

RETAIL/MEDICAL SPACE AVAILABLE

PALISADES COURT

51 NATHANIEL PLACE
ENGLEWOOD | NEW JERSEY

2,686 SF

Available for Lease
Seeking Restaurant,
Medical & Retail
Uses



Artist's RENDERING

RIPCO
REAL ESTATE

SITE PLAN/SPACE DETAILS



SPACE	RETAILER	SF
1	ShopRite Superstore	79,842
3	La Mezza Restaurant	2,050
4	Subway	1,420
5	Vittorio's Pizza	1,600
6	ShopRite Liquors	7,602
7	Available	2,686
8	Feel Beauty	2,940
9	Hook & Reel	7,223
10	Diamond Braces (Coming Soon)	2,852
11	Urgent Care (Coming Soon)	3,185
12	Capital One Bank	3,500
13	Huntington Learning Center	2,261
14	Liv Breads Artisan Bakery	755
15	COFFEE BAR	
15	LEASED	1,208
16	Ivy Rehab Physical Therapy	2,450
17	Supercuts	1,315
18	Wok Oriental	1,032
19	Chick-Fil-A	4,077
20	Tutti Day Spa	3,000
21	Chipotle Mexican Grill	2,975
22	Englewood Eye & Ear	6,000

UNITS

23 Nathaniel Pl - 755 SF - Space 14
51 Nathaniel Pl - 2,686 SF - Space 7

NNN

CAM = \$5.86 psf (est)
Taxes = \$5.82 psf (est)
Insurance = \$0.58 psf (est)

Total = \$12.26 psf (est)

ASKING RENT

Upon Request

POSSESION

Immediate

PARKING

450 dedicated on-site parking spaces
and municipal parking

NEIGHBORS

ShopRite, ShopRite Liquors, La Mezza Restaurant, Subway, Vittorio's Pizza, Capital One Bank, Huntington Learning Center, Ivy Rehab Physical Therapy, Supercuts, Wok Oriental, Chick-Fil-A, Tutti Day Spa, Chipotle Mexican Grill, Englewood Eye & Ear, European Wax Center, Hand & Stone Massage, Manhattan Bagel, CVS, & Game Stop; Hook & Reel

POINTS OF INTEREST

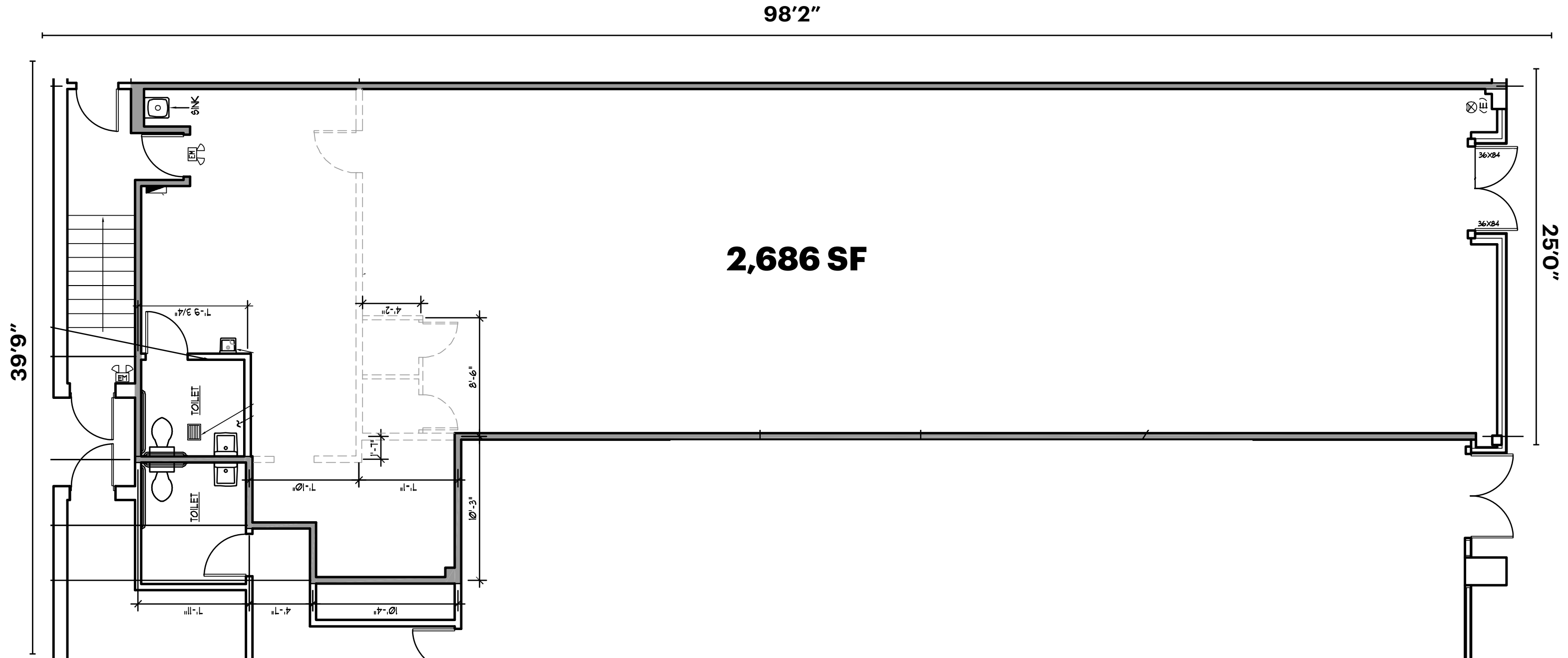
15,117 daily vehicles on Palisades Avenue

