

**FORMER OFFICE/MEDICAL SPACE
WITH ON SITE PARKING AVAILABLE**

PRIVATE PARKING

**5,000 SF
AVAILABLE**

UNION STREET

174 UNION STREET
RIDGEWOOD, NEW JERSEY

5,000 SF FOR LEASE

SHANE WIERKS

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C: 908.581.7781

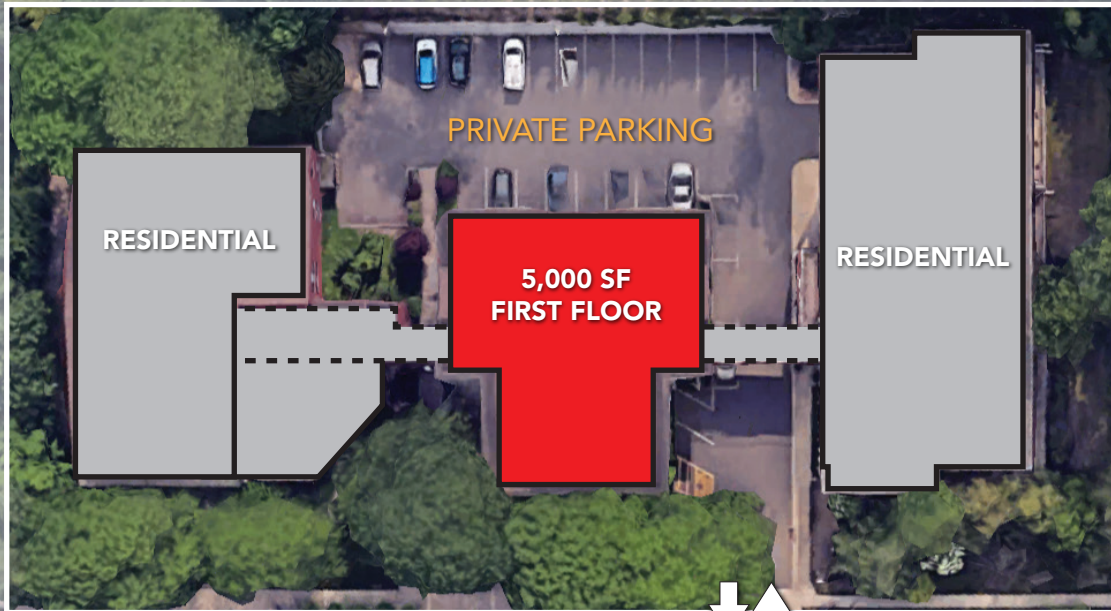
O: 908.668.9600 x209



JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





174 UNION STREET

RIDGEWOOD, NJ

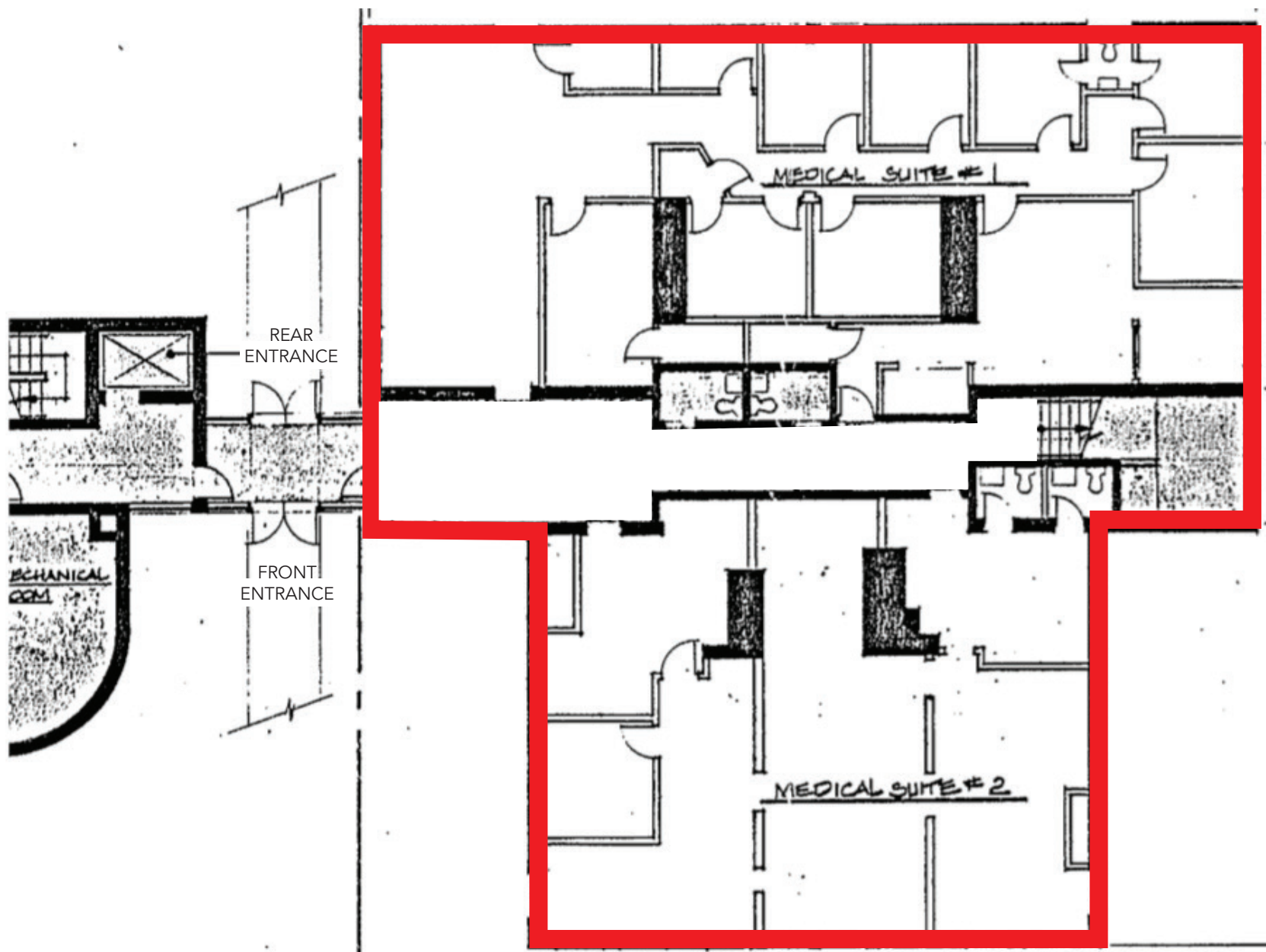
SITE INFORMATION

AVAILABLE: 5,000 SF
BUILDING SIZE: 40,000 SF
RENT: CALL FOR QUOTE
NNN PRICE: EST. \$7.00 PSF

TRAFFIC: 766 VPD
PARKING: 32 SPACES + STREET
