



ES4

Mixed-Use Development Class-A Ground Floor Retail with 195 Luxury Apartments

10 Sterling Boulevard, Englewood
Bergen County, New Jersey 07631

PROPERTY DESCRIPTION

Four-story, 46,500 SF mixed-use retail and office building located within ES4, a premier 21-acre development offering exceptional highway visibility and over 650 feet of frontage along Route 4. Phase II of ES4 is planned to include a 180-room hotel and an additional 195 luxury apartment units, further enhancing the site's vibrancy. The property features ample surface parking for both retail and office users and is available for immediate occupancy. Ideally situated with direct access to New York City, the site is just minutes from Routes 4 and 17, the NJ Turnpike (I-95), Interstate 80, and Newark Airport.

AVAILABLE SPACE

5,428 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

Occupancy

Immediate

PARKING

7.5 parking spaces per 1,000 SF

Traffic Count

ADT 102,291 State Route 4

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE RETAIL LEASING AGENT

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LEASING PLAN



DEVELOPMENT AERIAL



IMMEDIATE AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	21,404
Median HH Income	\$116,564
Average HH Income	\$174,656
Median Age	39.2
Total Households	8,142
Daytime Population	17,583

3 Mile Radius

Population	206,203
Median HH Income	\$130,522
Average HH Income	\$172,527
Median Age	40.6
Total Households	77,435
Daytime Population	165,285

5 Mile Radius

Population	1.03 M
Median HH Income	\$91,221
Average HH Income	\$123,607
Median Age	39.1
Total Households	392,804
Daytime Population	615,375

