



GILSEMAN & CO. LLC

REALTORS SINCE 1939

RESIDENTIAL & COMMERCIAL REAL ESTATE
PROPERTY MANAGEMENT

127 Union Ave



219 EAST RIDGEWOOD AVE, RIDGEWOOD, NJ 07450
201-445-1600
LEIGH@GILSENANANDCOMPANY.COM



Executive Summary



Property Overview

Lease Rate
\$32.00 Per Sq Ft

Lease Type
Modified Gross

Size
1,000-3,000 Sq Ft

First Class Medical Building located in the heart of the Village with ample on-site parking. Fully ADA Accessible. Updated and renovated common areas and office suites.

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Interior Photos



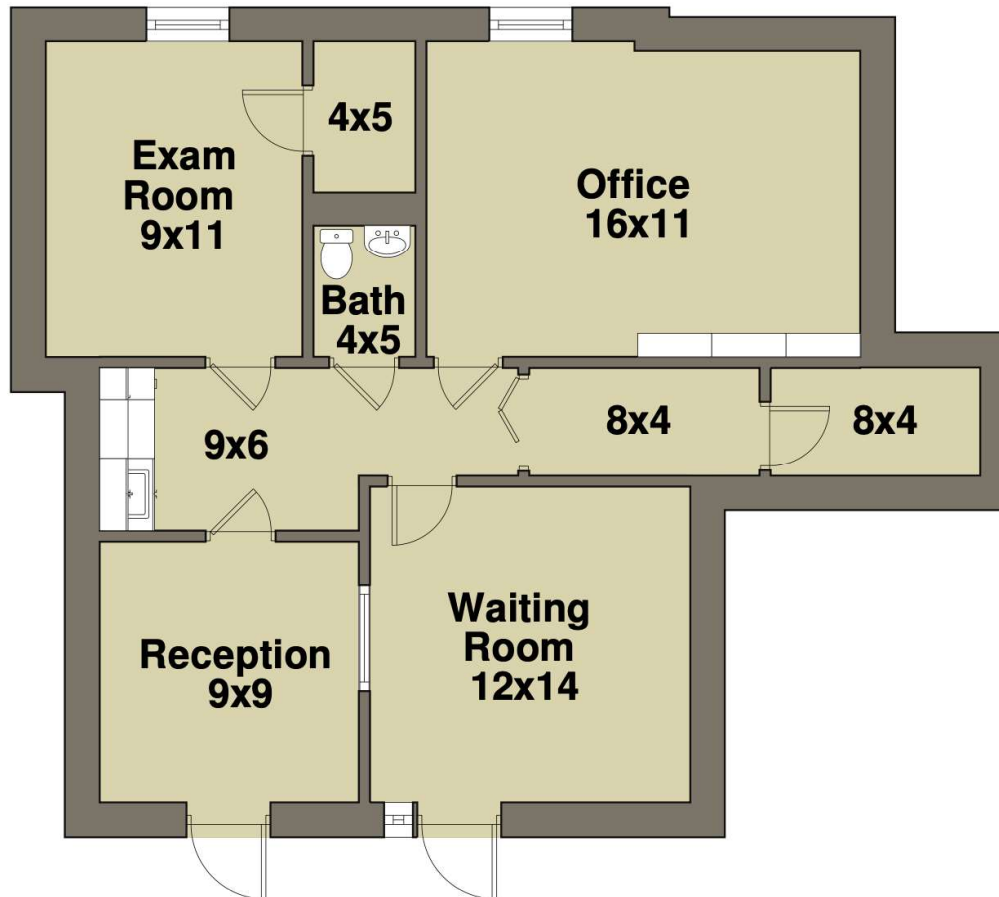
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Floor Plan

