



22 WEST PALISADES AVE

4,128 SF
5,422 SF
6,337 SF

RETAIL SPACE/MEDICAL SPACE/
RESTAURANT SPACE

ENGLEWOOD TOWNE CENTER

In the Heart of Downtown Englewood

18, 22, AND 30 WEST
PALISADE AVENUE

ENGLEWOOD | NEW JERSEY



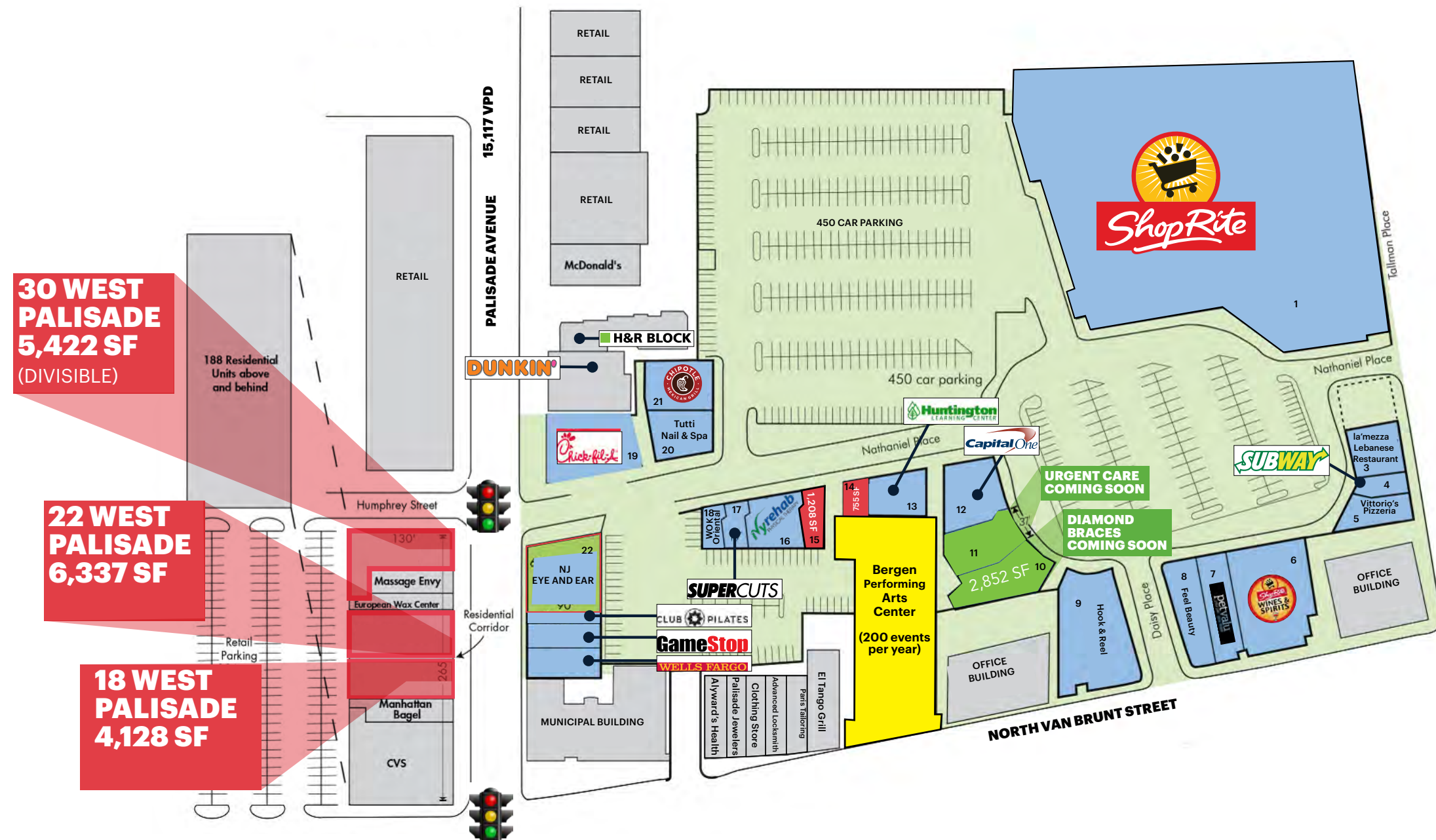
18 WEST PALISADES AVE



30 WEST PALISADES AVE

RIPCO
REAL ESTATE

SPACE DETAILS/SITE PLAN



SPACE AVAILABLE

#18 - 4,128 SF

Ceiling: 11'-3"

#22 - 6,337

Ceiling: 12'-6" to 13'

#30 - 5,422 SF. 29'6" x 109'1" (divisible).