FRONTAGE: 295' ON UNION AVE.

NOTES:

- Located steps from public transportation and Ridgewood's Downtown.
- 30 total apartment units spread over, three 3 story, elevator served, buildings with covered parking and a surface parking lot.



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FLOOR PLAN



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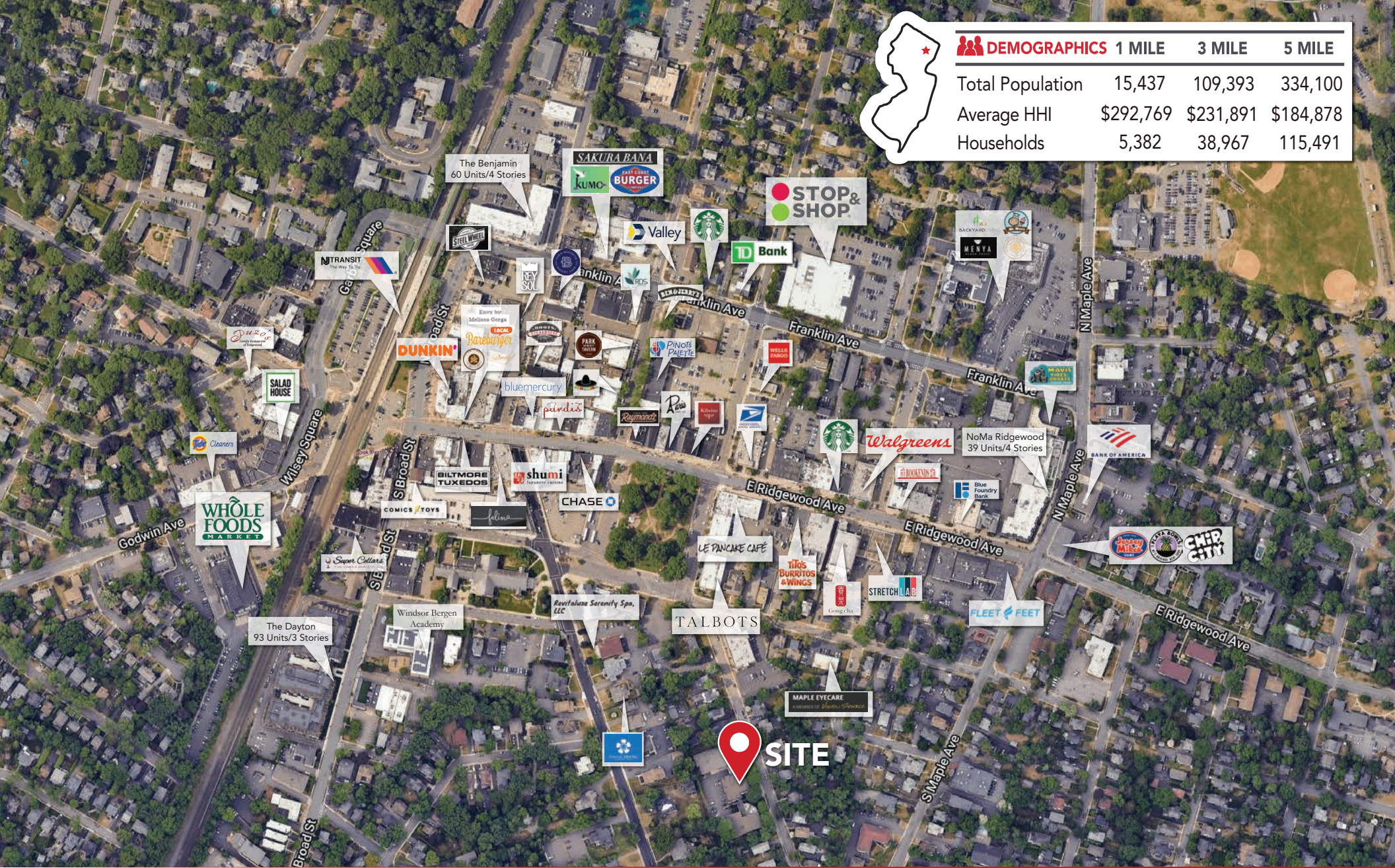
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	15,437	109,393	334,100
Average HHI	\$292,769	\$231,891	\$184,878
Households	5,382	38,967	115,491



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MARKET AERIAL