



FOR SALE

118 Godwin Ave

Midland Park, NJ 07432

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Property Details

- Fully Leased Retail Asset
 - Anchored by 7-Eleven
 - Fiona's Italian Restaurant is Cotenant
 - Long operating history for both tenants
- Potential Value Add Opportunity
 - Reposition, Redevelopment, Expansion
- Prime corner location redevelopment opportunity
 - Situated at the signalized intersection of Godwin Avenue, Goffle Road and Vreeland Avenue



±5,000 SF
Approximate Size

± 0.86 Acres
FRONTAGE

1978
Year Built

76
PARKING SPACES

Zoning

B-1 Zone Business District

<https://ecode360.com/34953997#37579352>

Local Retailers:

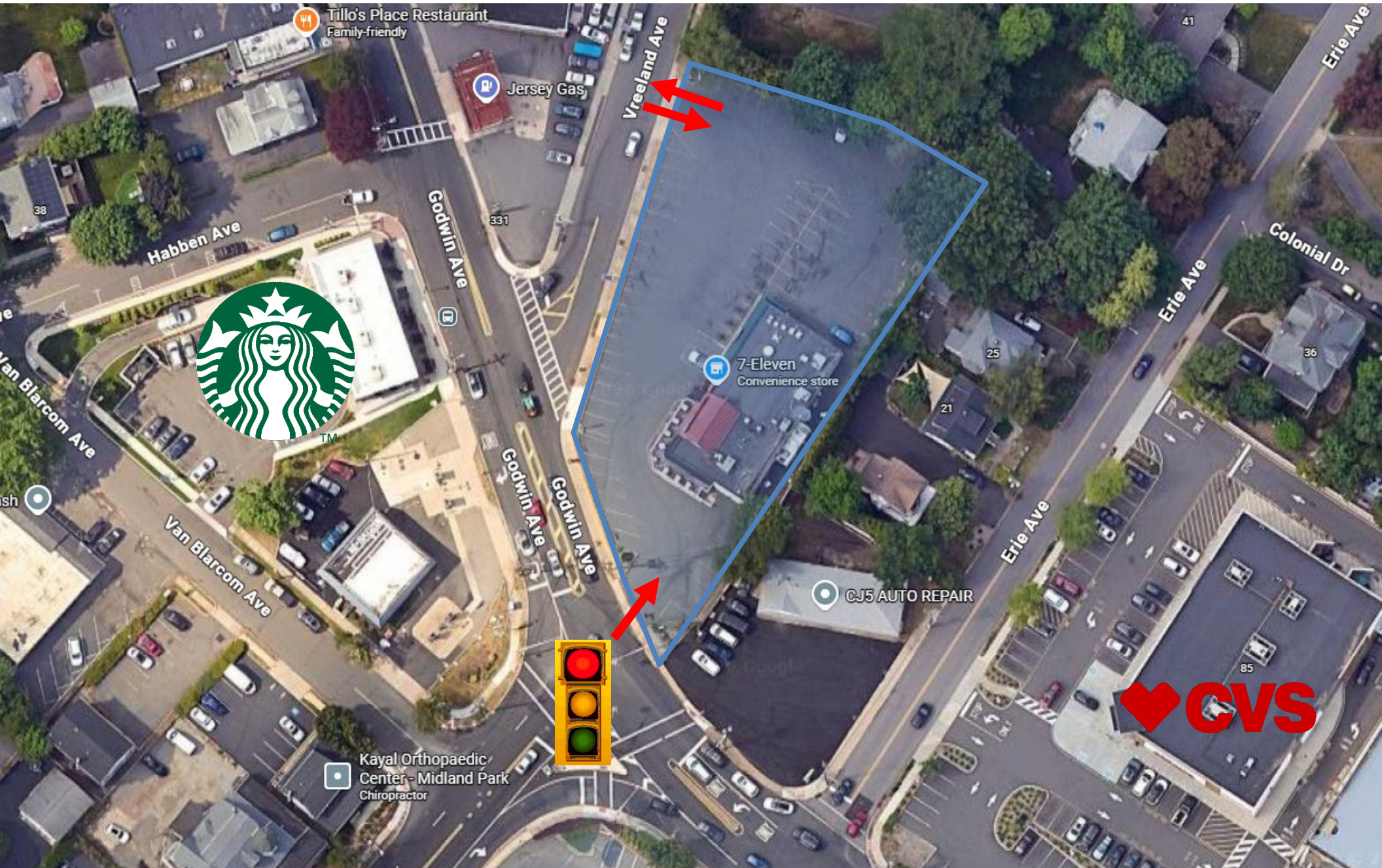
CVS, Starbucks, Dunkin', Wonder, Take 5 Oil Change, Kings Food Markets, Petco, Peter's Fish Market, AT&T, Crunch Fitness, Bubbakoo's Burrito's, TD Bank, ACME, Burger King, Wendy's, T-Mobile, Sola Salons,