Ceiling: 14'

ASKING RENT

Upon Request

NNN

\$8.83 PSF (est.)

PARKING

106 parking stalls dedicated to retail space (free after 6 pm) & street parking

COMMENTS

Englewood Hospital is just ¼ mile away,
with 5,525 physicians, medical staff, &
employees

Electric, Water, and Gas are separately metered

Located at traffic light intersection across from ShopRite

Vibrant downtown retail with foot traffic

188 residential units directly above at
Towne Centre

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

15,117 VPD on Palisade Avenue

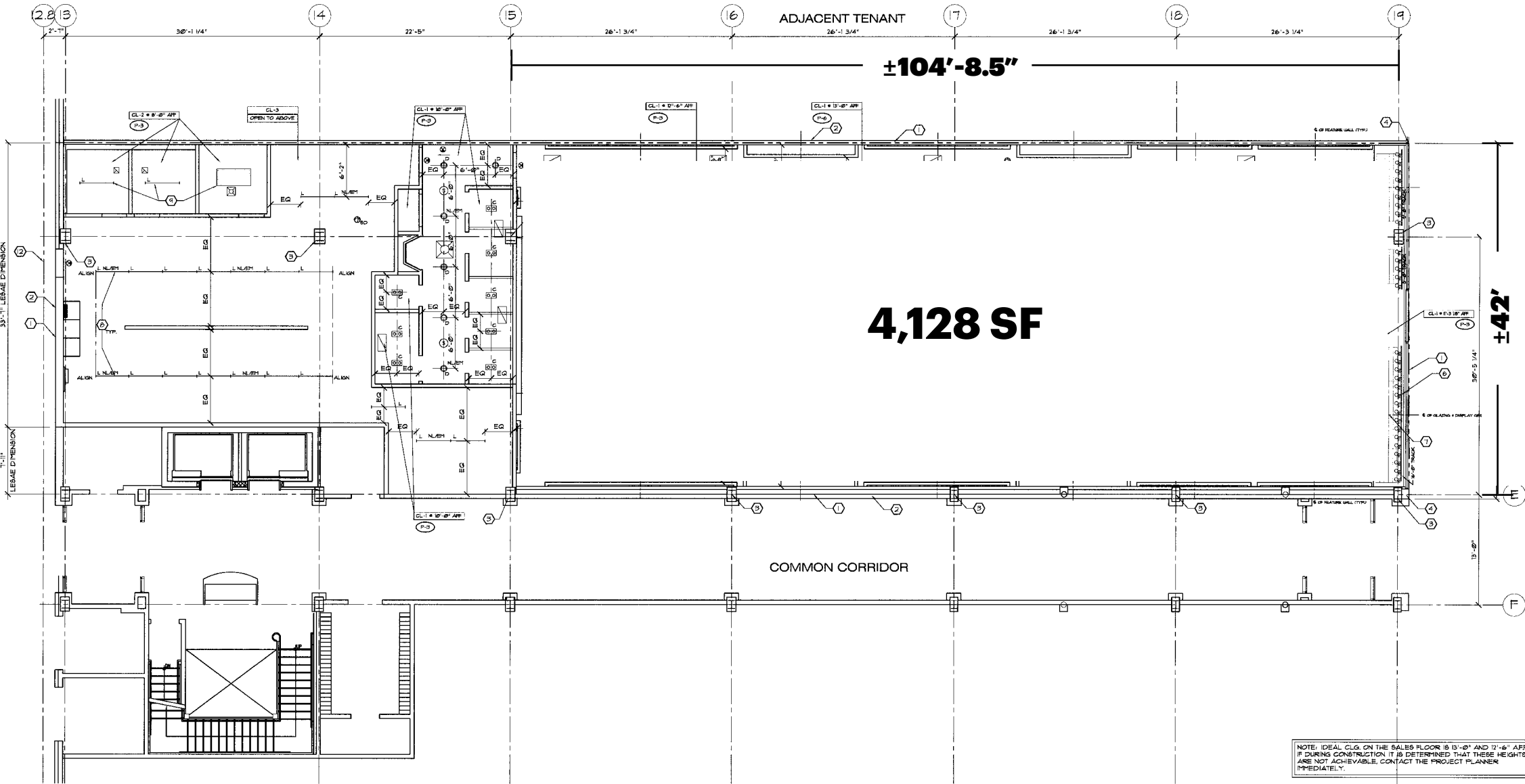
Walk Score® - Walker's Paradise (93)

