



241-243 ROCK ROAD
AKA 126 VALLEY ROAD
GLEN ROCK, NJ 07452
OFFERING MEMORANDUM



CHRISTIE'S
INTERNATIONAL REAL ESTATE
GROUP

MIXED USE RETAIL AND COMMERCIAL

241-243 ROCK ROAD
AKA 126 VALLEY ROAD
GLEN ROCK, NJ 07452

EXCLUSIVELY PRESENTED BY:



JONATHAN REITZ
PARTNER | REALTOR-ASSOCIATE®
MOBILE: 201.800.4299
JONATHAN@THEREITZ.COM
LICENSE #: 2077488

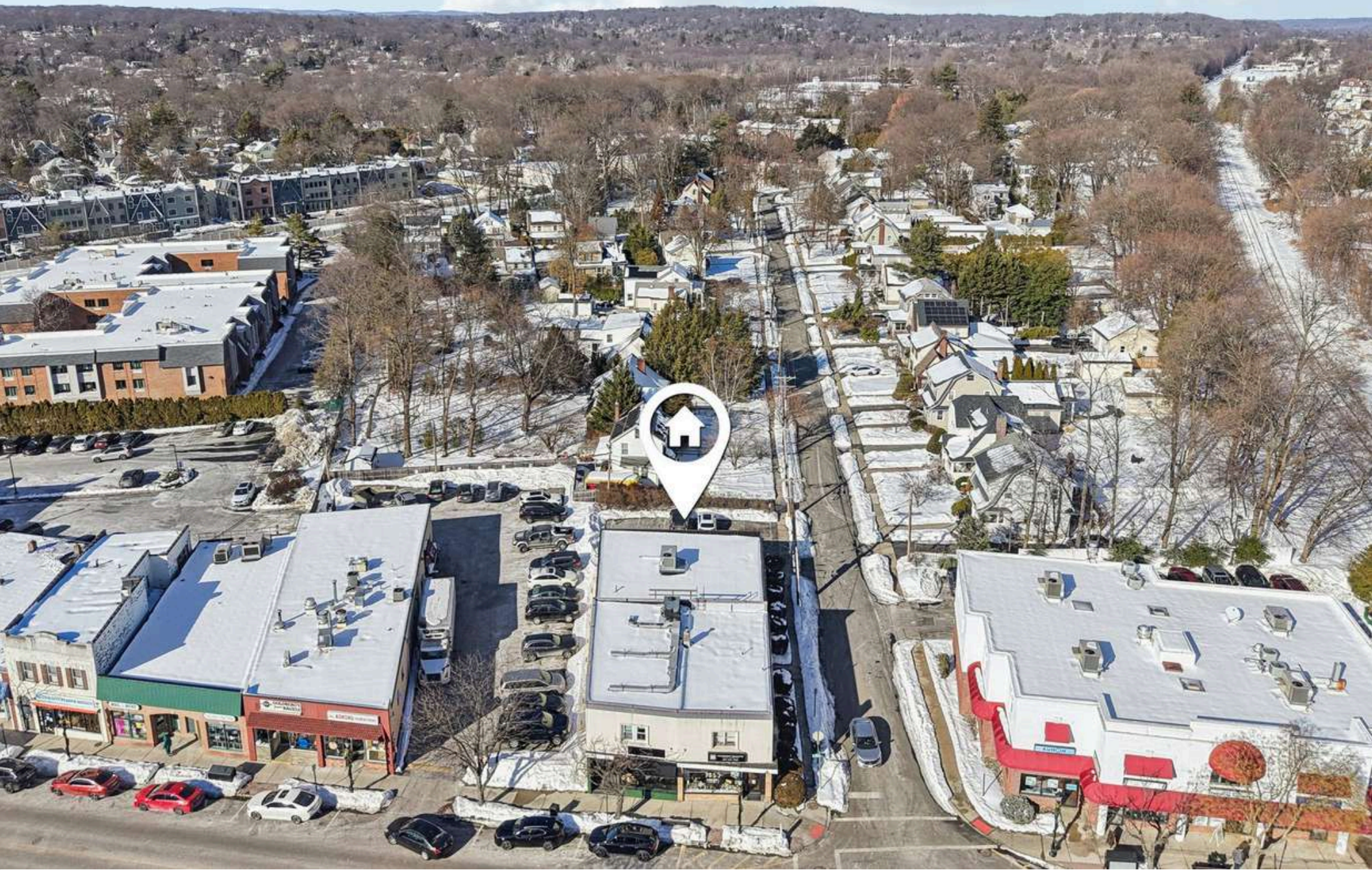


JIM REITZ
PARTNER | REALTOR-ASSOCIATE®
MOBILE: 201.416.9614
JIM@THEREITZ.COM
LICENSE #: 0571113



837 FRANKLIN LAKE ROAD
FRANKLIN LAKES, NJ 07417
OFFICE: 201.455.6525
THEREITZ.COM





INVESTMENT SUMMARY

241-243 Rock Rd, Glen Rock, NJ is a multi-tenant storefront retail/office asset located in the Central Business District of downtown Glen Rock along the Route 208 Corridor. The property contains approximately 4,700 SF of rentable area with a full unfinished basement accessible by three of the tenants in a two-story masonry building situated on 0.17 acres, with 43' of frontage on Rock Road and approximately 100' of frontage on Valley Road with 6 surface parking spaces in the rear.