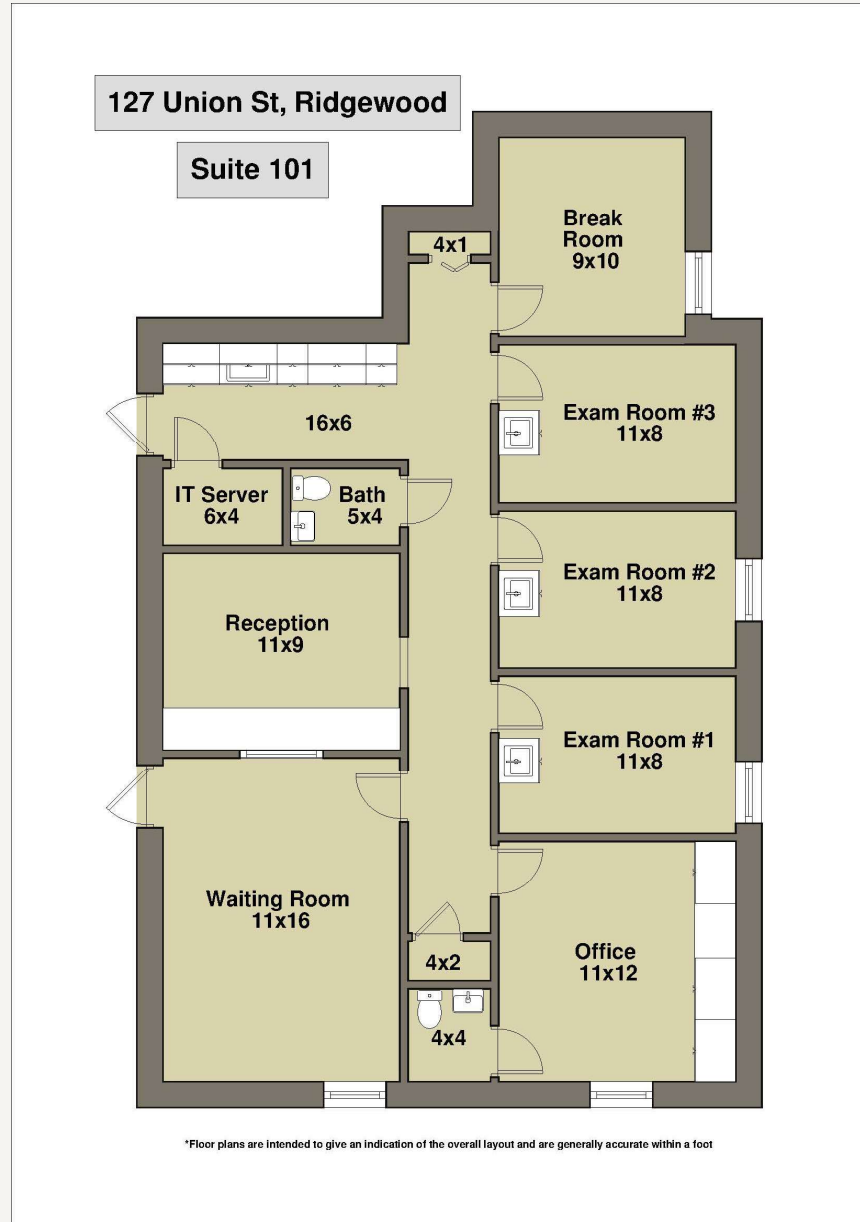
127 Union St, Ridgewood

Suite 110



*Floor plans are intended to give an indication of the overall layout and are generally accurate within a foot