NEIGHBORS

ShopRite, Dunkin', European Wax Center, Massage Envy, CVS Pharmacy, Chick-fil-A, Club Pilates, Metro PCS, Wells Fargo, Game Stop, Verizon, Capital One, H&R Block



#18 SPACE PLAN

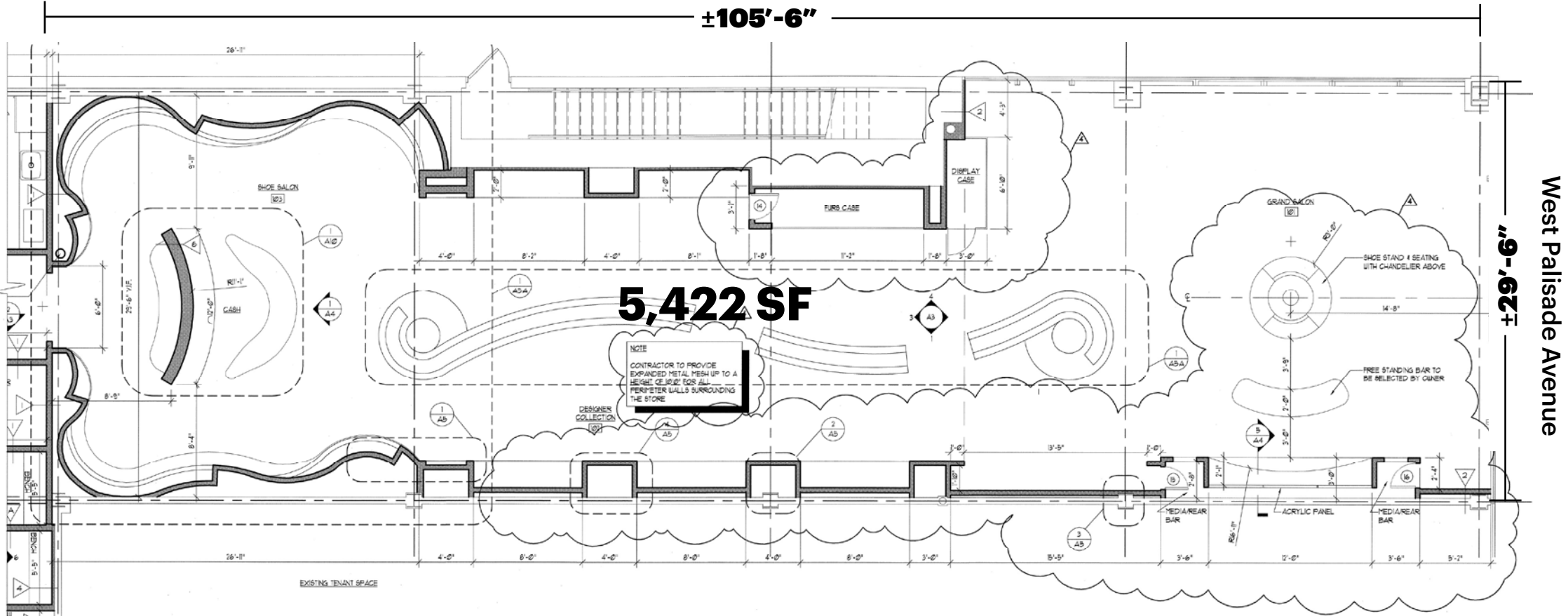


6,337 SF

22 WEST PALISADES AVE