The building is configured for diversified tenancy with seven (7) rentable spaces, providing multiple income streams and reduced rollover risk versus single-tenant assets. Current occupants include store front tenants: Suka Jewelry and Prominent Builders as well as a mix of professional office tenants including Marc M. Radin PC (Accounting), Stay Golden Psychiatric and Alpha Health. Two office spaces were recently vacated.



PROPERTY SUMMARY

Offering Price	\$1,400,000
Year Built	1950
Lot Dimensions	52' X 145'
Lot Size	0.17 acre - 7,549 SF
Levels	2
Construction	Masonry
GLA	Approx. 4,705 SF
Building SF	Approx. 6,200 SF
Zoning	C2 and AHO-2 Overlay
Parcel ID / APN	22 00111-0000-00006





INVESTMENT HIGHLIGHTS

- Prime Route 208 Corridor Location: Well-located property benefiting from strong visibility, traffic counts, walkability, and limited competing supply in the immediate area.
- Durable Real Estate with Strong Land Value Floor: Underlying land and corridor positioning support long-term value independent of current income, providing downside protection and optionality for future ownership.
- Value-Add Opportunity with Stabilization Potential: The property is positioned for a new owner to enhance cash flow through targeted leasing, expense optimization, and gradual rent increases toward market, driving meaningful NOI and valuation growth over time.

