



For Lease

RIPCO
RETAIL LEASING

104 Park Avenue

Rutherford, NJ
Bergen County

Two - 1,000 SF Retail Spaces

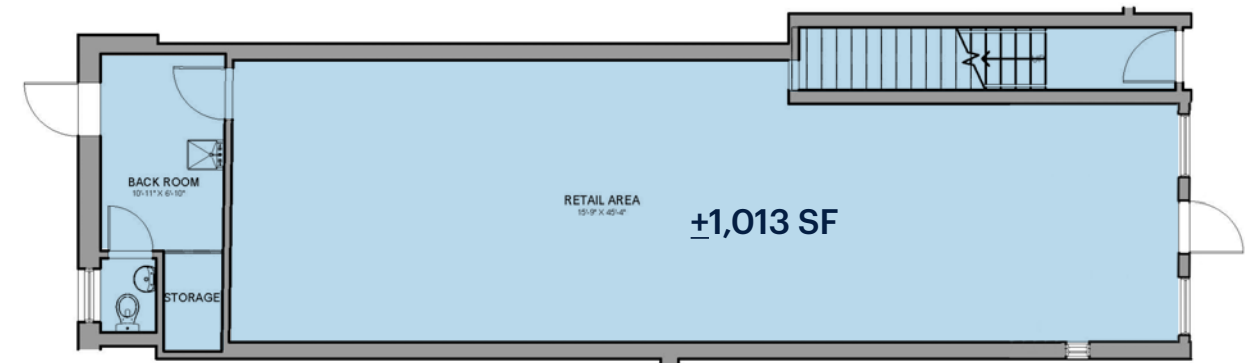
Planned Façade Renovation

Space Details

Retail 1 | ±1,003 SF

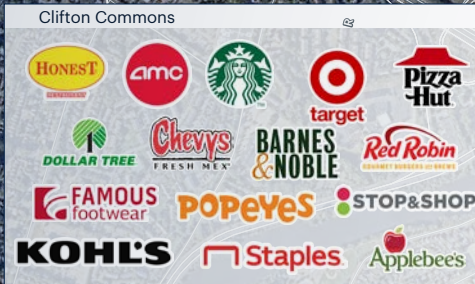


Retail 2 | ±1,013 SF

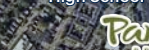


Location	104 Park Avenue & Ridge Road	
Size	Retail 1	±1,003 SF
	Retail 2	±1,013 SF
Rent	Upon request	
Neighbors	Paisano’s, Steven’s Cafe, Salad House, Ferretti, Song E Napule, Playa Bowls, Fiorentini Restaurant, Suprema, Sonoma Bistro, Felician University, Rutherford High School	
	The Parker - 112 residential units	
Comment	Sits in the heart of downtown Rutherford business district	
	2 blocks from Rutherford train station	
	Access to Rt 17, Rt 3, Rt 21	
	High density residential population	
	Vibrant downtown with shopping, dining and community events, with an urban lifestyle feel	

Area Retail



104 Park Avenue

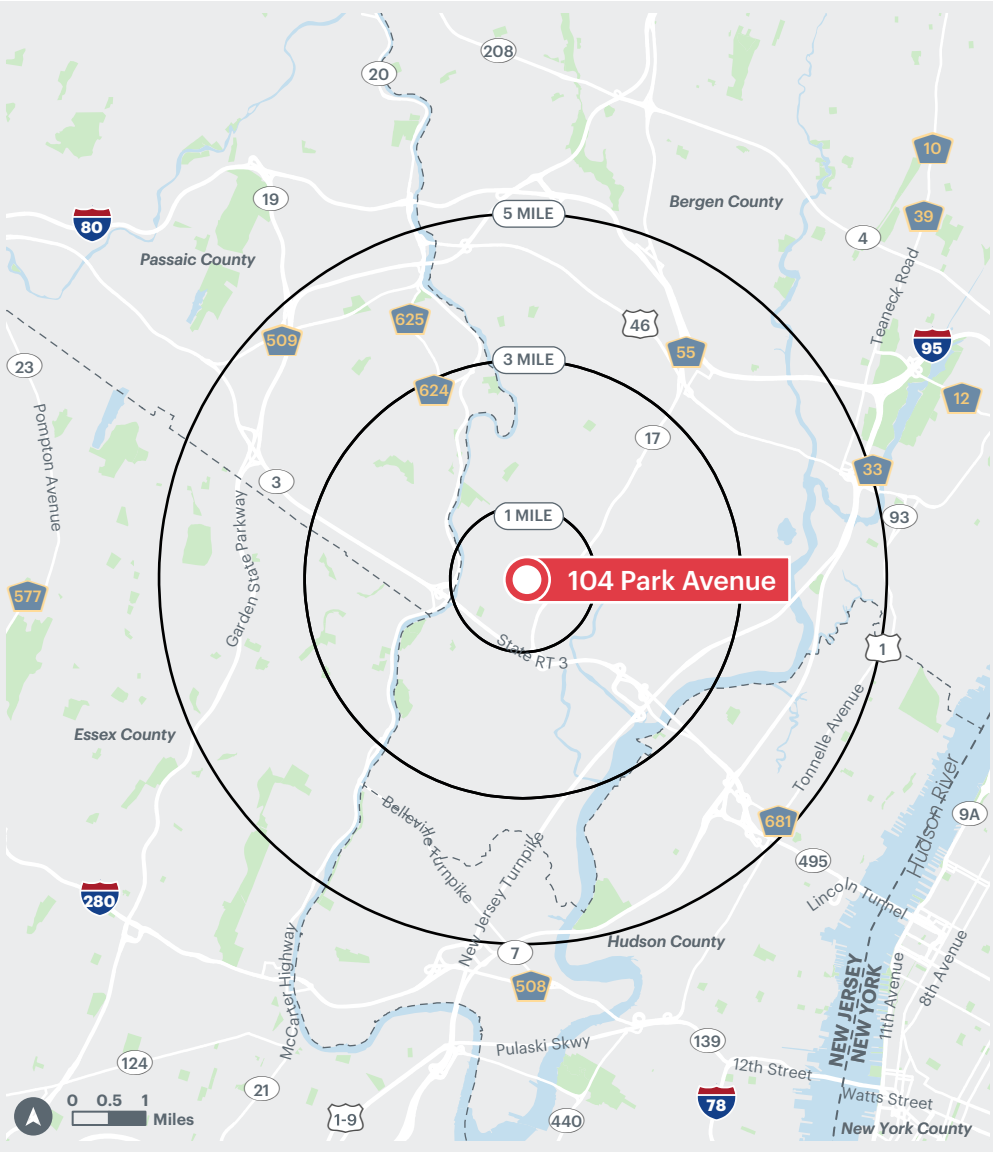




Zoom Aerial

Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	25,503	192,706	566,184
Total Households	9,763	71,249	210,867
Average Household Income	\$153,319	\$130,378	\$125,745
Median Household Income	\$119,506	\$98,241	\$93,407
% Population with Bachelors +	55.4%	41.4%	37.6%
Daytime Population	25,830	177,392	518,369
Total Daytime Employees	14,161	82,639	243,835
Total Businesses	1,258	7,443	19,721