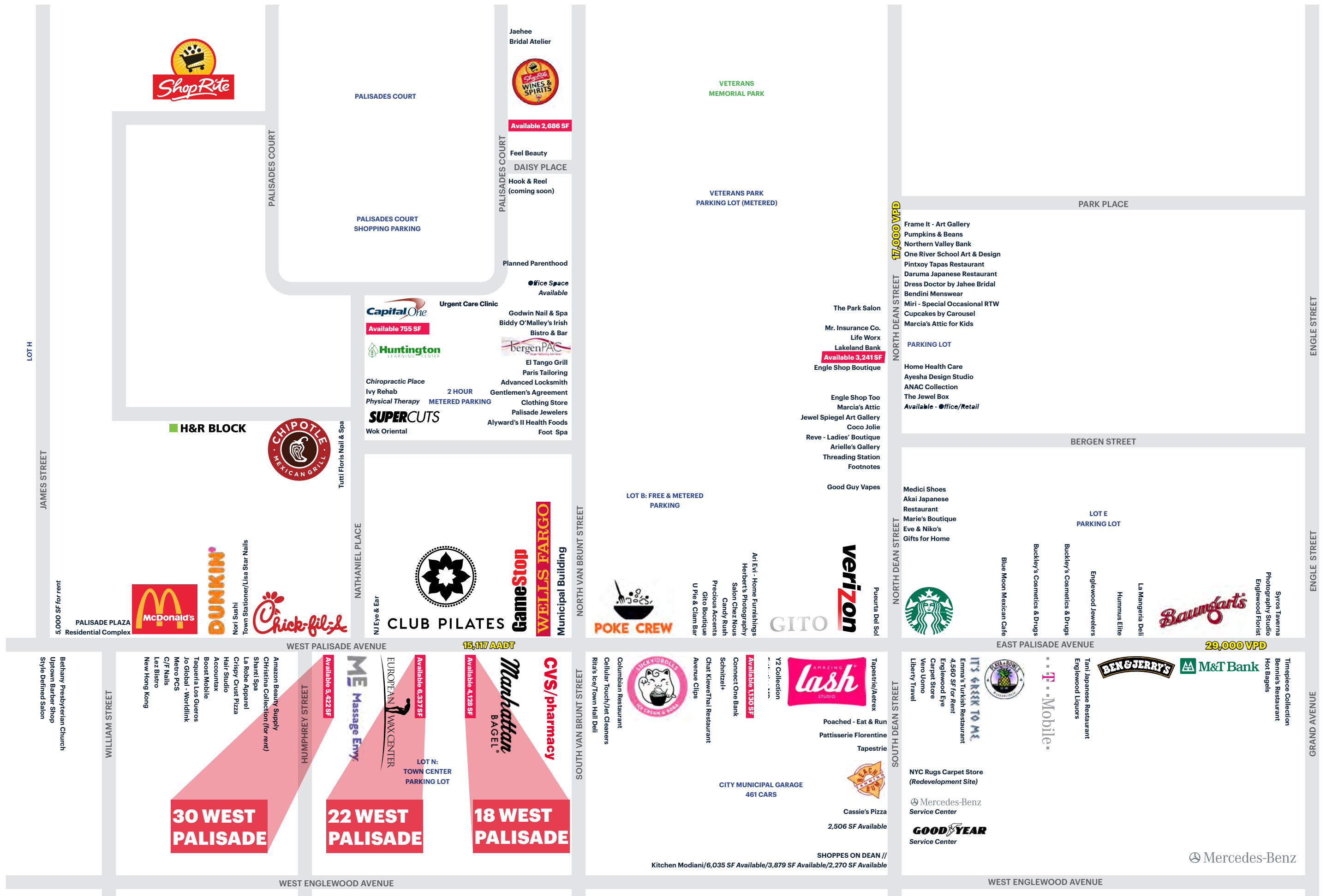
#30 SPACE PLAN



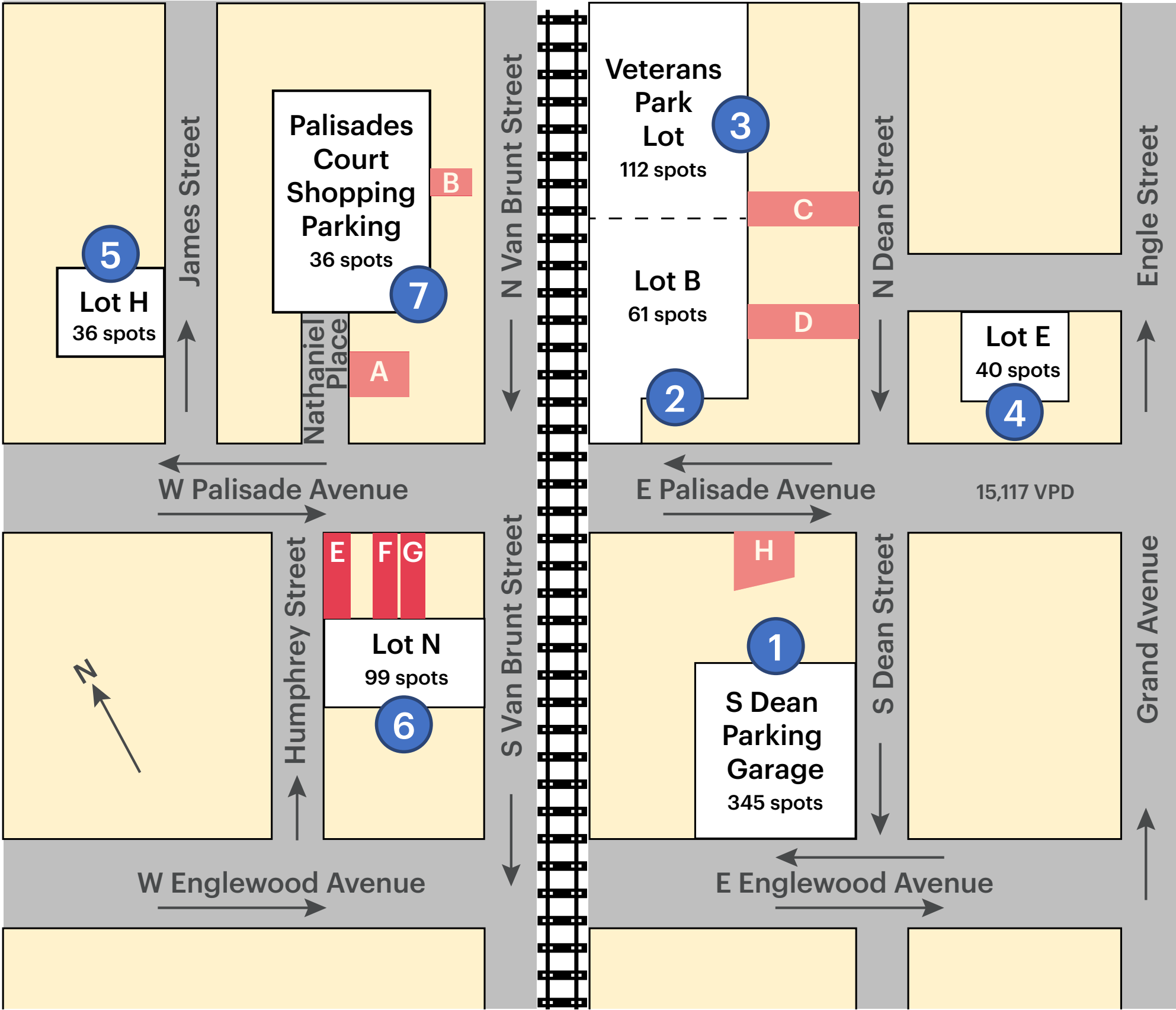
MARKET AERIAL



STREET MAP



ENGLEWOOD PARKING MAP



PARKING GUIDE

1	City Municipal Garage	Open M - Sat; 7 am - 11 pm \$.50 first hour \$1.00 each additional hour till 6pm
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

AVAILABLE RETAIL SITES

A	23 Nathaniel Place 755 SF
B	51 Nathaniel Place 2,686 SF
C	32 N Dean Street 3,241 SF
D	36A N Dean Street 1,166 SF
E	30 W Palisade Avenue 5,422 SF
F	22 W Palisade Avenue 6,337 SF
G	18 W Palisade Avenue 4,128 SF
H	12 E Palisade Avenue 1,130 SF