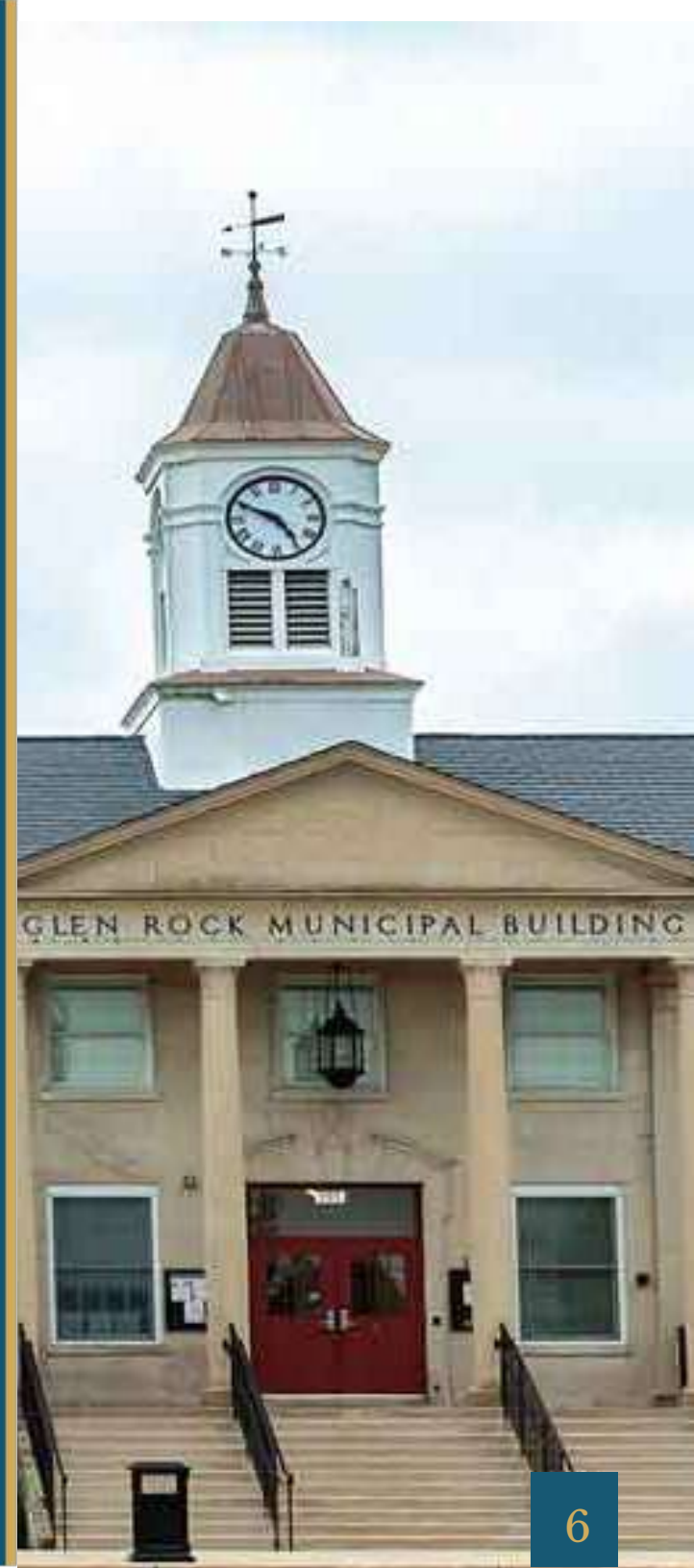


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LOCATION HIGHLIGHTS

- Heart of Downtown Glen Rock - positioned in the borough's central business district with immediate walkability to everyday services, dining, and neighborhood retail.
- Prime corner exposure at Rock Road & Valley Road with strong storefront visibility and natural foot/vehicular pass-by.
- Commuter-driven demand - approximately one block to NJ Transit Glen Rock rail service, supporting office and service-retail tenancy tied to daily commuter patterns.
- Rare parking benefit for a downtown main-street asset - on-site parking plus nearby municipal parking options, which is a meaningful differentiator for tenant retention and leasing velocity.
- Affluent trade area - Glen Rock shows a ~\$210K median household income (2023), supporting higher-quality tenants and resilient neighborhood-serving retail.
- Regional connectivity - Route 208 runs through Glen Rock, improving access to surrounding Bergen/Passaic nodes and broader North Jersey commuter patterns.
- Main-street positioning that benefits both retail + office - the Rock Road corridor is where tenants want to be for visibility, signage, and "errand convenience" traffic.



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INCOME & EXPENSE SUMMARY



Rock Valley, LLC | Trailing 12 Months Operating Statement

Period: Jan 1, 2025 - Dec 31, 2025

Line Item	T-12 Actual	T-12 Adjusted	Notes
INCOME			
Rental Income (As Collected)	\$99,150.00	\$99,150.00	Rental income collected per 2025 statements.
Add: Rent Concession Add-back	-	\$500.00	Adds back Jan 2025 rent abatement (\$500) for stabilized income.
TOTAL INCOME	\$99,150.00	\$99,650.00	
OPERATING EXPENSES			
Real Estate Taxes	\$40,340.66	\$40,340.66	
Other Taxes / Filing Fees	\$450.00	\$450.00	NJ Filing Fee on Partnerships (as shown on Q1 statement).
Utilities (Electric & Water)	\$8,629.28	\$8,629.28	
Insurance	\$8,686.00	\$8,686.00	
Repairs & Maintenance	\$21,457.74	\$21,457.74	
Rubbish Removal	\$2,791.66	\$2,791.66	
Professional Fees (Accounting)	\$750.00	\$750.00	
Office Supplies	\$411.29	\$411.29	
Licenses & Permits	\$70.00	\$70.00	
Other / Unitemized (Reconciliation)	\$100.12	\$100.12	To reconcile minor statement-level variances (Q1 \$0.22; Q4 \$99.90).
Less: One-time Repair Add-back	-	(\$5,864.38)	Ray Rooter: Replace sewage lines (10/28/25) treated as one-time for stabilized NOI.
TOTAL OPERATING EXPENSES	\$83,686.75	\$77,822.37	
NET OPERATING INCOME (NOI)			
NOI	\$15,463.25	\$21,827.63	NOI = Total Income - Total Operating Expenses.
NON-OPERATING / ENTITY (DISCLOSURE)			
Entity Filing Fee (State of NJ Annual Report)	\$75.50	\$75.50	Shown on Q3 statement but excluded from Q3 "Total Expenses"; typically treated as ownership/entity-level.

