

For Lease

RIPCO
RETAIL LEASING

Copper Tree Shopping Plaza

350 Ramapo Valley Road
US-202 off of I-287

Oakland, NJ
Bergen County

Spaces can be combined up to 37,307 SF

Former Supermarket
17,307 SF

Pre-Leasing
20,000 SF

Your Sign Here

Former Supermarket Available: 17,000 SF expandable to 37,000 SF

Join National Tenants Dollar Tree, Pet Supplies Plus, Valley National Bank, Bubbakoo's Burritos, Verizon, & more!

Space Details



Size	Unit 15/30A (former Supermarket)	*17,307 SF
	Unit 10 (pre-leasing)	*20,000 SF
	Units 10 & 15/30A *Spaces can be combined	*37,307 SF
Rent	Upon request	
NNN	\$9.28 PSF (est.)	
Co-Tenants	Dollar Tree, Pet Supplies Plus, Leslie's Pools, Valley National Bank, Franks Pizza, Verizon, Club Pilates, Sally Beauty, Sport Clips, Bubbakoos Burritos, Motor Vehicle Agency, The Dance Spot of NJ, Five Star Swim School	
Neighbors	ShopRite, Walgreens, Columbia Bank, Starbucks, CityMD, Connect One Bank, Chase Bank, US Post Office, Sherwin Williams, Dunkin', Oakland Spine & PT, Atlantic Health, M&T Bank, Ace Hardware	
Comments	Approx. 29,000 VPD on US-202 Regional Shopping Center in Bergen County Approx. 1400 linear feet from I-287 Great Parking 6 Access Points Monument Signage	

Former Supermarket Available

Interior photos



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Contact
Exclusive Agents

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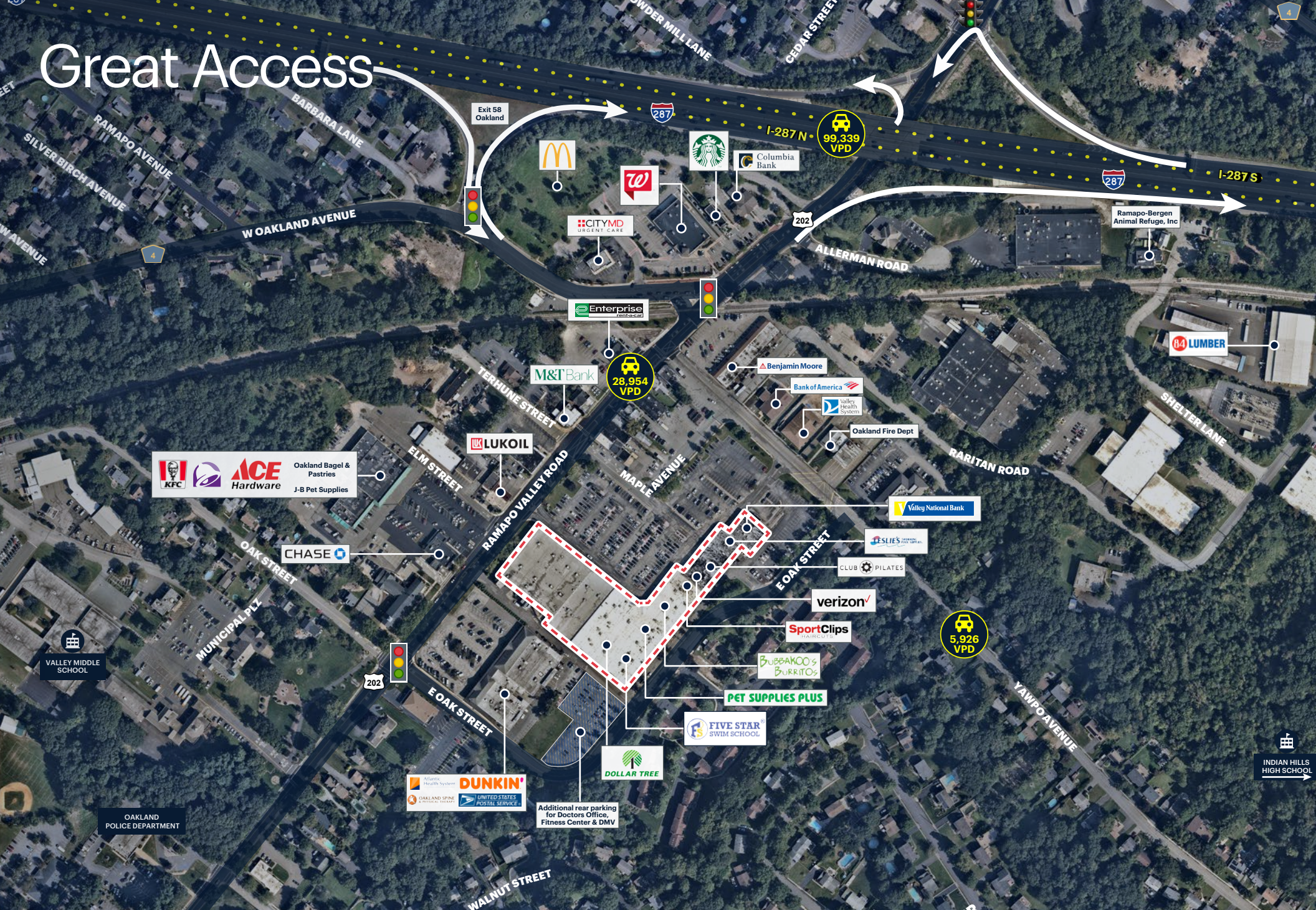
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611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

