

TURN-KEY RESTAURANT/RETAIL/MEDICAL SPACE

PALISADE COURT

Former Restaurant

39 NATHANIEL PLACE
ENGLEWOOD | NEW JERSEY

2,852 SF

Turn-Key Restaurant
Available for Lease
Potential for Medical User

Second Generation Restaurant Space



RIPCO
REAL ESTATE

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	Pet Valu	2,686
8	Feel Beauty	2,940
9	Denny's Childrenswear	7,223
10	Restaurant Available	2,852
11	I Love Kickboxing	3,185
12	Capital One Bank	3,500
13	Huntington Learning Center	2,261
14	Capitol Cleaners	755
15	The Joint	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

SIZE

2,852 SF

NNN

CAM = \$6.04 psf (est)
Taxes = \$5.86 psf (est)
Total = \$11.90 psf (est)

ASKING RENT

Upon Request

POSSESSION

Immediate

PARKING

450 dedicated on-site parking spaces
and street parking

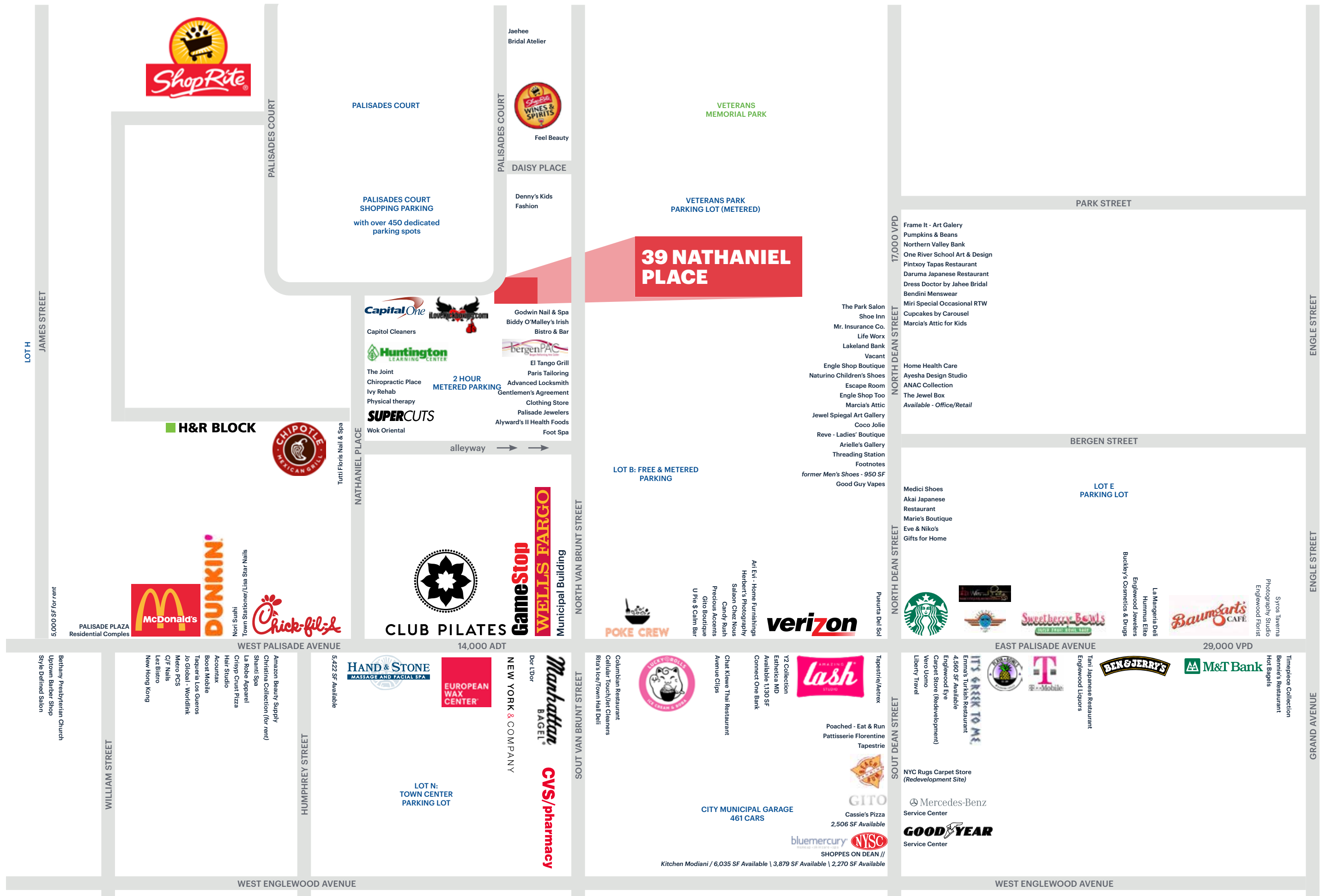
NEIGHBORS

ShopRite, ShopRite Liquors, La Mezza Restaurant, Subway, Vittorio's Pizza, PetValu, Denny's Childswear, I Love Kickboxing, Capital One Bank, Huntington Learning Center, Capitol Cleaners, The Joint Chiropractic, 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, New York & Co., Manhattan Bagel, CVS, Game Stop

POINTS OF INTEREST

Prime storefront on Englewood's best retail block
13,227 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)

