



Former Shop-Rite
(Redevelopment Pending)

17-17 to 17-77 River Rd Fair Lawn NJ

RIVER ROAD CENTER | RENOVATIONS PROPOSED | EXCELLENT EXPOSURE

Prominent
Neighborhood Exposure

Neighborhood Retail
Walgreens Center

Plenty of Parking
Good Tenant Mix

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Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

PROPERTY HIGHLIGHTS

- Immediate Availability
- Several spaces available, up to 4,400 SF
- Walgreens and Sherwin Williams drive traffic
- Abundant onsite parking
- Excellent access and visibility
- Renovations Proposed
- The Neighborhood:



SF Available	1,116 1,800 1,917 2,500 2,600 SF
Largest Available	4,400 SF
Total SF	82,800
Lot Size	1.80
Heat	GAS
Parking Spaces	110
Zoning	Retail

Lease Price Call For Pricing

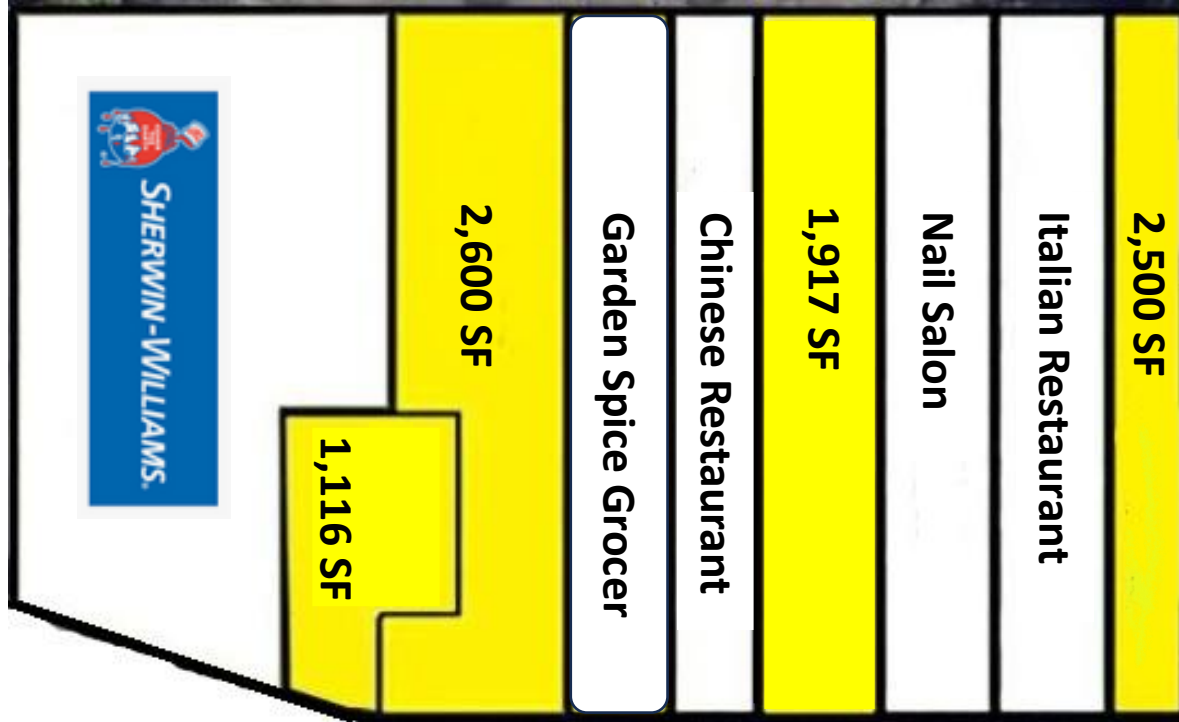
Taxes/CAM/Other \$12.00 SF

Population	1 mile	3 miles	5 miles
Total Population	27,124	251,276	522,118
Median Age	39	39	41

Households & Income

Total Households	9,445	84,874	174,343
# Of persons per HH	2.9	3	3
Avg HH Income	\$123,556	\$122,421	\$132,367
Avg House Value	\$495,066	\$491,425	\$537,668

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208



208

