

**RETAIL SPACE**

# 38 FRANKLIN STREET

**BERGEN COUNTY**

TENAFLY | NEW JERSEY

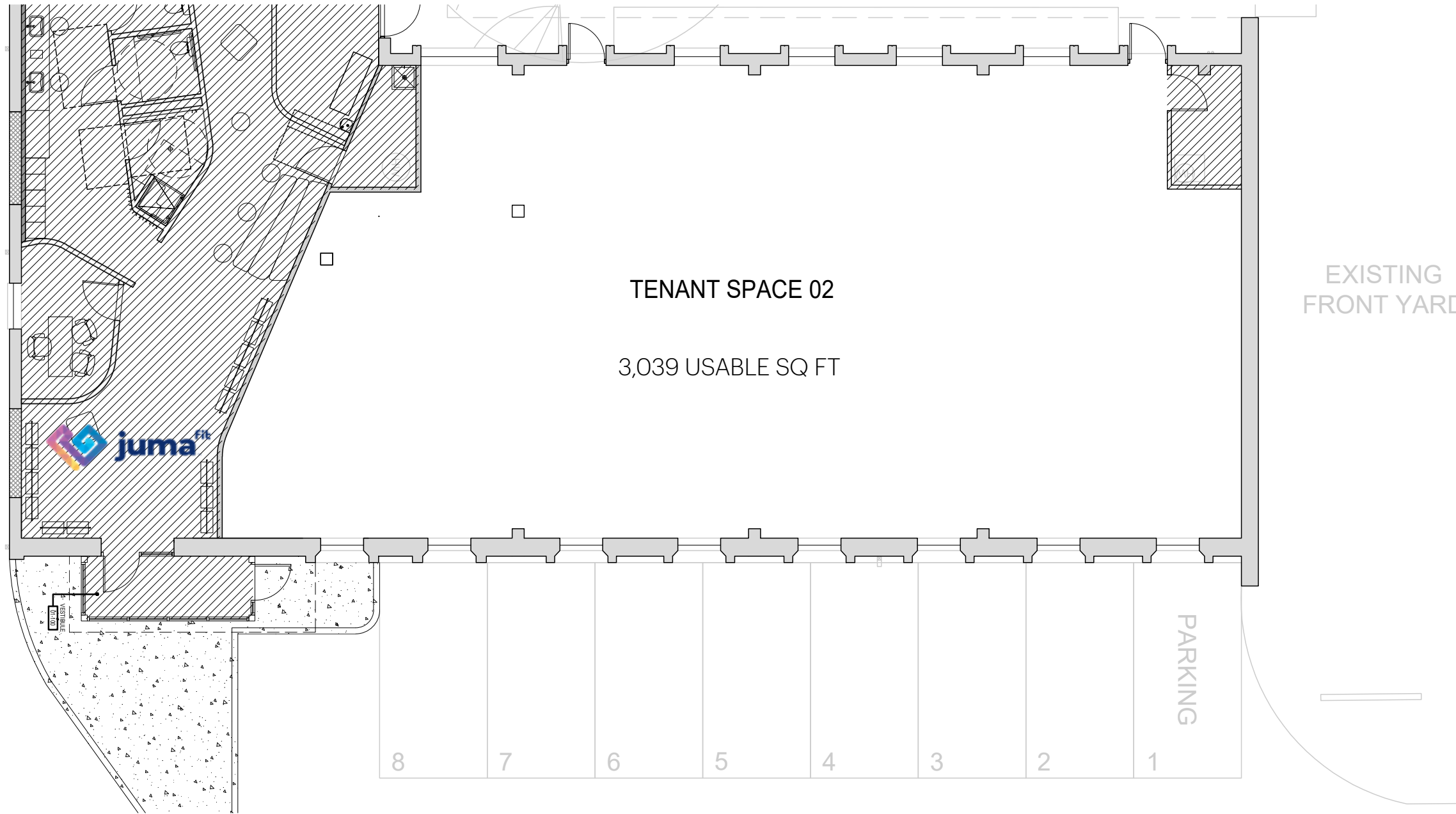
**3,039 SF**

Seeking health, wellness,  
medical and personal care



# SPACE DETAILS

## FLOOR PLAN



**SIZE**  
Space 1            3,039 SF

**FRONTAGE**  
Franklin Street Over 50 FT

**PARKING**  
+/- 40 spaces

**RENT**  
Negotiable

**NEIGHBORS**  
Juma, Clinton Inn Hotel & Conference Center, Coldwell Banker, General Plumbing Supply Inc., Tenafly Orthodontic Associates, Tenafly Family Dental

**COMMENTS**  
Serene space in bustling downtown with ample surface parking. Ideal for wellness center, spa, and boutique fitness.  
Walking distance to bus stop at Piermont and West Clinton Avenue  
With on-site parking  
Located in main retail corridor  
Tremendous affluence: Average household income +215K