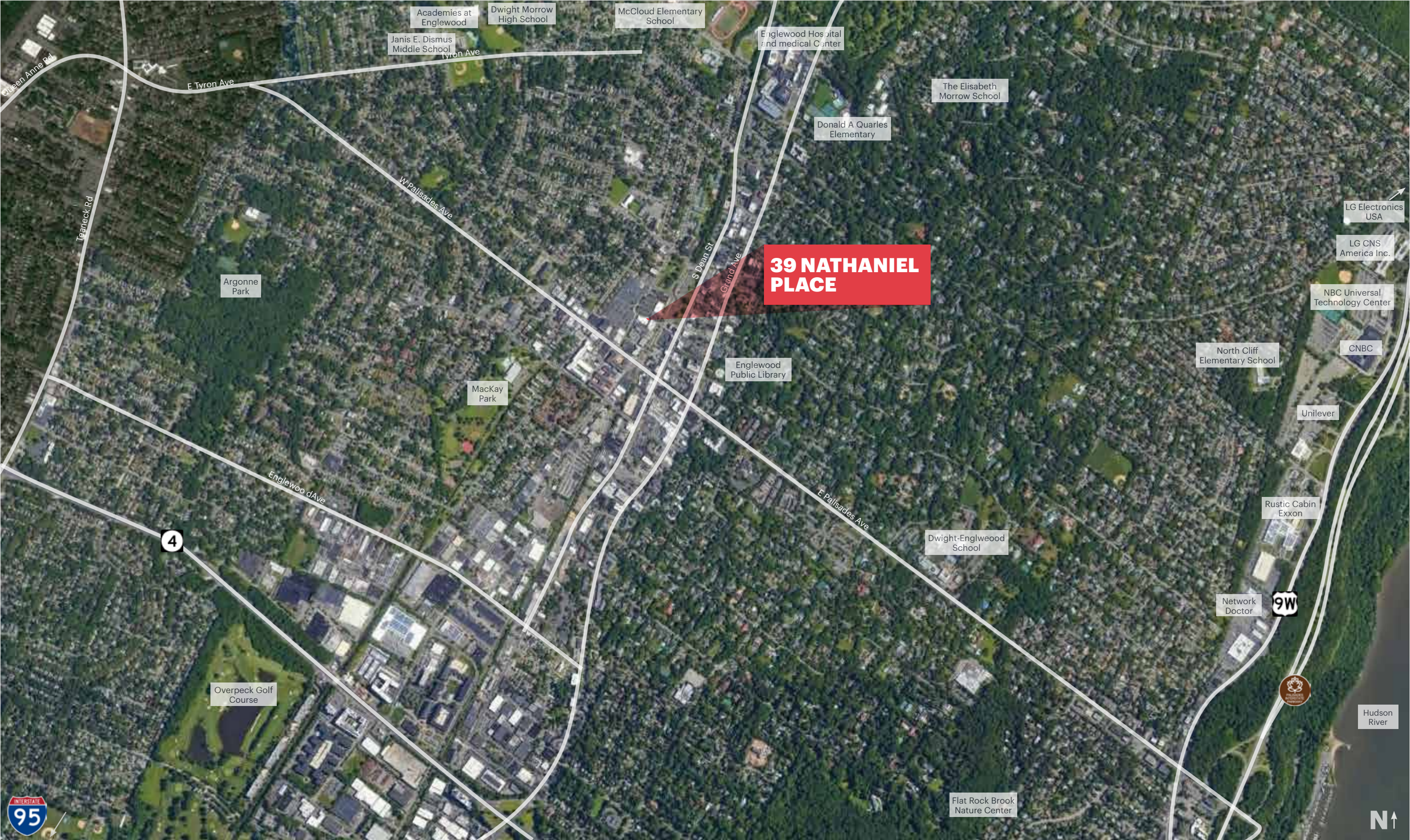
STREET MAP



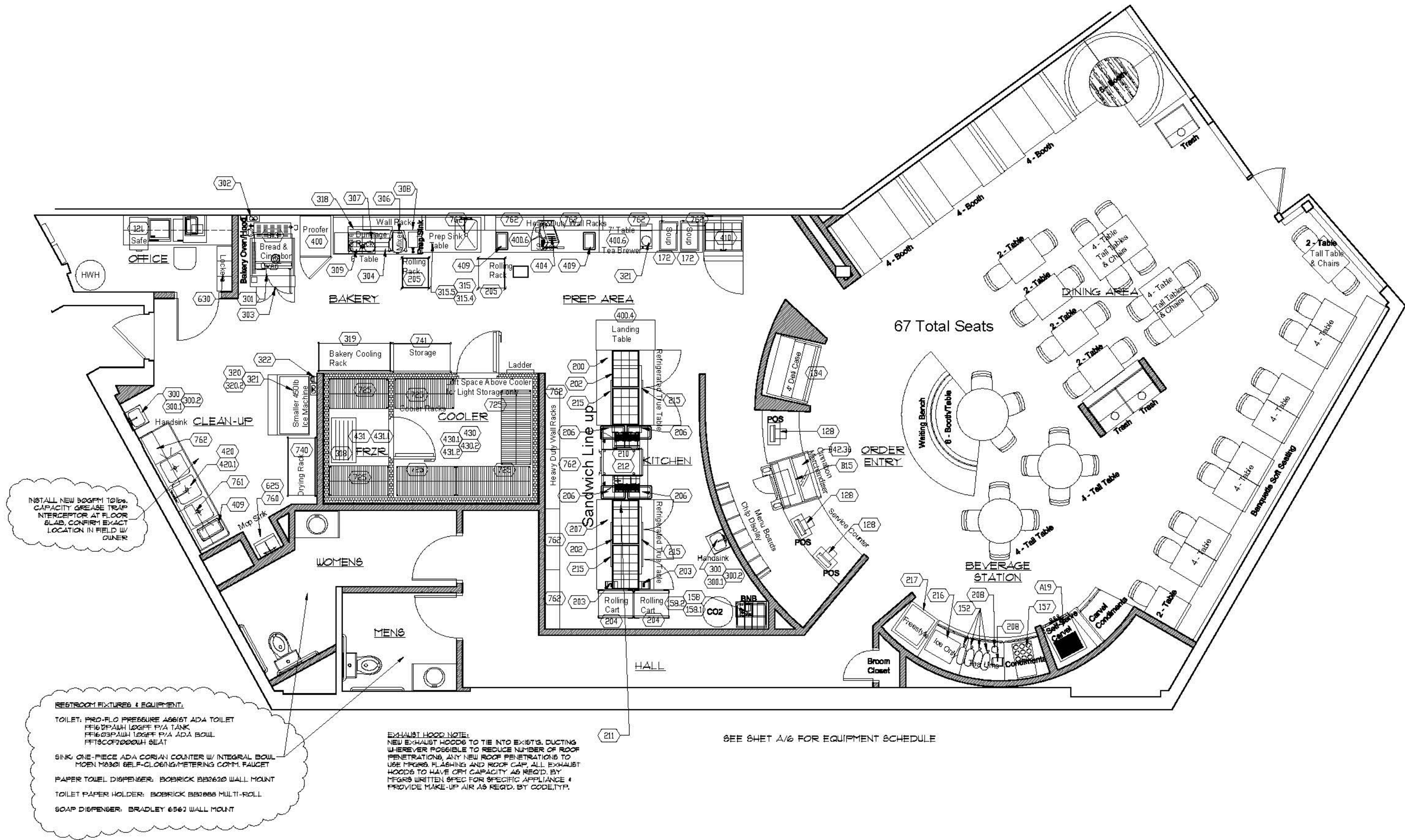
MAP CATEGORY NAME



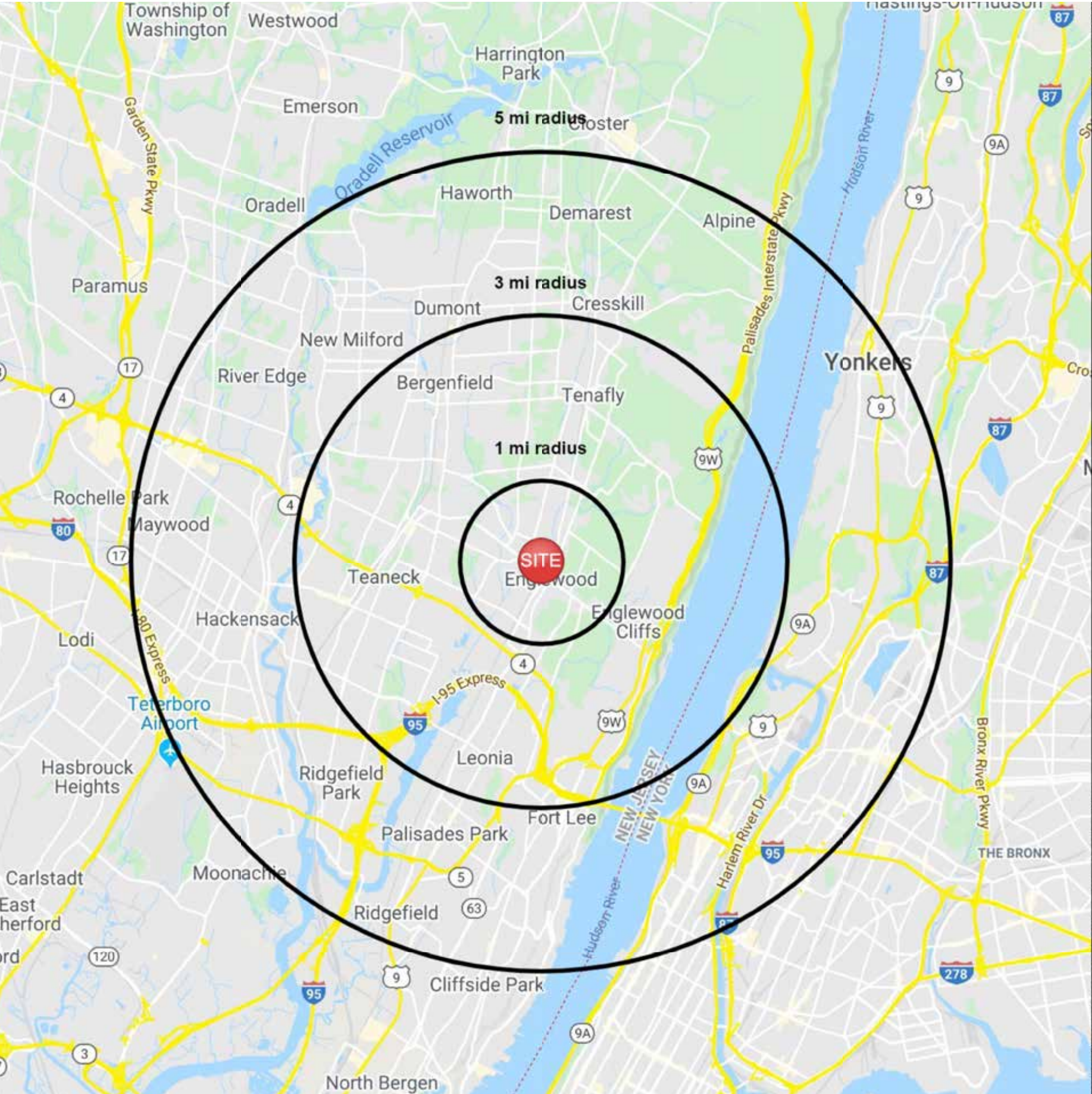
HIGH LEVEL AERIAL



FLOOR PLAN



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	20,348
3 miles	148,511
5 miles	373,757

AVERAGE HOUSEHOLD INCOME

1 mile	\$140,694
3 miles	\$152,104
5 miles	\$133,625

TOTAL HOUSEHOLDS

1 mile	7,329
3 miles	54,384
5 miles	142,648

DAYTIME POPULATION

1 mile	20,645
3 miles	115,426
5 miles	293,699

*2018 estimates

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.