



For Lease

RIPCO
RETAIL LEASING

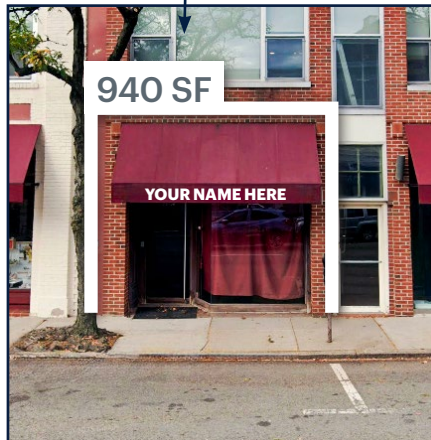
32-40 North Dean Street

Englewood, NJ
Heart of Downtown, Englewood-Franklin Row

940 SF & 1,166 SF Retail, Fitness, or Medical Space

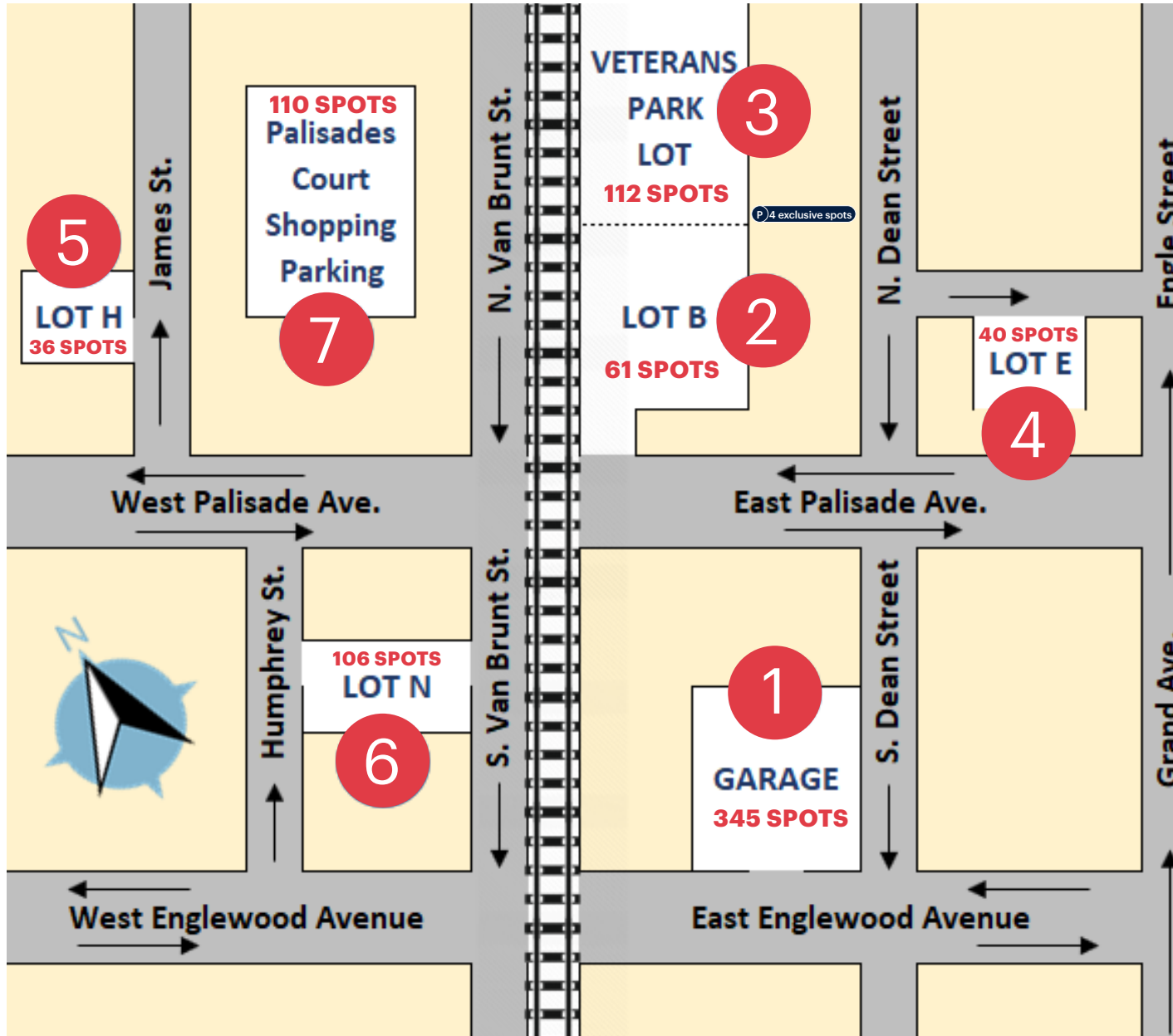
Exclusive parking available with direct access in rear of building

