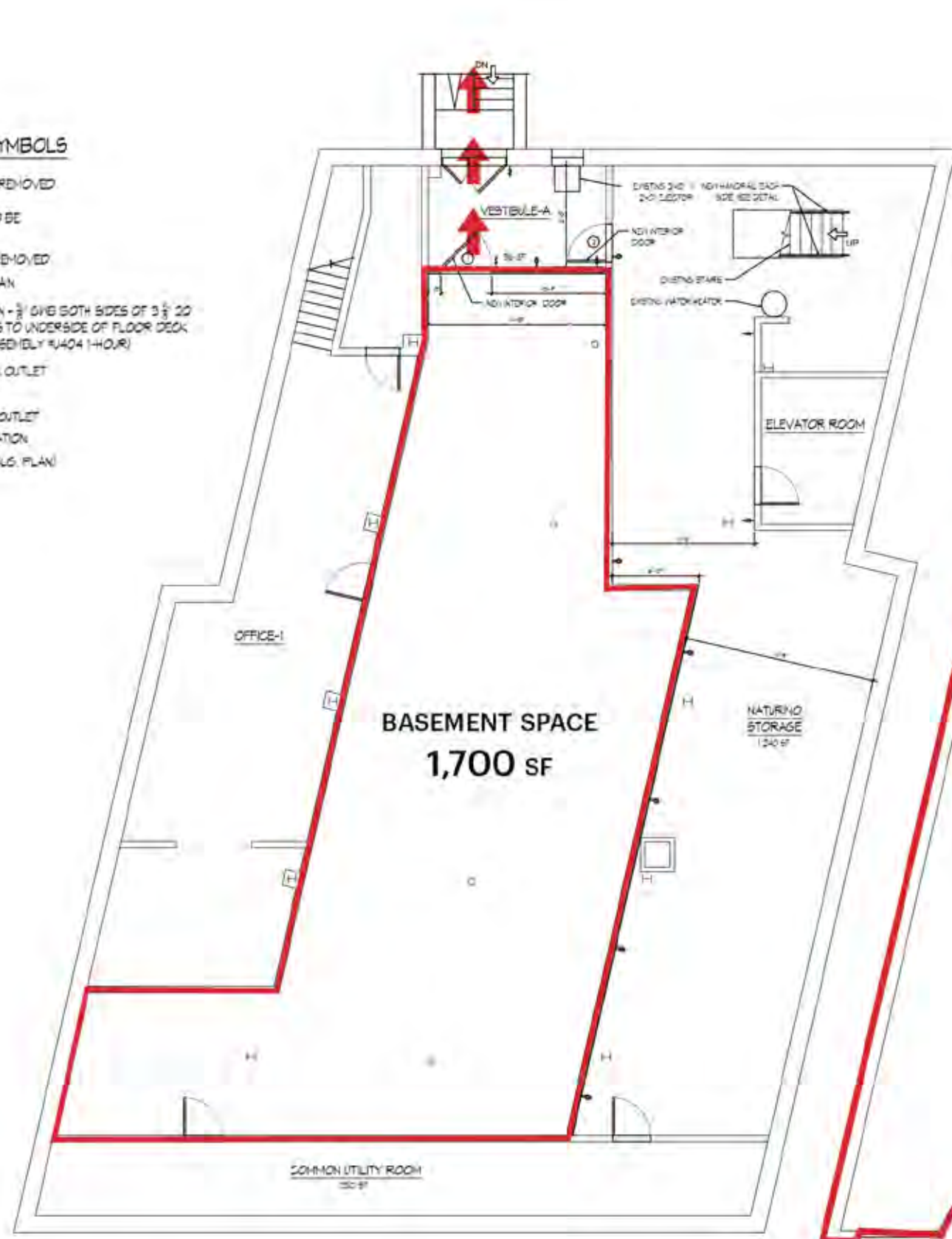
NEIGHBORS

Bergen PAC, ShopRite, Chipotle, SuperCuts, Capital One, Subway, Starbucks, Manhattan Bagel, CVS Pharmacy