Notes: This T-12 reconciles to quarterly statement totals with a Q1 utilities add-back (utilities are itemized in Q1 detail but excluded from Q1 "Total Expenses").

241-243 Rock Road Rent Roll

Pro Forma Rent Roll

Unit	Tenant Name	Rentable SF (Est)	Rentable Per SF (Est)	Usable SF (Est)	Usable Per SF (Est)	Monthly Rent	Annual Rent	Term	Lease Exp	Additional Terms
Retail 1 - Left unit	Suka Jewelry	1,041	\$23.63	790	\$31.14	\$2,050	\$24,600	1 Year	8/31/26	Includes basement below
Retail 2 - Right unit	Prominent Builders	975	\$22.15	740	\$29.19	\$1,800	\$21,600	3 Years	10/31/28	Includes basement below. Y2 \$1,825 ;Y3 \$1,850
Office 1 - 1st Floor - Valley Rd	Vacant - Markey	1,581	\$15.94	1,200	\$21.00	\$2,100	\$25,200	None		Includes basement below
Office 2 - 1st Floor - Interior	Stay Golden Psychological	659	\$31.87	500	\$42.00	\$1,750	\$21,000	3 years	5/31/25	
Office 3 - 2nd Fl Front	Alpha Health	659	\$18.67	500	\$24.60	\$1,025	\$12,300	1 Year	12/31/25	
Office 4 - 2nd Fl Inside	Vacant - Emerge MD	382	\$15.94	290	\$21.00	\$508	\$6,090	None		
Office 2 - 2nd Fl Front Corner	Marc Radin - Accountant	903	\$15.95	685	\$21.02	\$1,200	\$14,400	None		
Totals		6,200		4,705		\$10,433	\$125,190			

MIGRATION FROM GROSS LEASES TO NET

Unit	Tenant Name	Rentable SF (Est)	Rentable Per SF (Est)	Usable SF (Est)	Usable Per SF (Est)	Monthly Rent	Annual Rent	Rentable SF (Est)	Base Monthly Rent	Monthly Utility Allocation	Monthly Tax Allocation	Monthly Repair Allocation	Potential Monthly Rent	Potential NNN Annual Rent	Potential Rent /SF
Retail 1 - Left unit	Suka Jewelry	1,041	\$23.63	790	\$31.14	\$2,050	\$24,600	1,041	\$2,050	\$160.91	\$573.68	\$167.91	\$2,952	\$35,430	\$34
Retail 2 - Right unit	Prominent Builders	975	\$22.15	740	\$29.19	\$1,800	\$21,600	975	\$1,800	\$150.73	\$537.37	\$157.28	\$2,645	\$31,745	\$33
Office 1 - 1st Floor - Valley Rd	Vacant - Markey	1,581	\$15.94	1,200	\$21.00	\$2,100	\$25,200	1,581	\$2,100	\$244.42	\$871.41	\$255.05	\$3,471	\$41,651	\$26
Office 2 - 1st Floor - Interior	Stay Golden Psychological	659	\$31.87	500	\$42.00	\$1,750	\$21,000	659	\$1,750	\$101.84	\$363.09	\$106.27	\$2,321	\$27,854	\$42
Office 3 - 2nd Fl Front	Alpha Health	659	\$18.67	500	\$24.60	\$1,025	\$12,300	659	\$1,025	\$101.84	\$363.09	\$106.27	\$1,596	\$19,154	\$29
Office 4 - 2nd Fl Inside	Vacant - Emerge MD	382	\$15.94	290	\$21.00	\$508	\$6,090	382	\$508	\$59.07	\$210.59	\$61.64	\$839	\$10,066	\$26
Office 2 - 2nd Fl Front Corner	Marc Radin - Accountant	903	\$15.95	685	\$21.02	\$1,200	\$14,400	903	\$1,200	\$139.52	\$497.43	\$145.59	\$1,983	\$23,791	\$26
Totals		6,200		4,705		\$10,433	\$125,190	6,200	\$10,433	\$958.33	\$3,416.67	\$1,000.00	\$15,808	\$189,690	