Coming Soon: Taco Bell, Just Salad, Woodhouse Day Spa

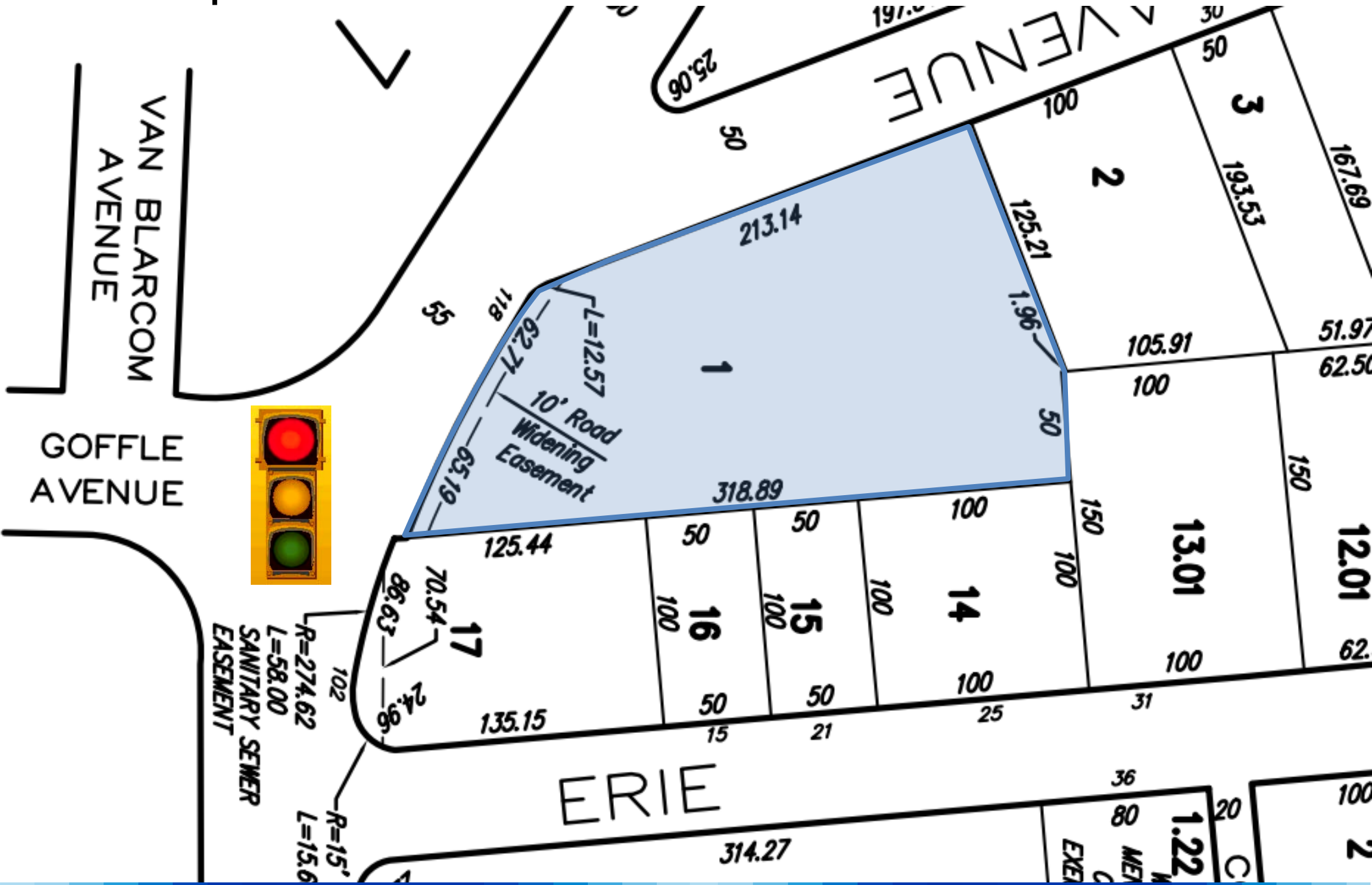
Demographics

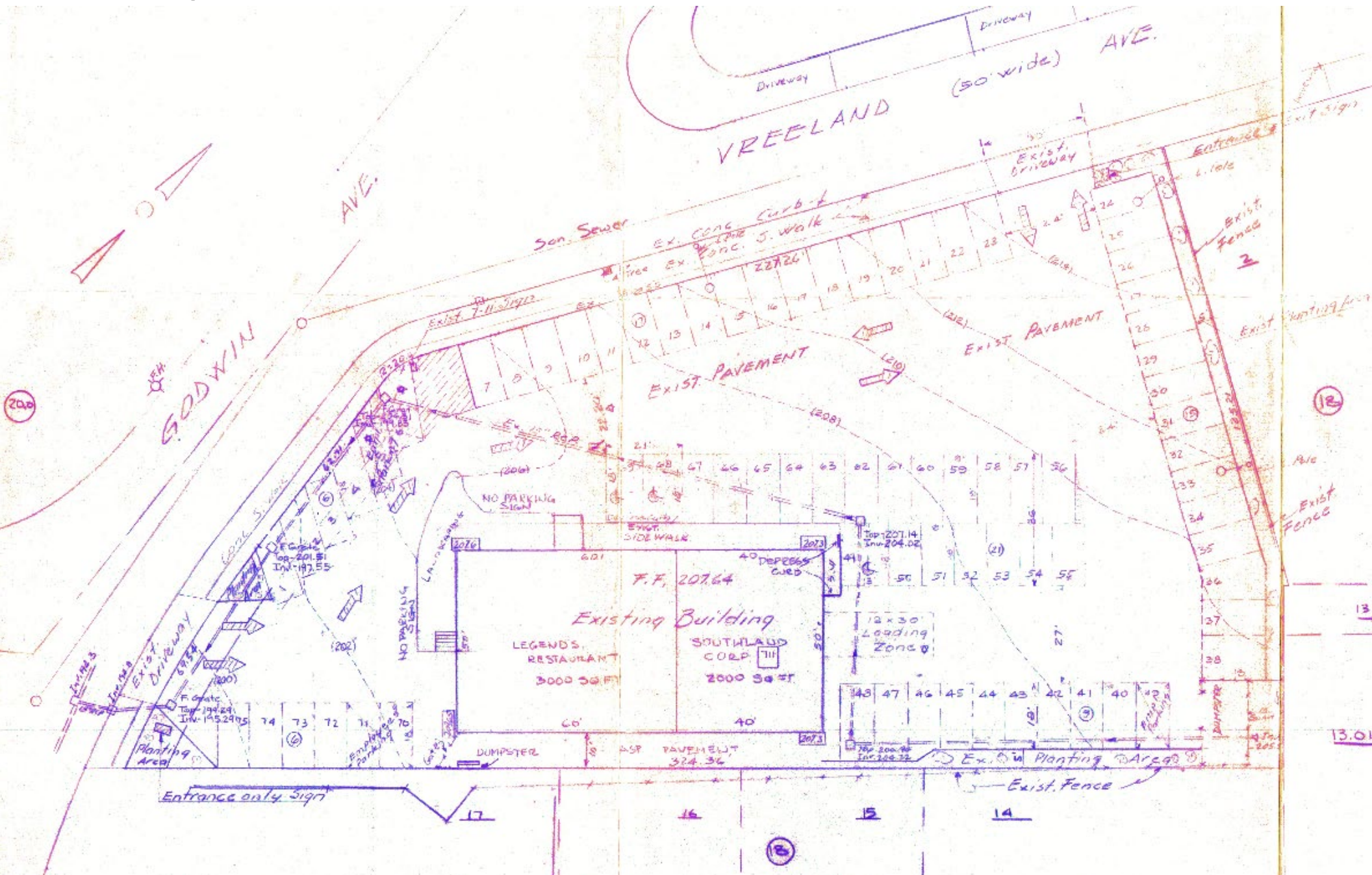
	Population	Average Household Income
1 mile	12,994	\$185,282
2 miles	51,496	\$176,396
3 miles	106,313	\$172,500

Aerial Map



Tax Map



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Market Aerial



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