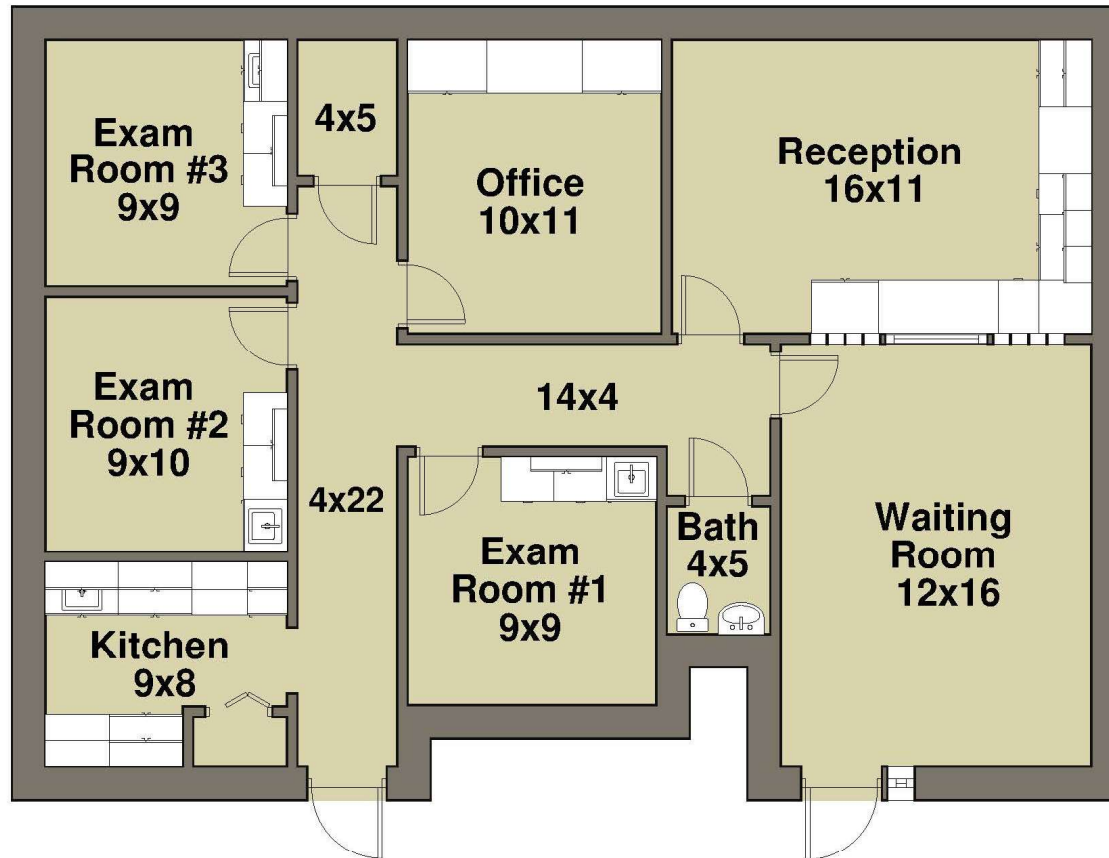
Floor Plan



Floor Plan

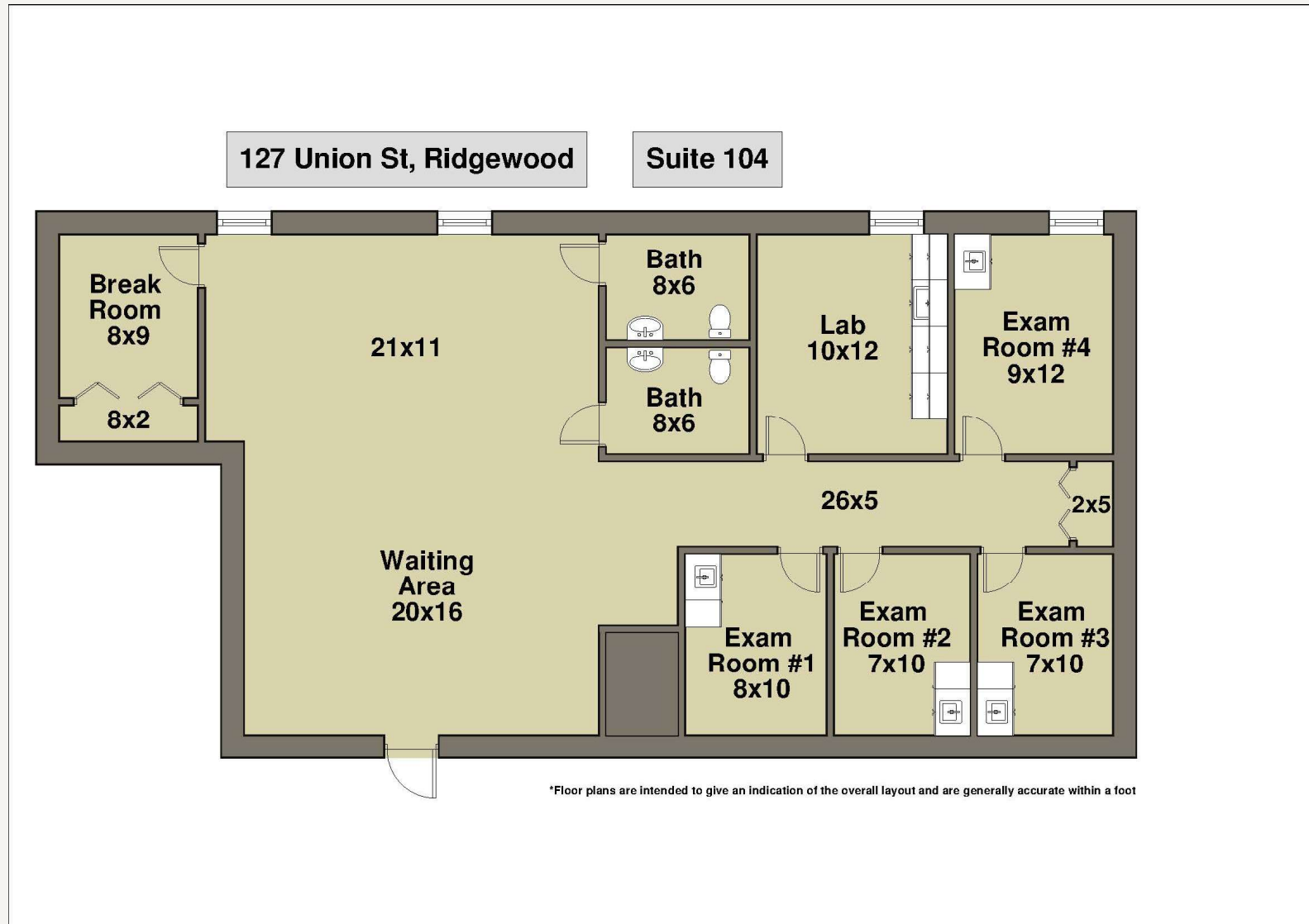
127 Union St, Ridgewood

Suite 111



