

**Spring 2026**

**New Development**

**Professional Ground Level Space for Lease  
Retail / Office Space  
2,862 - 10,400 SF. Available  
\$19/per SF NNN**



**GREAT FOOT TRAFFIC  
Prime Location**

*585-591 River St. Paterson*



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"The Established Leader"  
*Since 1978*



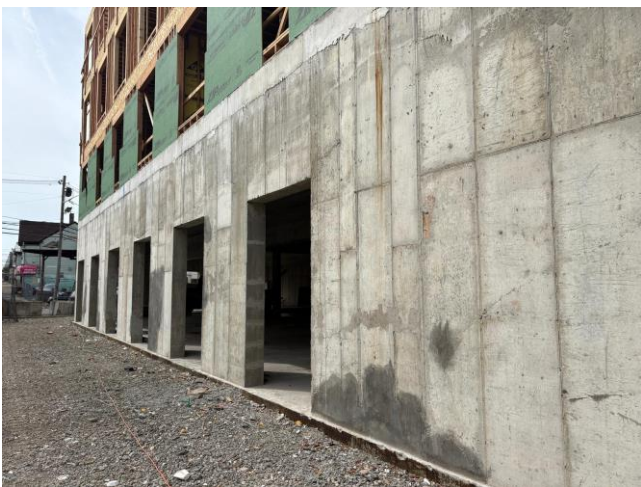
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# 587 RIVER ST. PATERSON