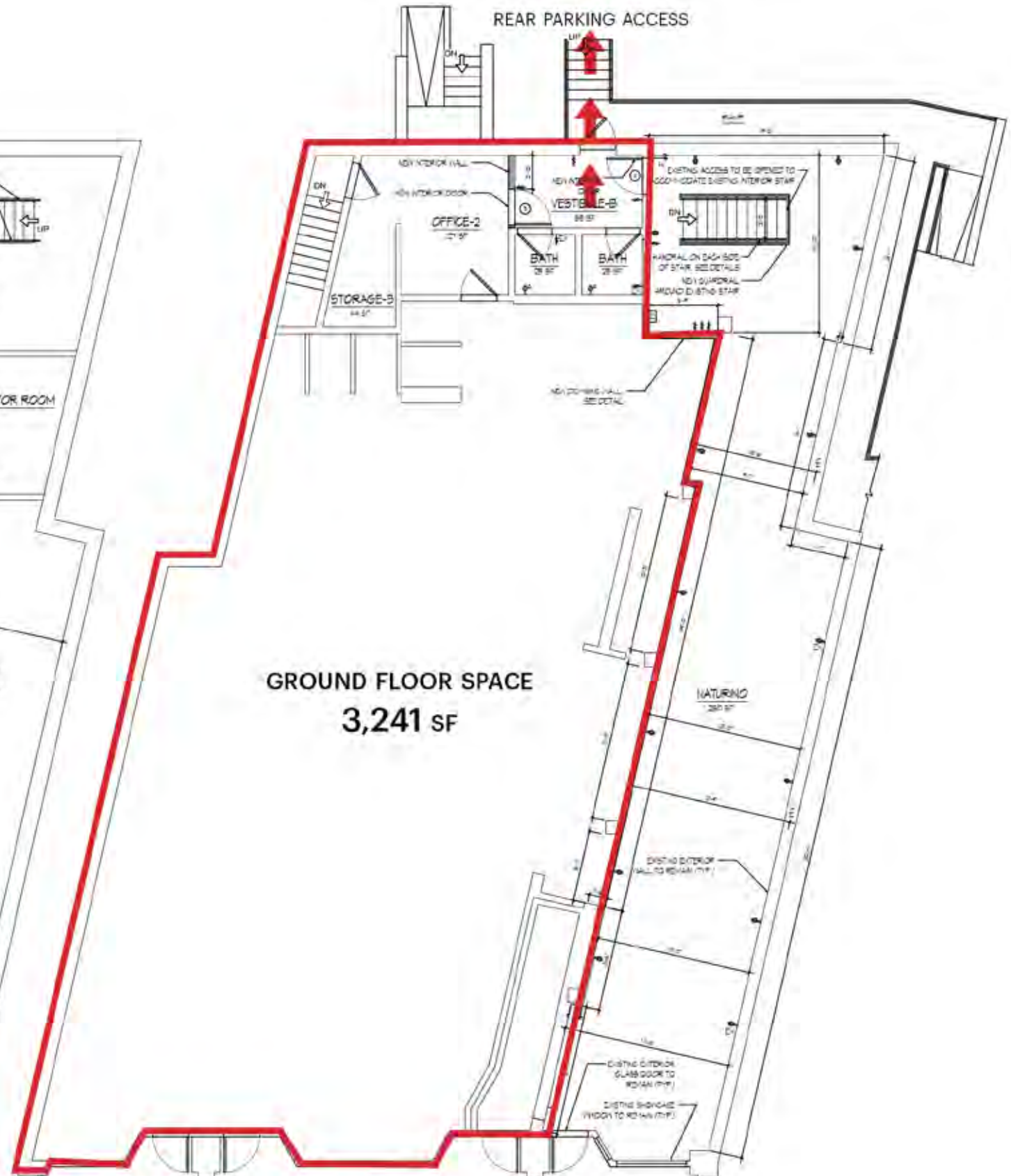
FLOOR PLAN


FLOOR PLAN SYMBOLS

-  DOOR TO BE REMOVED
-  NEW DOOR TO BE INSTALLED
-  WALL TO BE REMOVED
-  WALL TO REMAIN
-  NEW PARTITION - 3/8" GIVE BOTH SIDES OF 3 1/2" 20 GA MTL STUDS TO UNDERSIDE OF FLOOR DECK ABOVE (UL ASSEMBLY R4404 1-HOUR)
-  120 V. DUPLEX OUTLET
-  6 F.1. OUTLET
-  PHONE/DATA OUTLET
-  INTERCOM STATION
-  SWITCH (SEE CLG. PLAN)