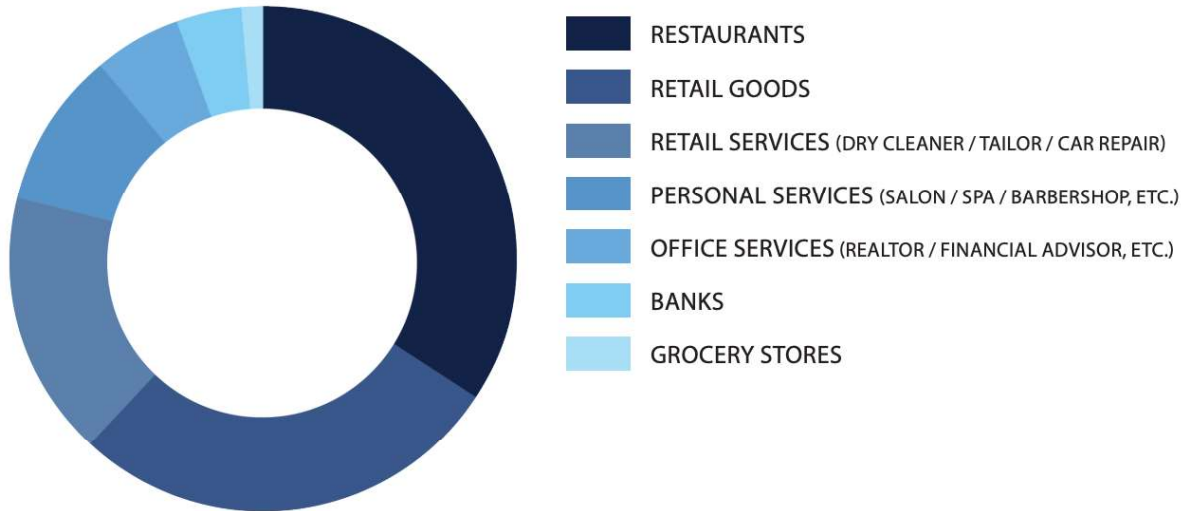
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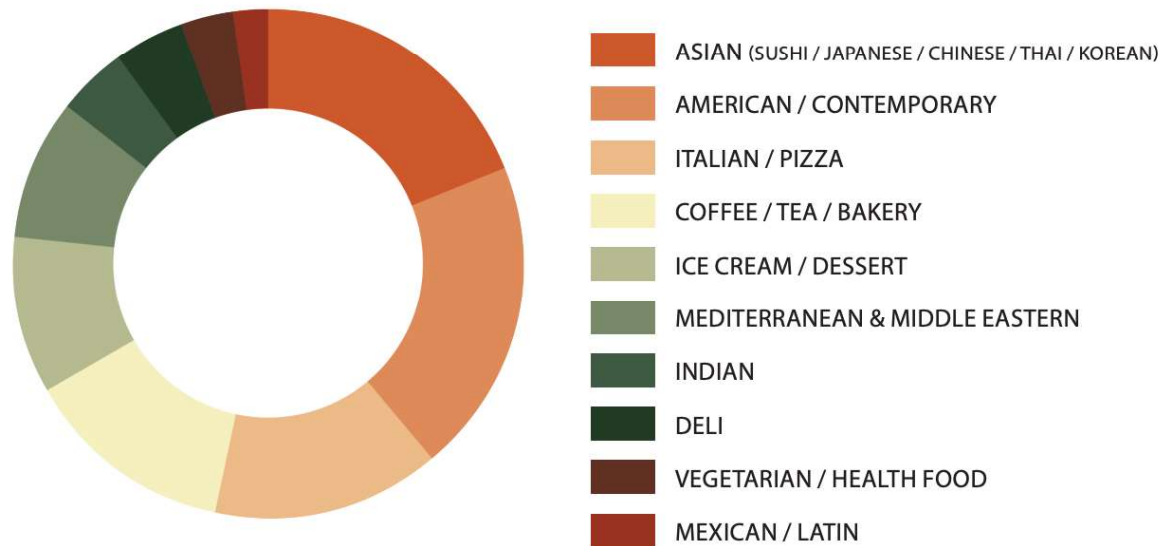