Vibrant downtown retail with foot traffic

Large lunchtime crowd from Office and Hospital Population

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

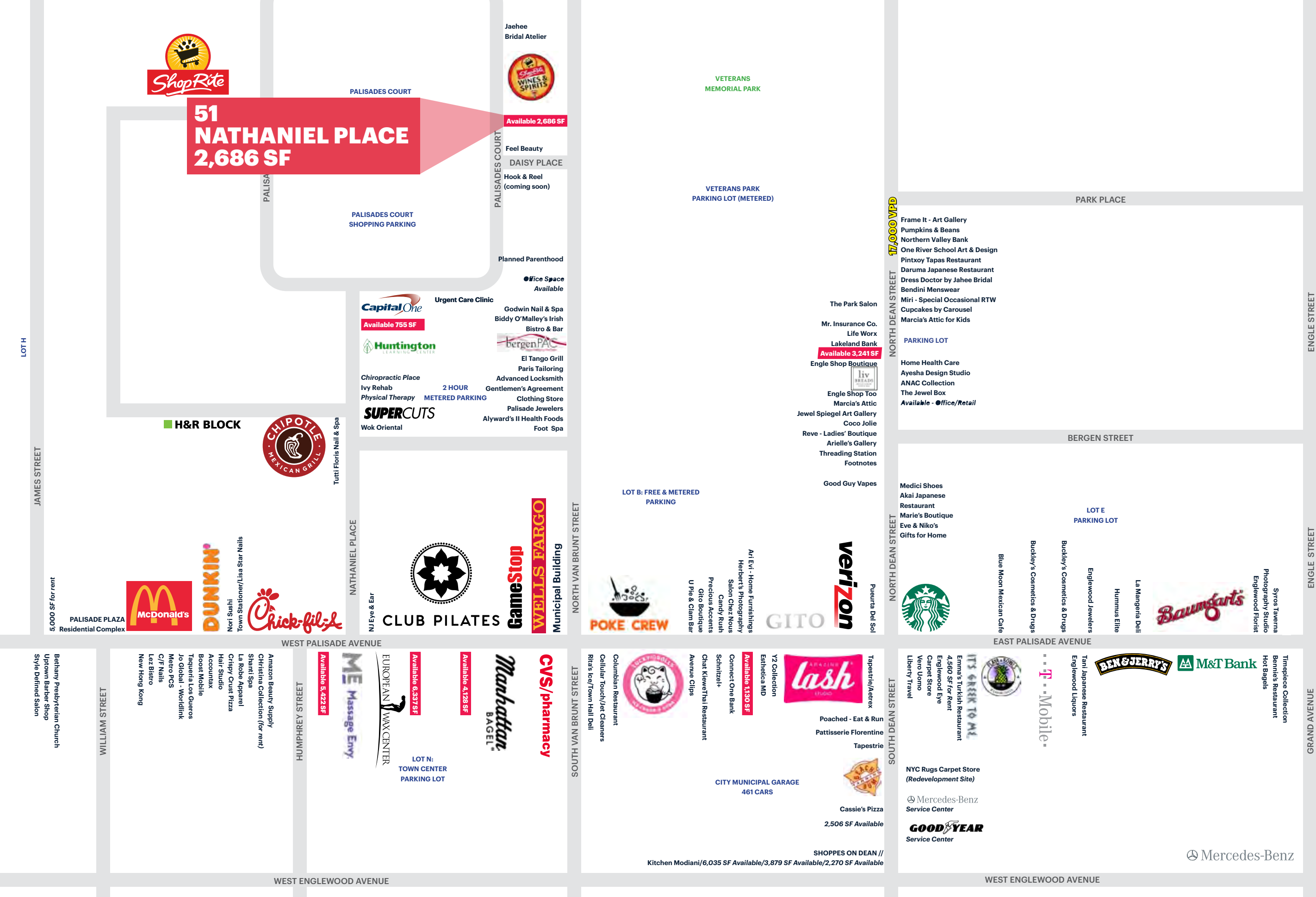
FLOOR PLAN - 2,686 SF



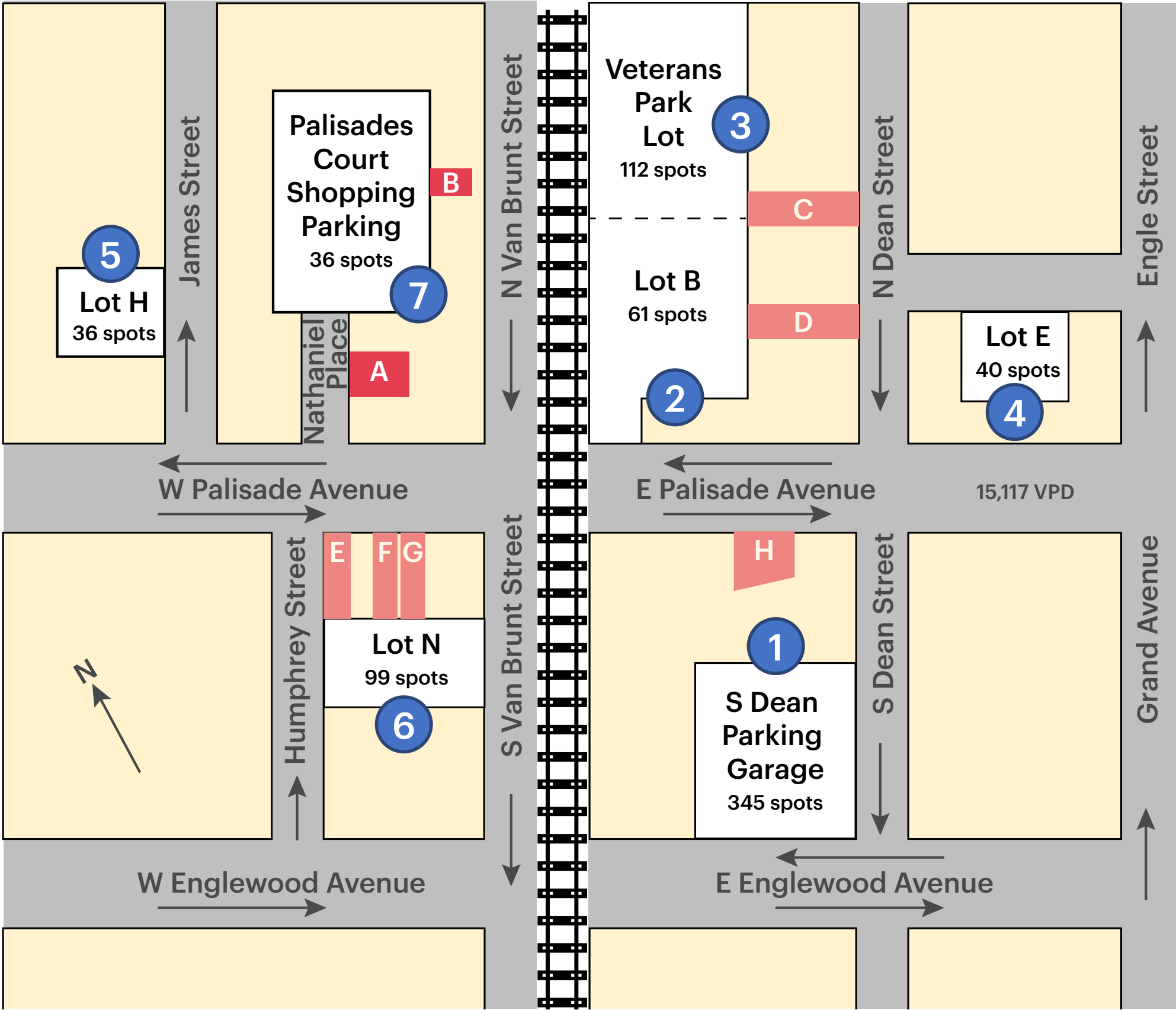