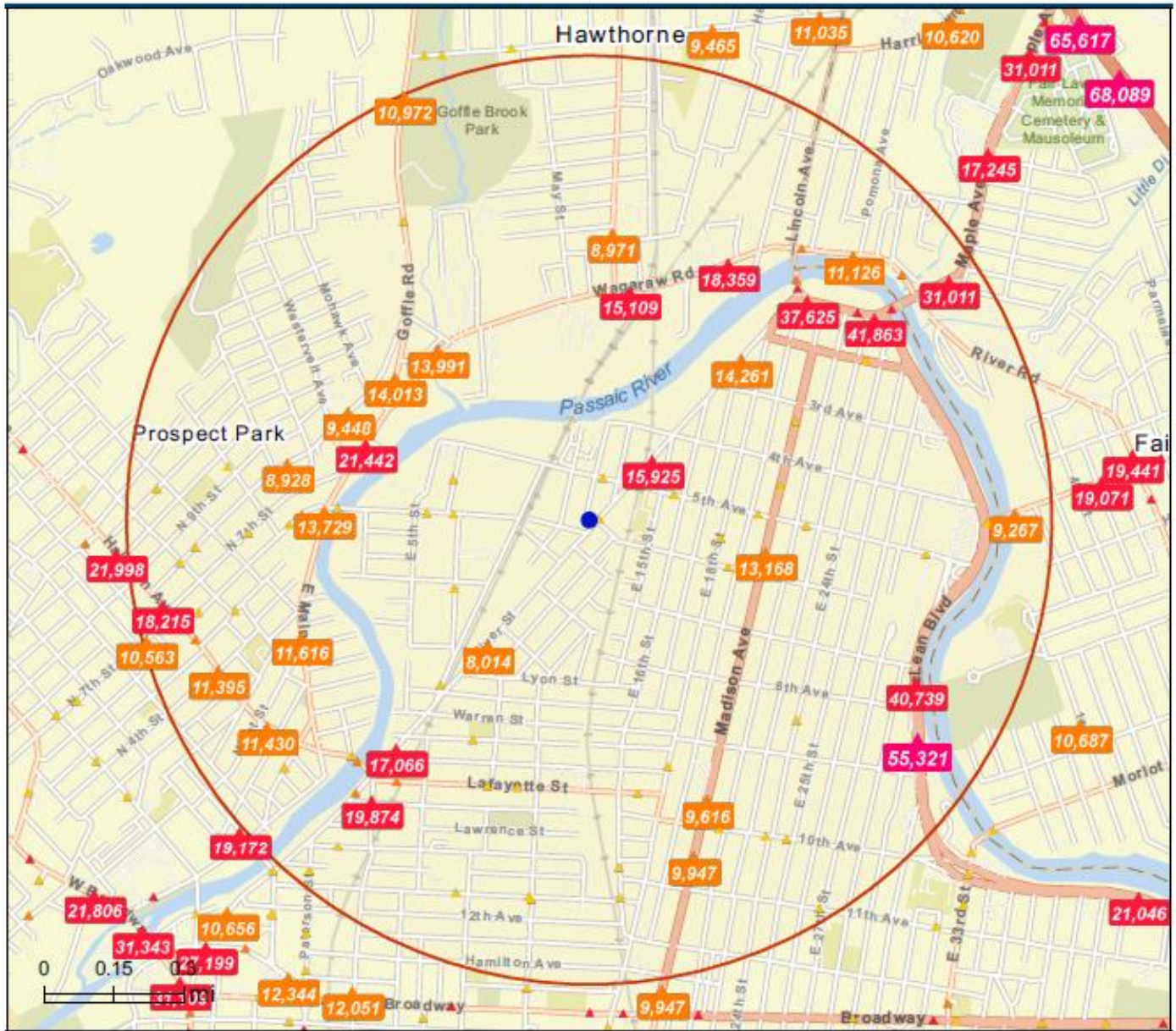
# 587 RIVER ST. PATERSON



## Traffic Count Map

585 River St, Paterson, New Jersey, 07524  
Rings: 1 mile radii

Prepared by Esri  
Latitude: 40.93384  
Longitude: -74.15658



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

# 587 RIVER ST. PATERSON



## Traffic Count Profile

585 River St, Paterson, New Jersey, 07524  
Rings: 1 mile radii

Prepared by Esri  
Latitude: 40.93384  
Longitude: -74.15658

| Distance: | Street:          | Closest Cross-street:          | Year of Count: | Count: |
|-----------|------------------|--------------------------------|----------------|--------|
| 0.02      | River Street     | 6th Ave (0.01 miles SW)        | 2017           | 2628   |
| 0.10      | 5th Ave          | E 12th St (0.02 miles W)       | 2013           | 4526   |
| 0.19      | River St         | 4th Ave (0.07 miles NE)        | 2013           | 15925  |
| 0.19      | 5th Ave          | E 16th St (0.02 miles E)       | 2013           | 3561   |
| 0.29      | E 18th St        | 6th Ave (0.06 miles S)         | 2013           | 5093   |
| 0.29      | 6th Avenue       | (0.0 miles )                   | 2018           | 4000   |
| 0.30      | East 6th Street  | (0.0 miles )                   | 2018           | 4484   |
| 0.32      | 6th Avenue       | E 19th St (0.02 miles E)       | 2017           | 4544   |
| 0.32      | East 7th Street  | (0.0 miles )                   | 2018           | 4484   |
| 0.34      | 6th Avenue       | (0.0 miles )                   | 2018           | 4578   |
| 0.34      | River Street     | (0.0 miles )                   | 2018           | 8014   |
| 0.35      | 6th Ave          | E 5th St (0.03 miles W)        | 2013           | 5690   |
| 0.37      | 5th Ave          | E 19th St (0.02 miles W)       | 2013           | 5374   |
| 0.39      | Madison Avenue   | 6th Ave (0.05 miles S)         | 2017           | 13168  |
| 0.42      | Madison Ave      | 4th Ave (0.05 miles N)         | 2012           | 4806   |
| 0.47      | 5th Ave          | E 22nd St (0.02 miles W)       | 2013           | 5774   |
| 0.48      | Leon Street      | (0.0 miles )                   | 2018           | 5787   |
| 0.48      | River St         | 2nd Ave (0.07 miles NE)        | 2013           | 14261  |
| 0.49      | E 18th St        | 3rd Ave (0.05 miles S)         | 2013           | 3455   |
| 0.49      | Wagaraw Road     | Lafayette Ave (0.03 miles E)   | 2017           | 13995  |
| 0.49      | Wagaraw Rd       | Thomas Rd N (0.04 miles NE)    | 2015           | 13991  |
| 0.49      | Madison Avenue   | 3rd Ave (0.04 miles N)         | 2018           | 4669   |
| 0.50      | East 18th Street | 3rd Ave (0.05 miles S)         | 2018           | 3483   |
| 0.50      | Wagaraw Road     | (0.0 miles )                   | 2018           | 15109  |
| 0.51      | Goffle Rd        | N 7th St (0.07 miles SW)       | 2013           | 21442  |
| 0.52      | Goffle Rd        | Wagaraw Rd (0.07 miles S)      | 2013           | 14013  |
| 0.53      | Keen Street      | (0.0 miles )                   | 2018           | 3978   |
| 0.54      | E Main St        | Goffle Rd (0.03 miles NW)      | 2017           | 2608   |
| 0.56      | E 18th St        | Franklin St (0.01 miles S)     | 2013           | 7331   |
| 0.57      | N 8th St         | Westervelt Ave (0.05 miles SW) | 2013           | 9448   |