**ADDITIONAL PHOTOS**



FRONT



SIDE PARKING



SHARED COURTYARD, REAR



REAR

**MID LEVEL AERIAL MAP**



**38 FRANKLIN ST**  
**+/- 40 PARKING SPOTS**

**WELLS FARGO**

TENAFLY ORTHODONTIC ASSOCIATES

TENAFLY FAMILY DENTAL

DEAN DRIVE

3,137 AADT

Clinton Inn Hotel & Event Center

TENAFLY HISTORY RAILROAD STATION

17,227 AADT

Huyler Ave

COLDWELL BANKER

Shell

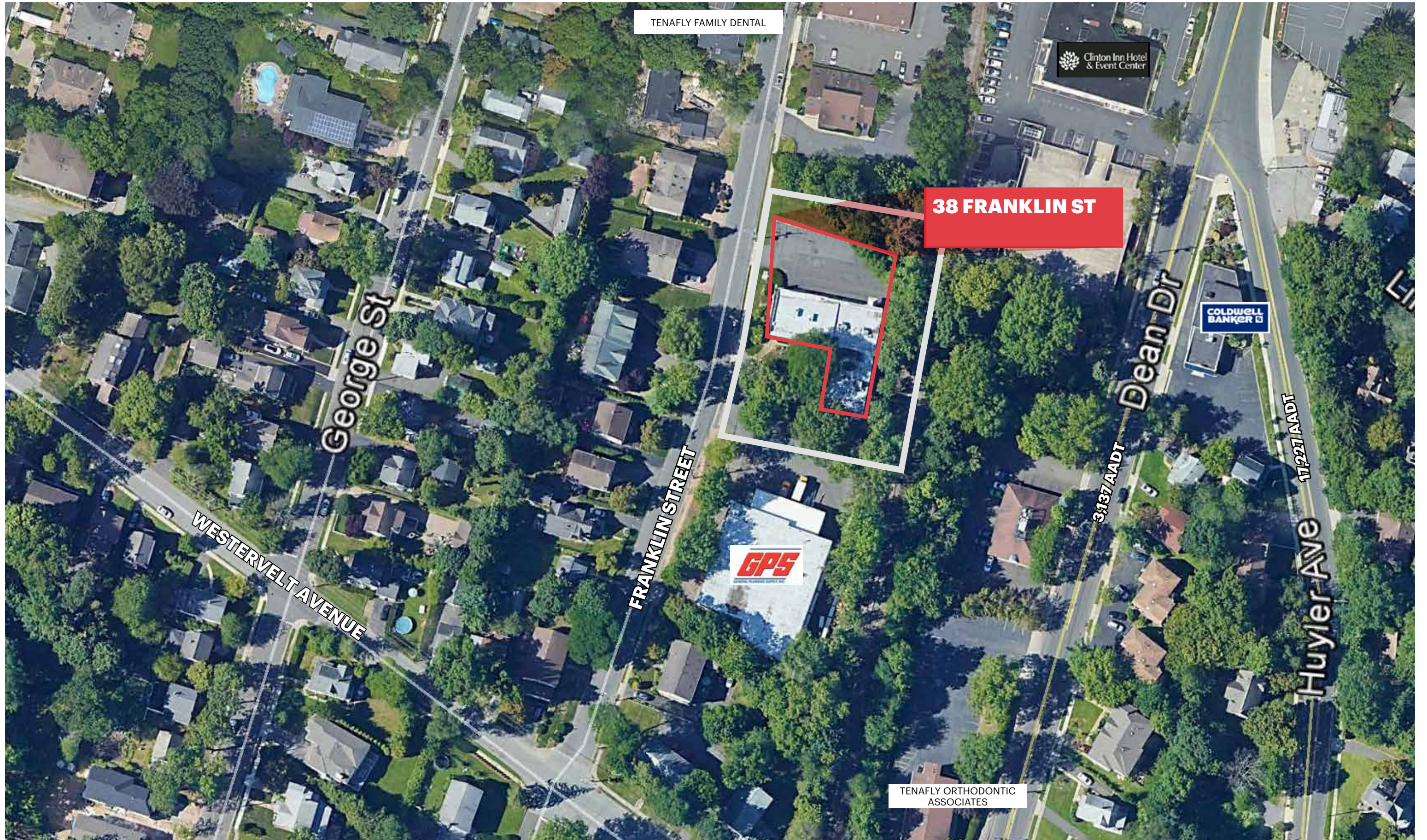
New St

ELEVEN

HONDA



**LOW LEVEL AERIAL MAP**



TENAFLY FAMILY DENTAL

Clinton Inn Hotel  
& Event Center

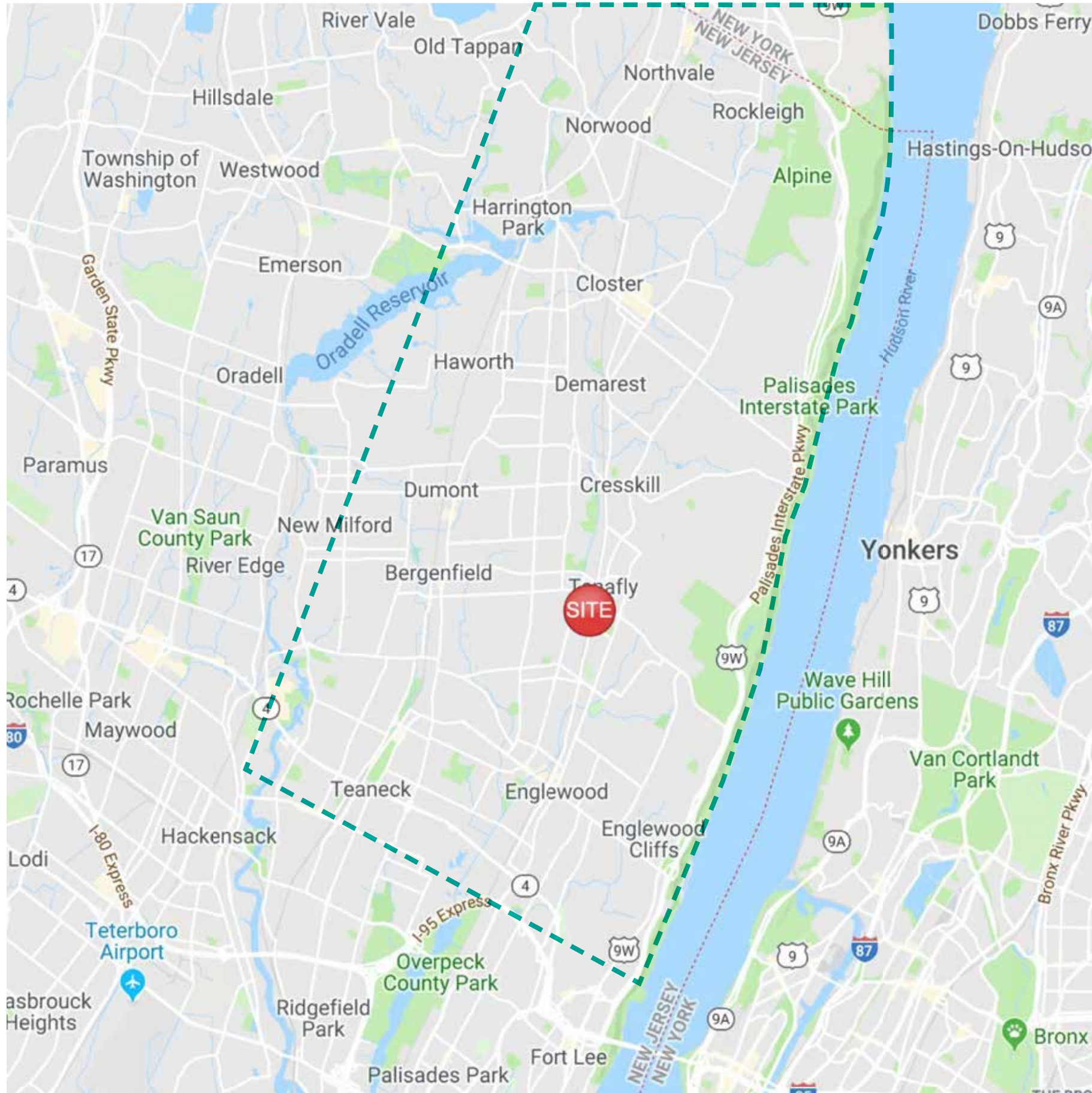
**38 FRANKLIN ST**

COLDWELL  
BANKER

**GPS**  
Geographic Positioning System

TENAFLY ORTHODONTIC  
ASSOCIATES

# AREA DEMOGRAPHICS



## ESTIMATED TOTAL POPULATION

1 mile	15,720
3 miles	129,632
5 miles	284,687

## ESTIMATED DAYTIME POPULATION

1 mile	4,660
3 miles	45,840
5 miles	196,240

## AVERAGE HOUSEHOLD INCOME

1 mile	\$215,056
3 miles	\$158,436
5 miles	\$146,644

## TOTAL HOUSEHOLDS

1 mile	5,259
3 miles	44,367
5 miles	102,213

## TOTAL BUSINESSES

1 mile	618
3 miles	5,291
5 miles	21,094

## TOTAL EMPLOYEES

1 mile	4,660
3 miles	45,287
5 miles	129,376

## NUMBER OF COLLEGE GRADUATES

1 mile	3,503
3 miles	27,746
5 miles	64,412

\*2019 estimates

## AREA RETAIL



### CONTACT EXCLUSIVE AGENTS

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