AVAILABLE SPACES



1ST FLOOR - 1200 SF

2ND FLOOR - 290 SF

SELECT COMPARABLES

181-189 Rock Road Glen Rock, NJ 07452

Closest proximate comp on the same side of the Rock Road on the opposite end of the Central Business District



SOLD PRICE	\$3,020,000
SALE DATE	12/15/2025
BUILDING SIZE	7,500SF
LOT SIZE	0.25 ACRES

2-4 Garber Square Ridgewood, NJ 07450

Mixed use space in downtown Ridgewood



SOLD PRICE	\$3,100,000
SALE DATE	10/20/2025
BUILDING SIZE	6,000 SQFT
LOT SIZE	0.11 ACRES

210 Rock Road Glen Rock, NJ 07452

Retail space located in downtown Glen Rock



ASKING PRICE	\$1,200,000
BUILDING SIZE	3,311 SQFT
LOT SIZE	0.088 ACRES

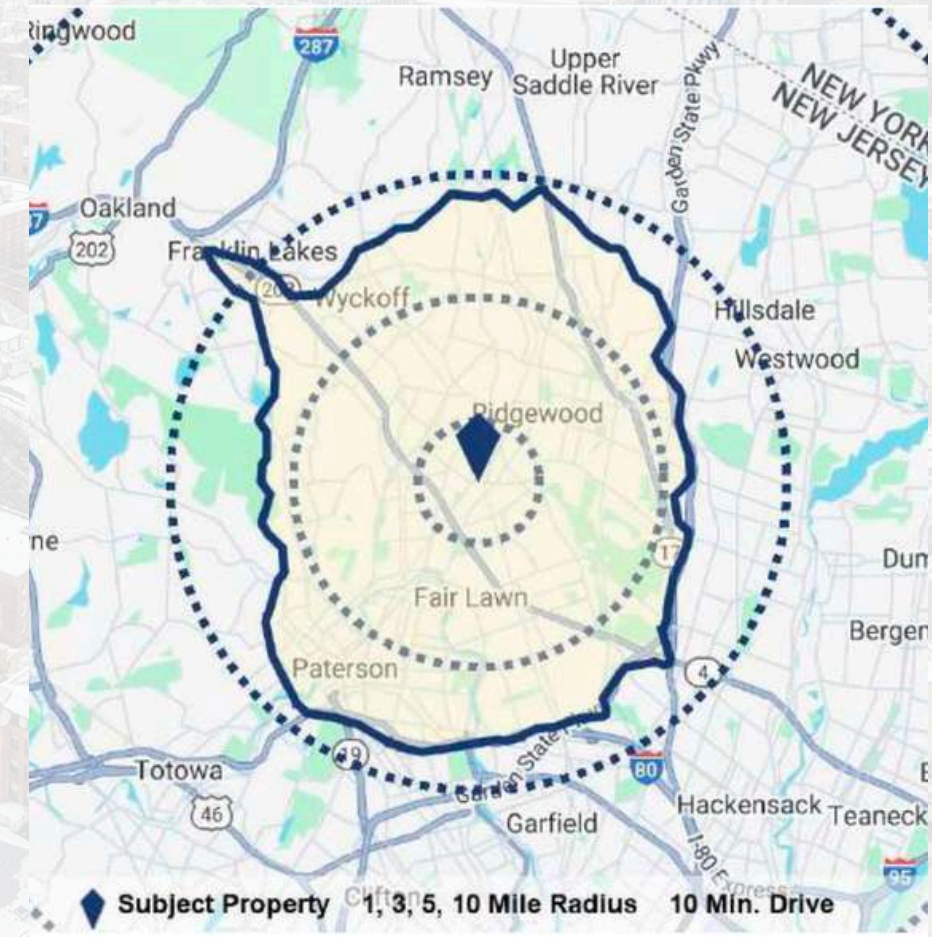