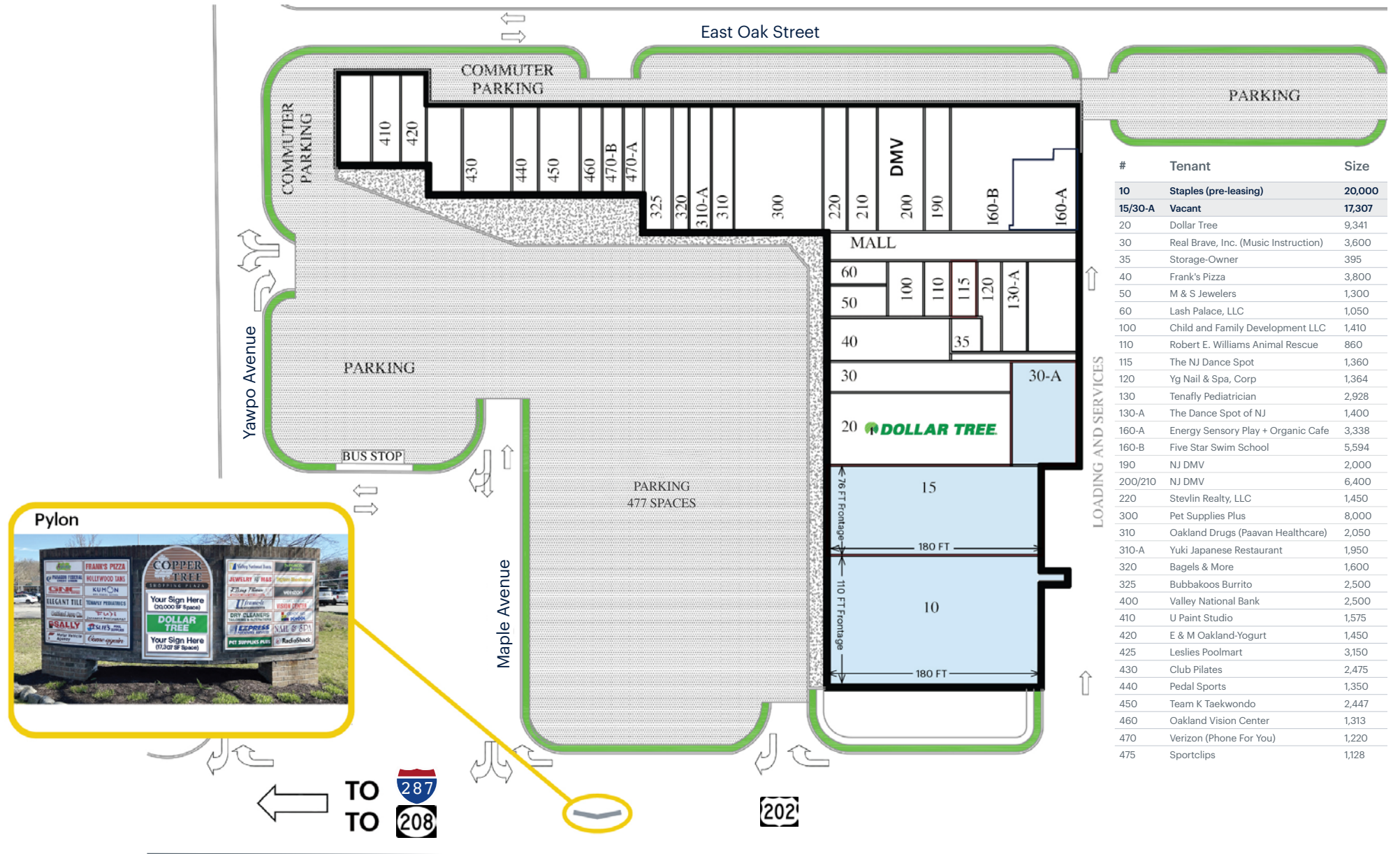
Great Local & Regional Pull



Great Access



Site Plan

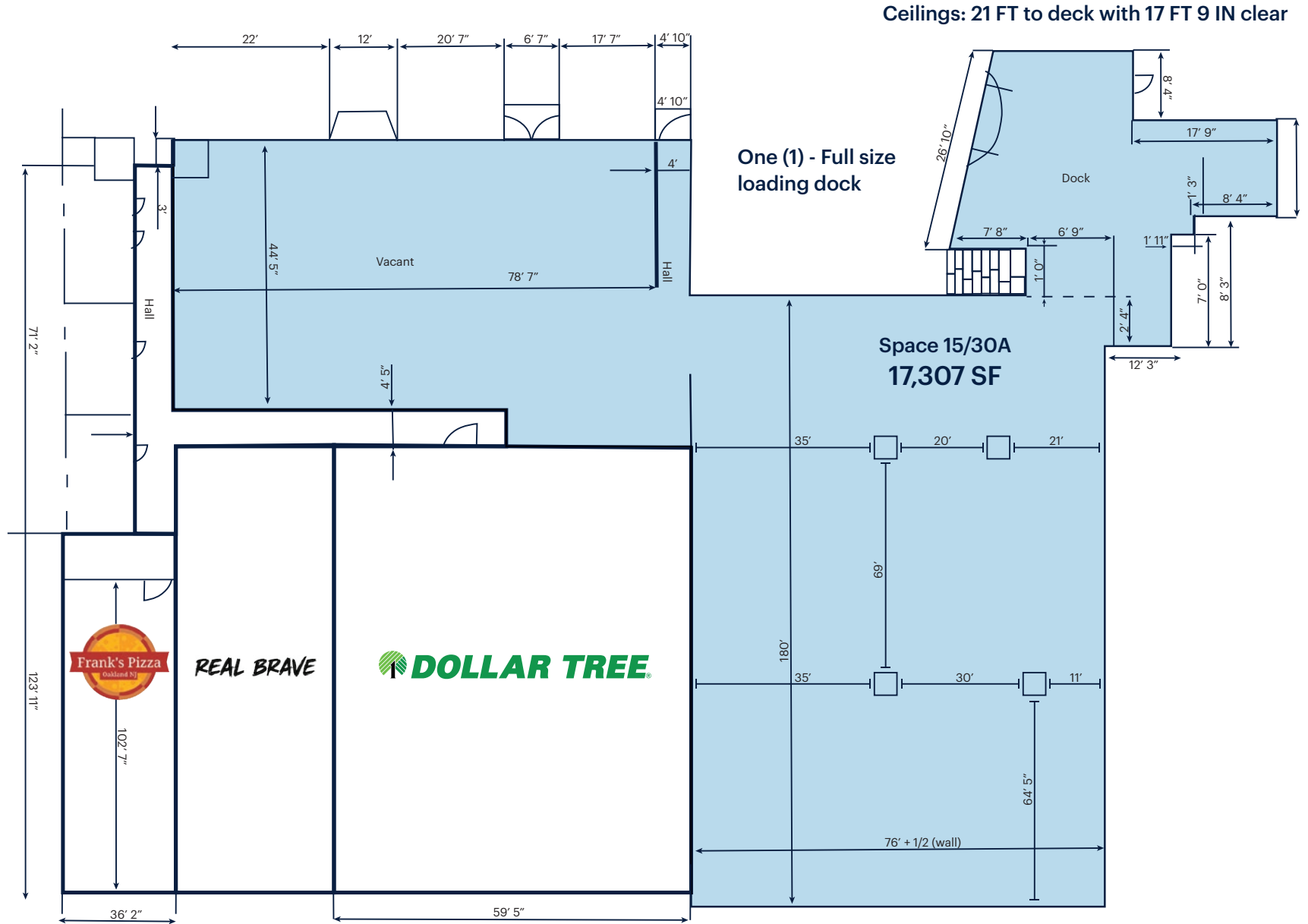


Shopping Center Photos



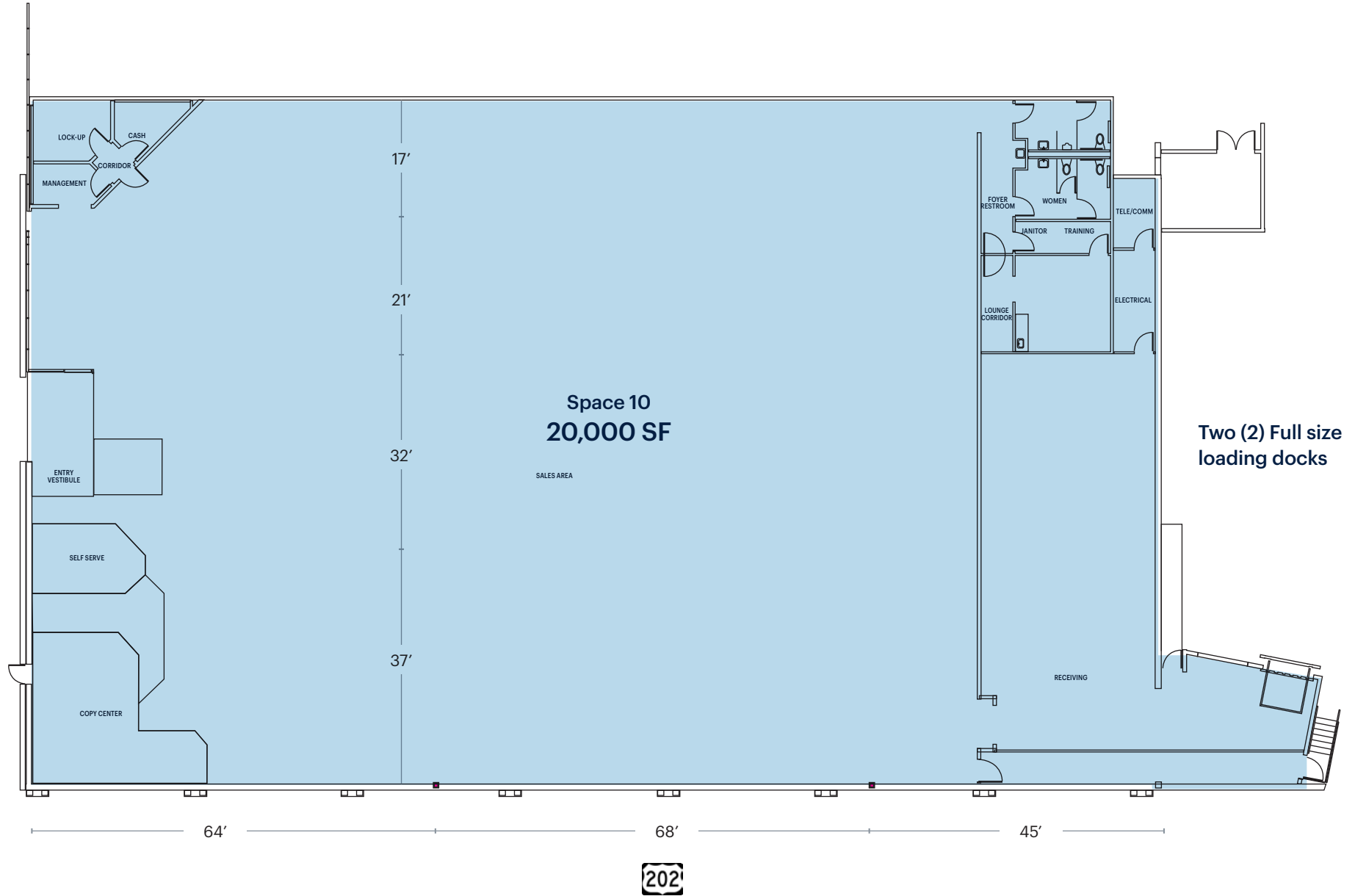
Floor Plan - Former Supermarket

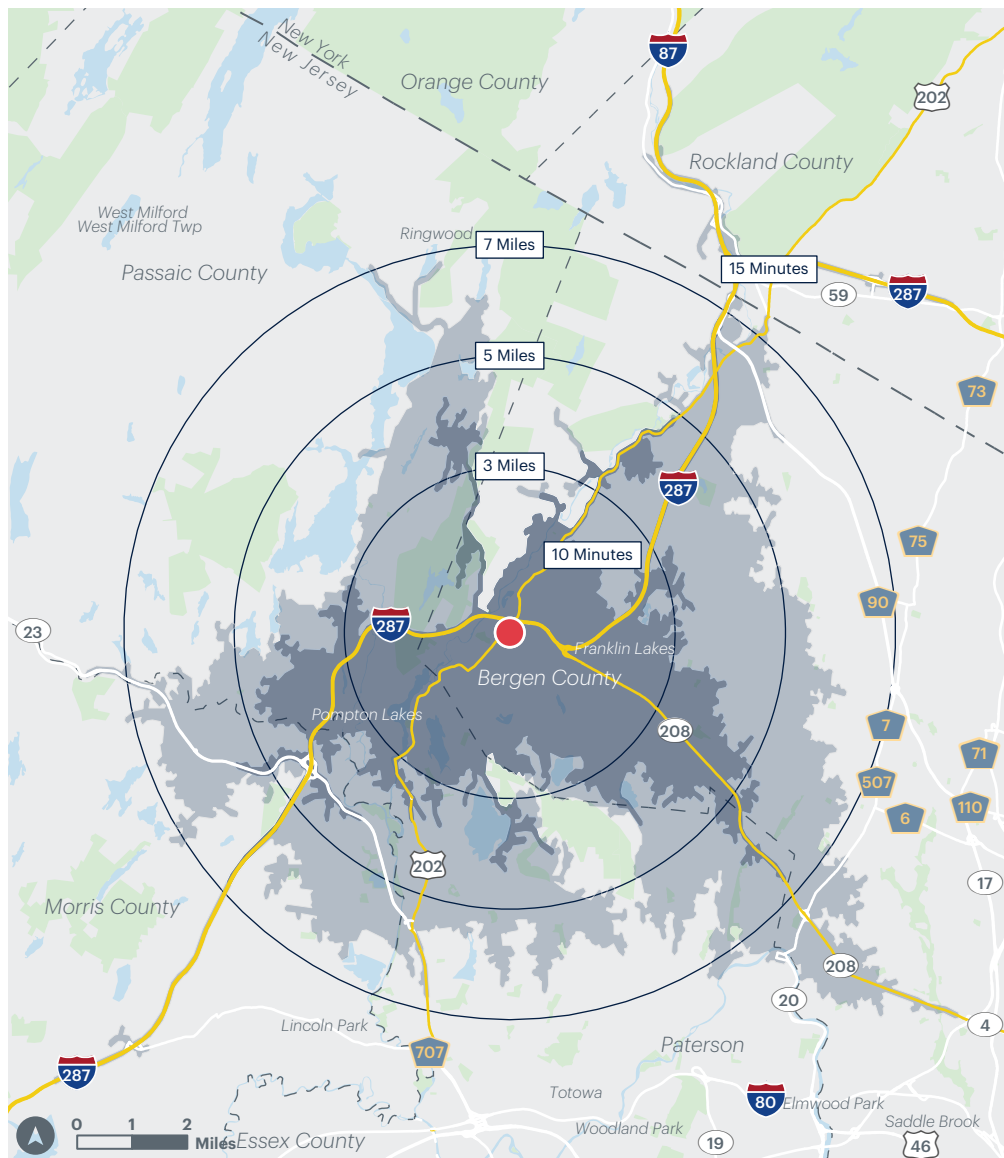
Space 15/30A



Floor Plan

Space 10 (pre-leasing)





Copper Tree Shopping Plaza

Solid Demographics

2026 ESRI Summary Report

	3 miles	5 miles	7 miles
Population	38,831	113,609	267,130
Total Households	14,473	41,978	99,006
Median Household Income	\$154,438	\$150,446	\$145,919
Median Age	46.1	45.2	44.2
% Population with Bachelors +	60.68%	59.32%	58.40%
Daytime Population	37,817	110,073	263,430
Total Daytime Employees	18,523	53,779	131,285
Total Businesses	1,400	4,236	10,376

Drive Time Demographics

	10 Min	15 Min
Population	53,882	215,609
Total Households	19,283	79,770
Average Household Income	\$228,477	\$199,366
Median Age	44.6	43.9
% Population with Bachelors +	62.11%	57.99%
Daytime Population	54,509	214,913
Total Daytime Employees	27,648	107,864
Total Businesses	2,213	8,974