Space Details



Size	940 SF 1,166 SF
Rent	Upon request
Possession	Immediate
Lease Type	Gross lease with pro-rata share of CAM and Taxes over the base year
Parking	Street parking available in front Municipal parking located throughout the downtown area 2 exclusive spaces for the space in the bak provided by the Landlord
Neighbors	Bergen PAC, ShopRite, Chipotle, Apple Bank, AT&T, Jersey Mike's, Starbucks, Manhattan Bagel, CVS Pharmacy
Comments	Great 1-mile incomes 17,000 VPD on Dean Street Vibrant downtown with over 14 national retailers

Parking



Lot #	Lot	Info
1	Municipal Garage	Open Mon-Sat; 7am-11pm
2	Lot B	Metered
3	Veterans Park	Metered
4	Lot E	Bergen Street - Pay Station
5	Lot H	James Street - Metered
6	Lot N	James Street - Metered
7	Palisades Court Center	Only for shops in Palisades Court. You will be towed otherwise.

* Municipal parking in Englewood is easily accessible via the ParkMobile app.

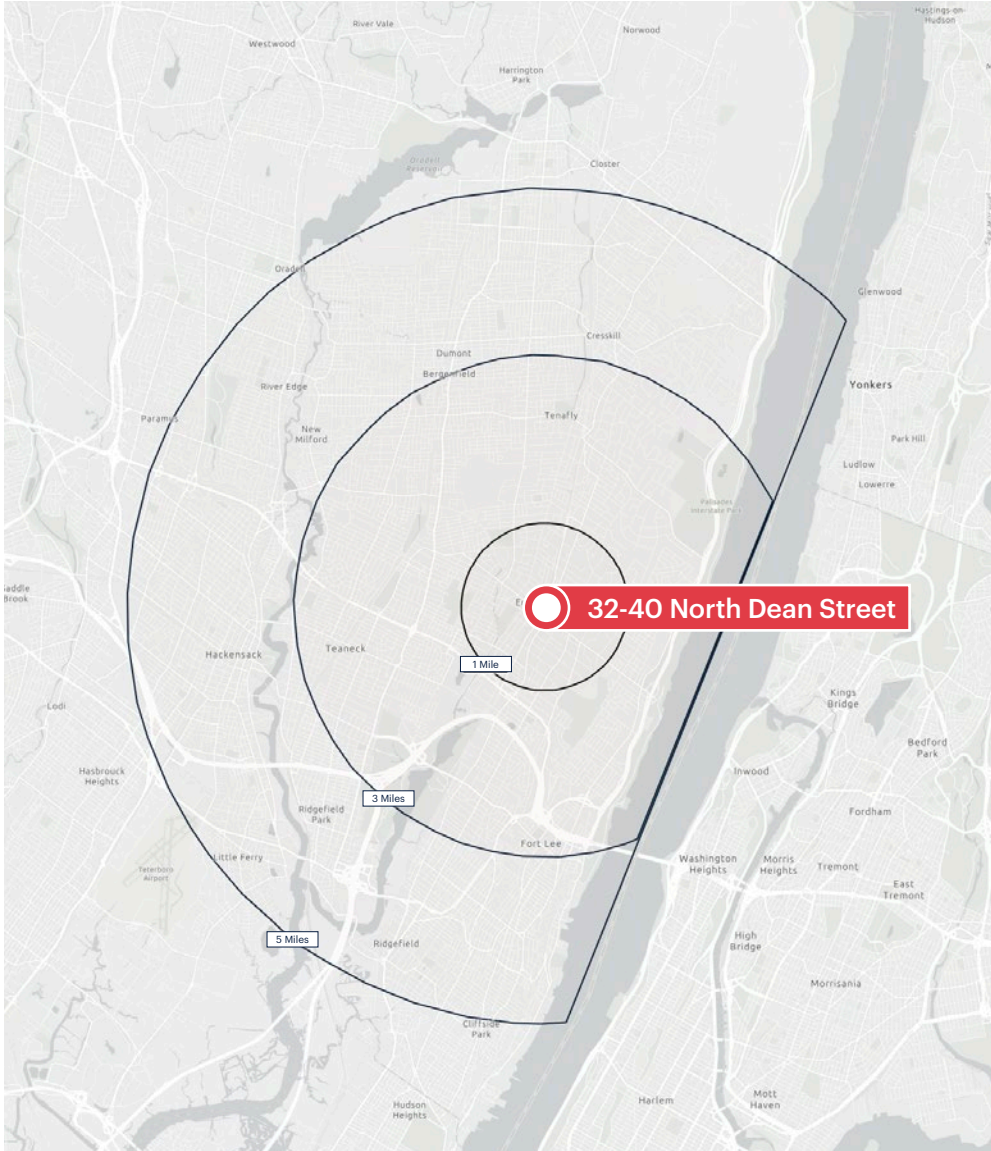


Area Retail



Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	21,721	151,438	387,968
Total Households	7,706	54,588	146,287
Average Household Income	\$139,263	\$171,581	\$154,787
Median Age	39.6	42.2	42.4
Population with Bachelors +	5,998	60,755	149,824
Daytime Population	25,285	142,977	357,244
Total Daytime Employees	14,341	70,022	173,410
Total Businesses	1,238	6,564	16,040