GLENROCK DEMOGRAPHICS

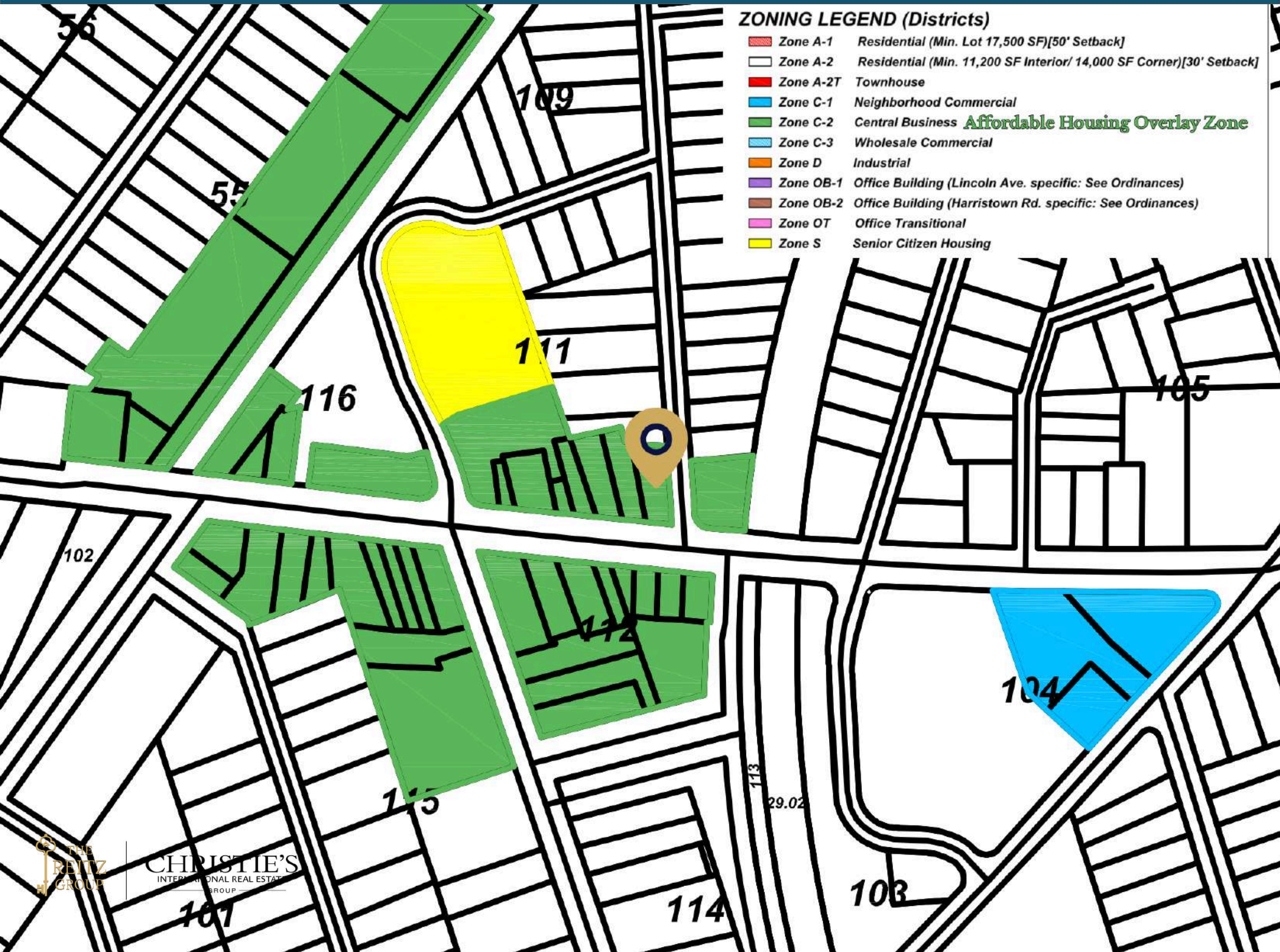
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	15,471	142,592	396,201	1,342,448	313,169
Population 5 Yr Growth	-0.80%	-2.20%	-2.20%	-1.50%	1.70%
Median Age	43	42	40	41	40
Median Age 5 Yr Forecast	43	42	41	42	40
White / Black / Hispanic	73%/2%/11%	58%/6%/25%	46%/11%/35%	52%/8%/30%	43%/12%/38%
White / Black / Hispanic 5 Yr Forecast	72%/2%/11%	58%/6%/25%	46%/10%/34%	52%/8%/30%	43%/12%/37%
Employment	3596	66187	186603	644970	155474
Buying Power	\$826.3M	\$5.7B	\$12.2B	\$47B	\$10.2B
Buying Power 5 Yr Growth	-5.40%	-4.90%	-4.30%	-3.60%	2.20%
College Graduates	63.10%	48.10%	37.50%	41.30%	44.10%