MARKET AERIAL



STREET MAP



ENGLEWOOD PARKING MAP



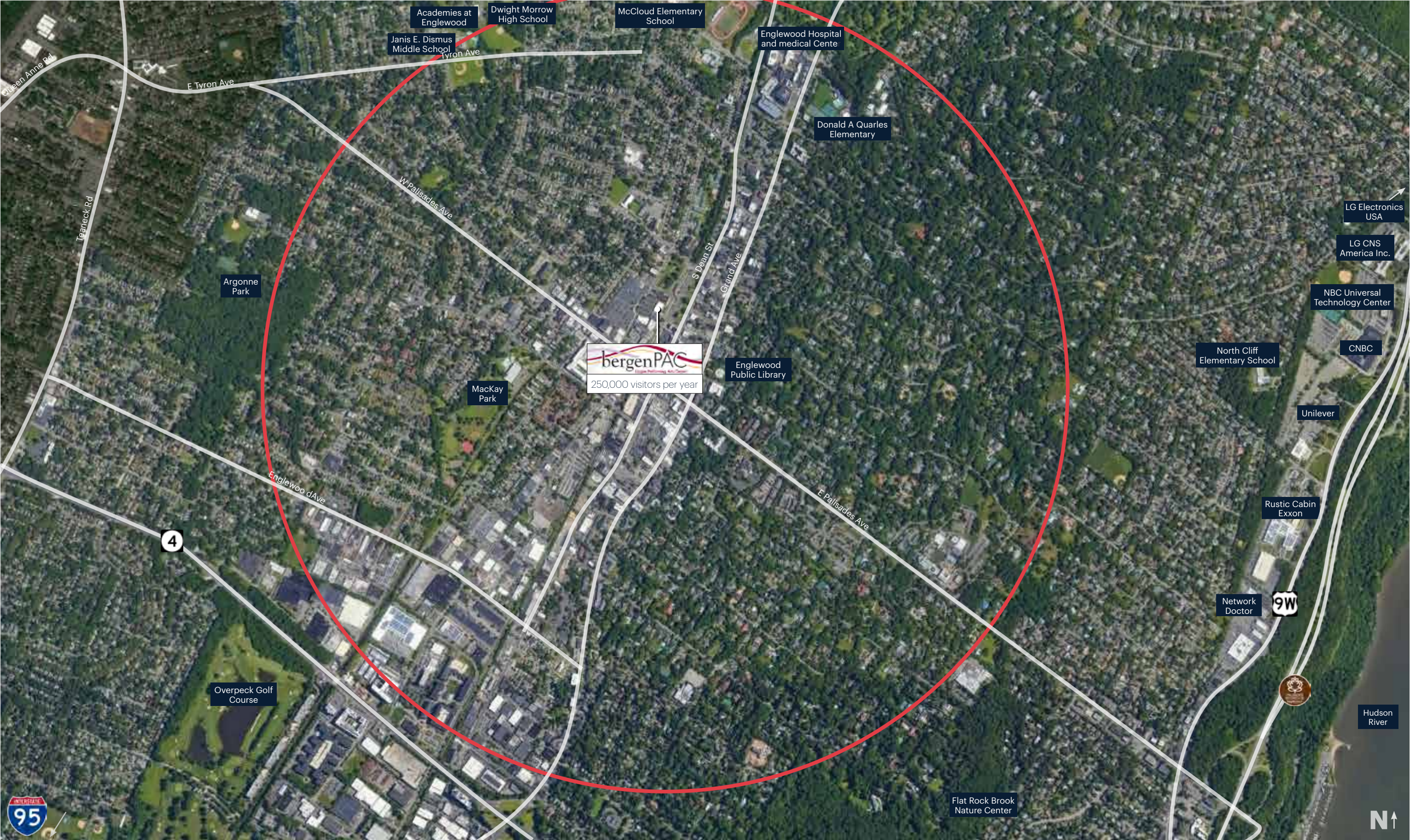
PARKING GUIDE

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

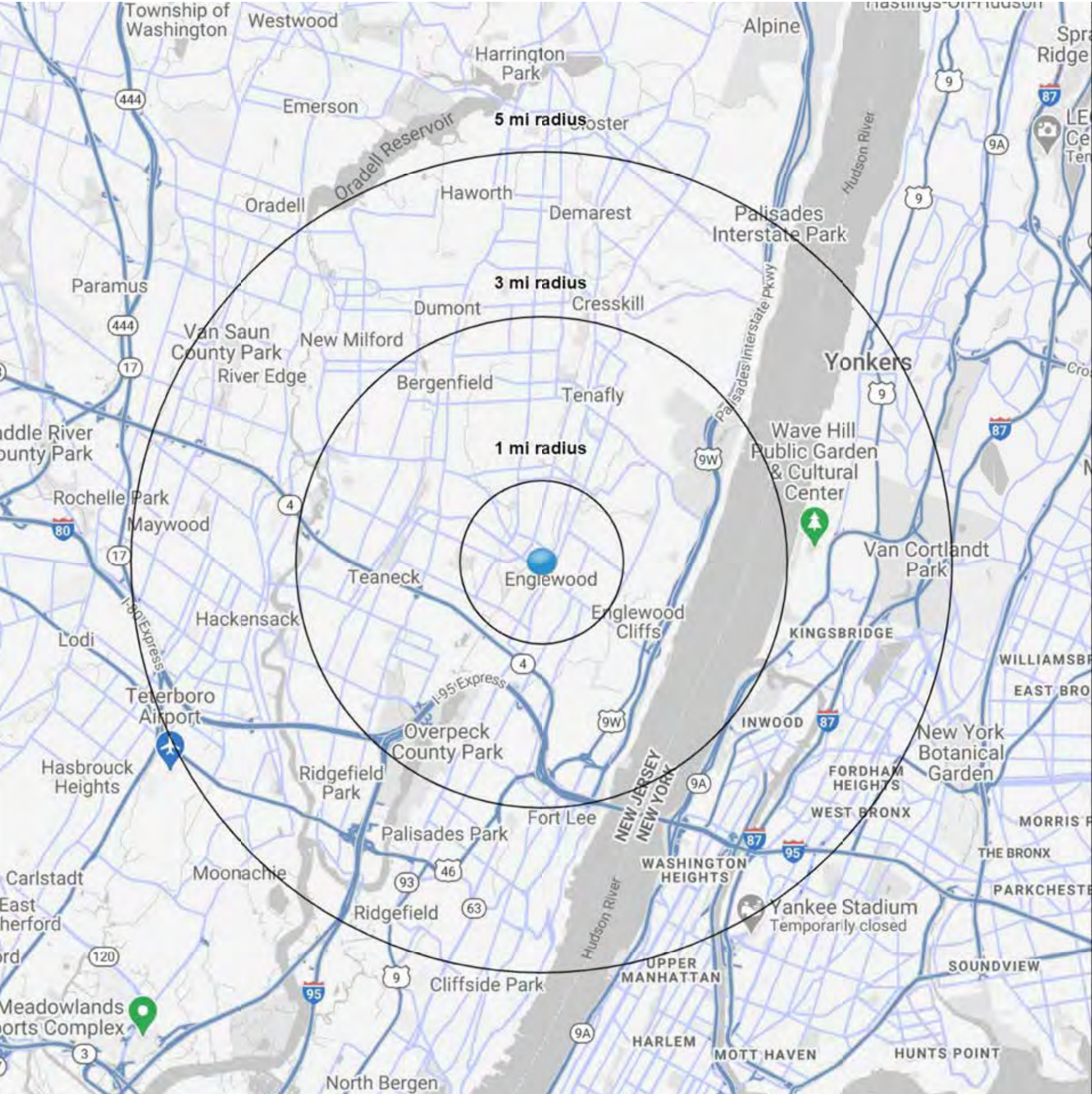
AVAILABLE RETAIL SITES

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

HIGH LEVEL AERIAL (SHOWING SCHOOLS & LARGE EMPLOYERS)



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION*

1 mile	20,322
3 miles	146,063
5 miles	375,582

AVERAGE HOUSEHOLD INCOME*

1 mile	\$138,078
3 miles	\$157,003
5 miles	\$137,828

TOTAL HOUSEHOLDS*

1 mile	7,322
3 miles	53,472
5 miles	143,314

DAYTIME POPULATION*

1 mile	20,914
3 miles	111,258
5 miles	280,525

*Excludes NYC

AREA NEIGHBORS/ADDITIONAL PHOTOS



CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.