BUSINESS DISTRIBUTION

Categories of Businesses in the Downtown



Restaurant Breakdown by Types of Cuisine



Map Of Ridgewood



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QUICK STATISTICS

INCOME AND BENEFITS (IN 2020 INFLATION-ADJUSTED DOLLARS)		
LABEL	RIDGEWOOD	
	#	%
TOTAL HOUSEHOLDS	8,417	
LESS THAN \$10,000	230	2.7%
\$10,000 TO \$14,999	70	0.8%
\$15,000 TO \$24,999	53	0.6%
\$25,000 TO \$34,999	233	2.8%
\$35,000 TO \$49,999	328	3.9%
\$50,000 TO \$74,999	513	6.1%
\$75,000 TO \$99,999	530	6.3%
\$100,000 TO \$149,999	1,411	16.8%
\$150,000 TO \$199,999	1,077	12.8%
\$200,000 OR MORE	3,972	47.2%
MEDIAN HOUSEHOLD INCOME (DOLLARS)	178,958	(X)
MEAN HOUSEHOLD INCOME (DOLLARS)	249,016	(X)

ACS Table DP03 - 2016-2020 5-Year Estimates

YEAR	POPULATION
1950	17,481
1960	25,391
1970	27,547
1980	25,208
1990	24,152
2000	24,936
2010	24,958
2020	25,979

Source: US Census

Ridgewood, classified as an affluent municipality, boasts a median household income of \$178,958, as reported by the ACS, which is more than twice the State median income. Nearly half of the households in Ridgewood (47.2%) earn more than \$200,000 annually, while over three-quarters (76.8%) have incomes surpassing \$100,000 per year.

WHAT RIDGEWOOD HAS TO OFFER



Ridgewood, a thriving village in Bergen County, offers an exceptional opportunity for retail businesses. The vibrant downtown area attracts a steady footfall of local residents and visitors, offering a diverse customer base. Renowned for its excellent schools and affluent residents, Ridgewood presents a strong retail market. Proximity to New York City enhances its draw, bringing in customers seeking a blend of suburban charm and urban retail experiences. With an active Chamber of Commerce, supportive local government, and bustling calendar of events, Ridgewood provides a nurturing environment for businesses to thrive.



VILLAGE OF RIDGEWOOD HISTORY

Founded in the 1894, Ridgewood is a historic, vibrant village in Bergen County. Originally a farming community, with the development of the railroad, Ridgewood quickly became a destination for wealthy businessmen and their families from New York City. Today, Ridgewood offers a mix of small-town charm and modern conveniences, boasting excellent schools, a thriving downtown, and easy access to New York City. A perfect blend of past and present, it's a premier choice for families and professionals.

About Us



Started by brothers William F. Gilsonan Sr. and Richard A. Gilsonan Sr. in Jersey City Heights in 1939, Gilsonan & Company has a long tradition of delivering the highest quality of representation in both residential and commercial real estate transactions throughout New Jersey.

Following World War II, the brothers moved their families to Ridgewood, a burgeoning community, and opened at our current location on East Ridgewood Avenue. Since then Gilsonan & Company has been continuously run as a family business with a deep commitment to community and finding families, businesses and investors alike exactly what they require in real estate.

Gilsonan & Company has 80 years of experience in handling all types of real estate transactions throughout New Jersey, and particularly in Bergen County. We also provide full service property management.