MARKET DETAILS



5

MILE RADIUS*

**Excluding New York City*

Population

380,665

Households

141,289

Average HHI

\$126,407

Bachelor’s Degree or Higher

49%

Annual HHI of \$100k+

44.3%

15

MINUTE DRIVE*

Population

449,260

Households

171,390

Average HHI

\$102,753

Bachelor’s Degree or Higher

49.1%

Annual HHI of \$100k+

36.3%

MARKET DETAILS



211,114

Daytime Workers
Within 5 Miles*

20,605

Businesses
Within 5 Miles*

4,564,552 sf

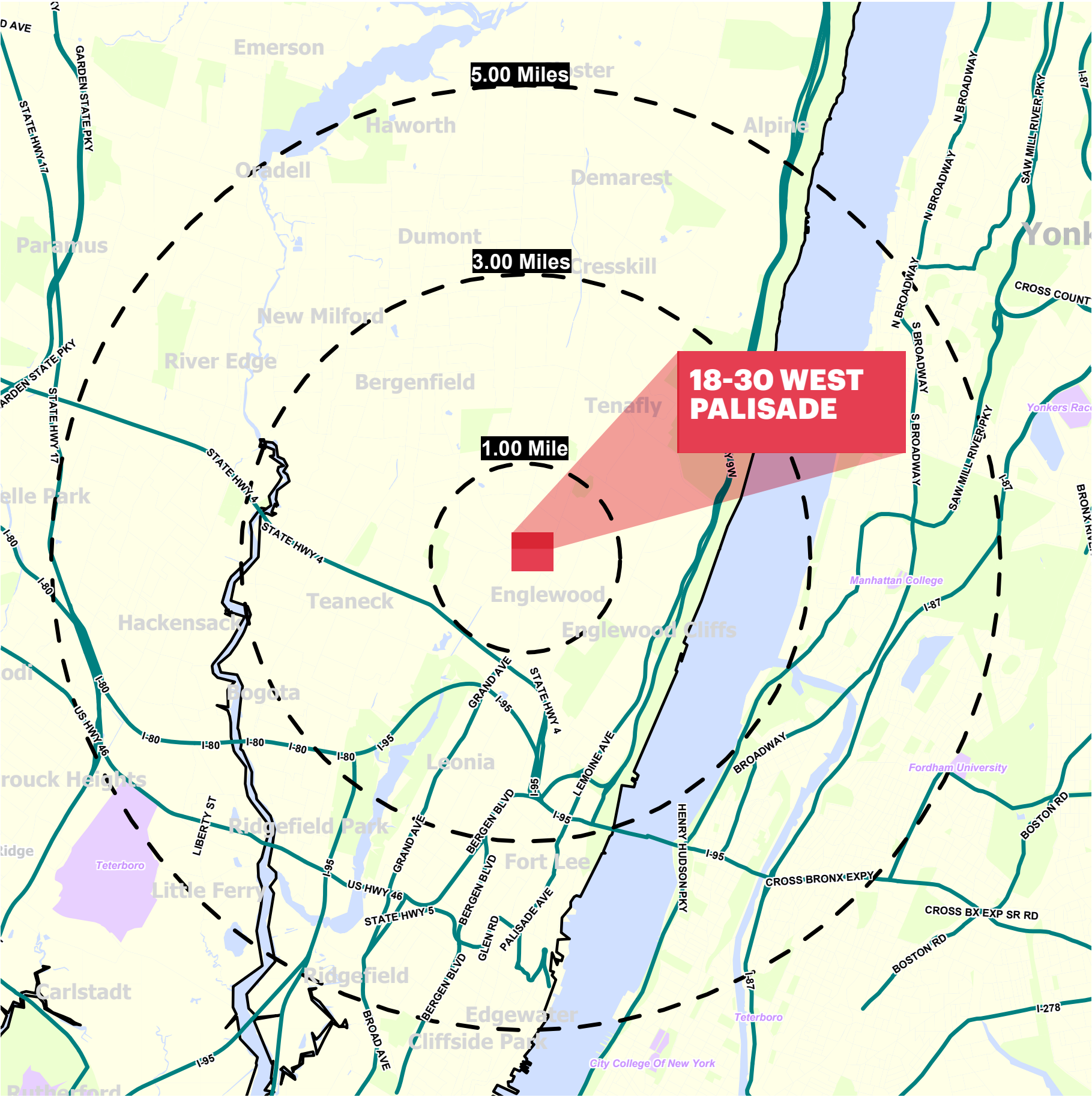
of Corporate Office Facilities
Within 2 Miles*

603

Hotel Rooms
Within 2 Miles*

*Excluding New York City

AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION		TOTAL BUSINESSES	
1 mile	20,790	1 mile	1,835
3 miles*	151,605	3 miles*	78,029
5 miles*	377,728	5 miles*	19,136
MEDIAN HOUSEHOLD INCOME		TOTAL EMPLOYEES	
1 mile	\$93,294	1 mile	16,408
3 miles*	\$111,748	3 miles*	72,056
5 miles*	\$99,553	5 miles*	172,681
AVERAGE HOUSEHOLD INCOME		% OF COLLEGE GRADUATES	
1 mile	\$137,655	1 mile	40.0%
3 miles*	\$155,436	3 miles*	56.3%
5 miles*	\$137,261	5 miles*	50.9%
TOTAL HOUSEHOLDS			
1 mile	7,520		
3 miles*	55,583		
5 miles*	144,328		

*2020 estimates
excludes NYC

CONTACT EXCLUSIVE AGENTS

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