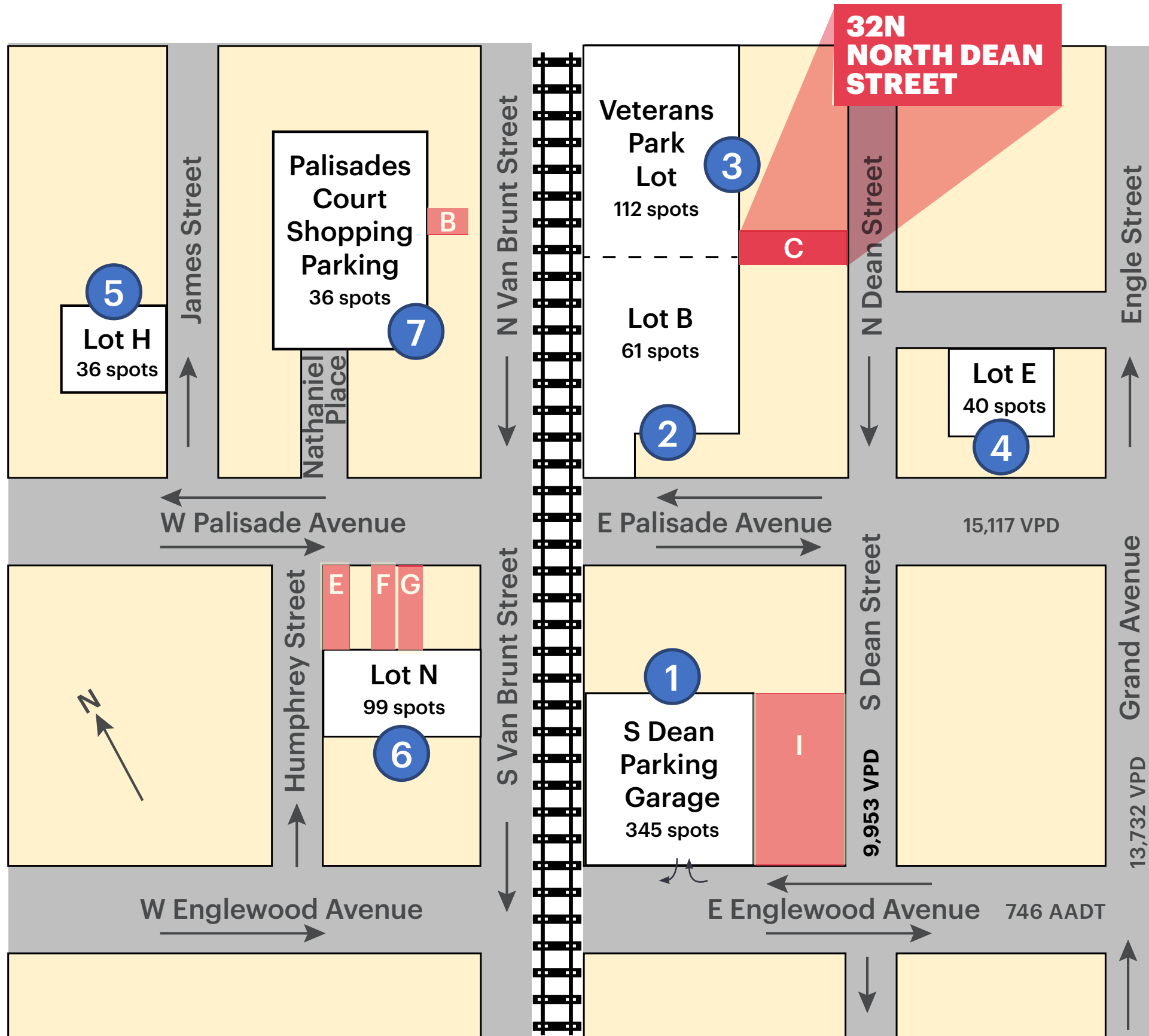
 **BASEMENT PLAN**



 **FIRST FLOOR PLAN**

NORTH DEAN STREET 17,000 AADT

ENGLEWOOD PARKING MAP



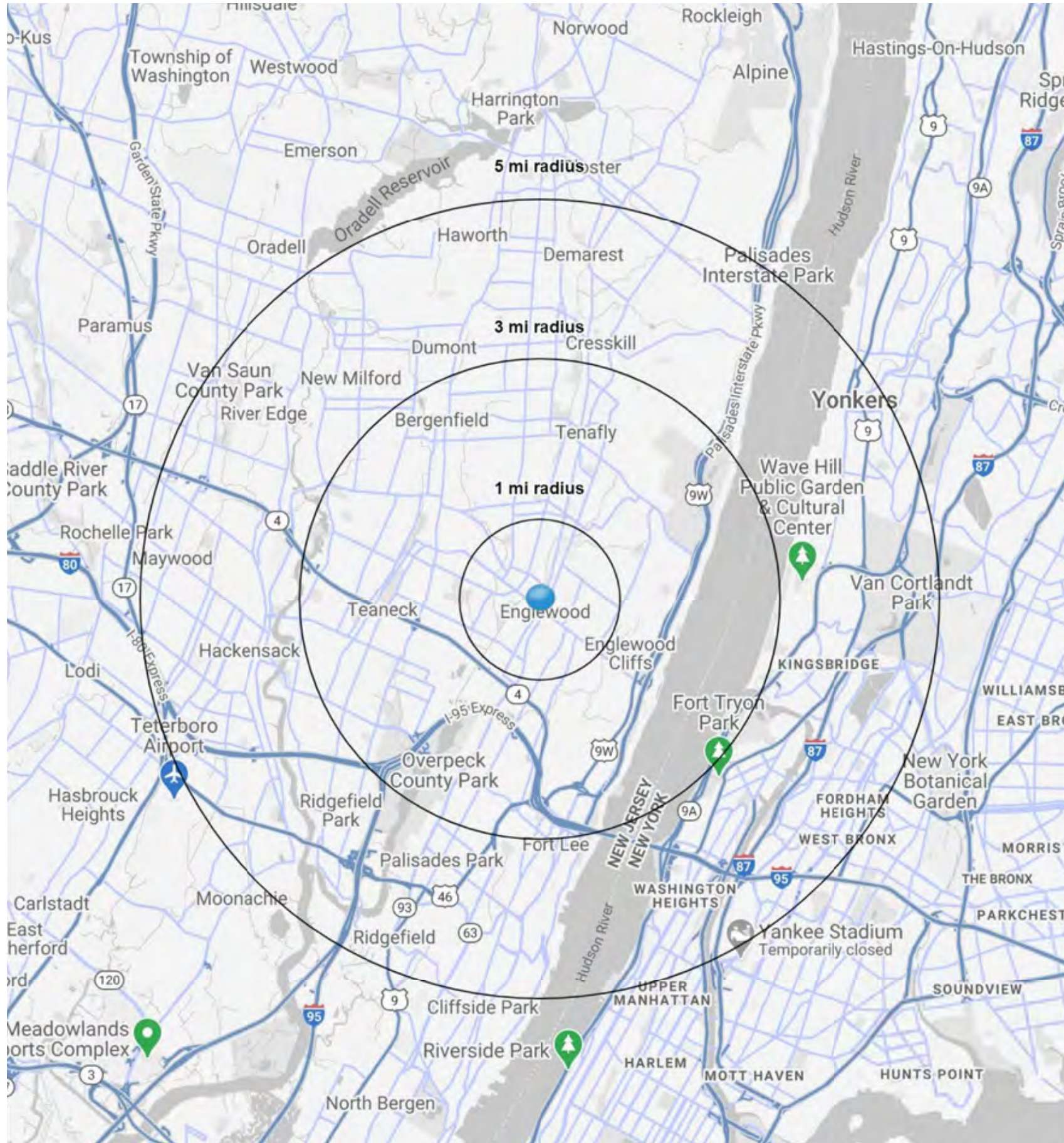
PARKING GUIDE

- 1 City Municipal Garage Open M - Sat; 7 am - 11 pm
- 2 Parking Lot B Metered Spaces
- 3 Veterans Park Parking Lot Metered Spaces
- 4 Parking Lot E Metered Spaces
- 5 Parking Lot B Metered Spaces
- 6 Parking Lot N Metered Spaces
- 7 Palisades Ct Shopping Ctr Only for shops in Palisades Ct

MARKET AERIAL



AREA DEMOGRAPHICS *EXCLUDES NYC



ESTIMATED TOTAL POPULATION

1 mile	20,389
3 miles*	145,301
5 miles*	373,623

MEDIAN HOUSEHOLD INCOME

1 mile	\$94,545
3 miles*	\$112,916
5 miles*	\$99,712

AVERAGE HOUSEHOLD INCOME

1 mile	\$141,018
3 miles*	\$157,261
5 miles*	\$137,282

TOTAL HOUSEHOLDS

1 mile	7,425
3 miles*	53,138
5 miles*	142,645

TOTAL BUSINESSES

1 mile	1,741
3 miles*	7,676
5 miles*	18,840

TOTAL EMPLOYEES

1 mile	15,531
3 miles*	69,069
5 miles*	169,455

% OF COLLEGE GRADUATES

1 mile	41%
3 miles*	56.7%
5 miles*	51%



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.