HOUSEHOLD	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Households	5217	48556	131866	466793	104751
Households 5 Yr Growth	-1.0%	-2.4%	-2.3%	-1.5%	1.8%
Median Household Income	\$158,386	\$116,533	\$92,687	\$100,769	\$97,399
Median Household Income 5 Yr Forecast	\$151,419	\$113,561	\$90,746	\$98,620	\$97,836
Average Household Income	\$184,845	\$148,471	\$125,748	\$130,558	\$132,093
Average Household Income 5 Yr Forecast	\$180,994	\$145,175	\$123,763	\$128,321	\$132,380
% High Income (>\$75K)	82%	66%	58%	61%	60%

HOUSING	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Median Home Value	\$722,495	\$625,748	\$571,957	\$514,651	\$646,597
Median Year Built	1951	1952	1955	1957	1954
Owner / Renter Occupied	84%/16%	69%/31%	60%/40%	63%/37%	55%/45%



ZONING MAP



ZONING LEGEND (Districts)

- Zone A-1 Residential (Min. Lot 17,500 SF)[50' Setback]
- Zone A-2 Residential (Min. 11,200 SF Interior/ 14,000 SF Corner)[30' Setback]
- Zone A-2T Townhouse
- Zone C-1 Neighborhood Commercial
- Zone C-2 Central Business **Affordable Housing Overlay Zone**
- Zone C-3 Wholesale Commercial
- Zone D Industrial
- Zone OB-1 Office Building (Lincoln Ave. specific: See Ordinances)
- Zone OB-2 Office Building (Harristown Rd. specific: See Ordinances)
- Zone OT Office Transitional
- Zone S Senior Citizen Housing

DISCLOSURE STATEMENTS

This Offering Memorandum (“OM”) has been prepared by the Seller and/or its agents (“Seller Parties”) for the sole purpose of providing general information to select prospective purchasers regarding the property located at 241-243 Rock Road, Glen Rock, New Jersey, 07452 (the “Property”). This OM is confidential and is intended only for the recipient. It may not be reproduced or distributed without the prior written consent of the Seller Parties.

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Prospective purchasers are hereby advised that the Property does not have redevelopment pre-approvals. Any discussion of potential redevelopment, zoning, density, unit count, FAR, height, permitted uses, timelines, or feasibility is conceptual only and is provided solely for general informational/marketing purposes. No statement in this OM shall be construed as a representation that any redevelopment approvals, variances, permits, site plan approvals, or other governmental entitlements can or will be obtained. Purchasers must independently verify all land use and redevelopment matters with the Borough of Glen Rock and any other applicable authorities.

The Seller Parties make no representations or warranties regarding environmental conditions at or affecting the Property. This includes, without limitation, the presence or absence of hazardous substances (including petroleum), underground storage tanks, soil/groundwater or vapor conditions, asbestos-containing materials, lead-based paint, mold, PCBs, radon, or compliance with any environmental laws or requirements. Purchasers are encouraged to perform any environmental due diligence they deem necessary, including a Phase I Environmental Site Assessment (and Phase II testing if warranted), and to consult with qualified professionals.

Nothing in this OM constitutes legal, tax, accounting, environmental, engineering, or other professional advice. Prospective purchasers should consult their own advisors in evaluating the Property and any potential transaction.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE REITZ GROUP FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:



JONATHAN REITZ

Partner | Realtor-Associate®

Mobile: 201.800.4299

Jonathan@TheReitz.com

License #: 2077488



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