



AVAILABLE FOR LEASE

Luxury Restaurant Available For Lease

OFFERING MEMORANDUM | 15 PATERSON AVENUE | LITTLE FALLS TOWNSHIP, NJ

Exclusively Listed by

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Table of Contents



Professional Bio	3
Property Summary	4
Property Photos	5
Location Maps	7
Demographics	8
Disclaimer	9

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Professional Bio



CHERYL DARMANIN

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CHERYL DARMANIN, MCNE, CSMS, ABR, SFR

Broker Associate, Real Estate Advisor and Regional Commercial Ambassador

The Darmanin Group powered by Keller Williams Commercial

Cheryl Darmanin joined Keller Williams Commercial in 2017 and has since built a reputation as a trusted advisor and skilled negotiator in the commercial real estate sector. She is a Master Certified Negotiation Expert, Strategic Marketing Specialist, Accredited Buyer's Representative, and Short Sale and Foreclosure Resource. In addition, she is a certified Real Estate Advisor through the National Association of Expert Advisors.

Cheryl actively contributes to the commercial real estate community and beyond, serving on several boards and organizations. Her affiliations include CREWNJ (Commercial Real Estate Women of NJ), FIABCI (International Real Estate Federation), Millburn Short Hills Chamber of Commerce, Morris County Chamber of Commerce, and the Board of Advisors for the Touro College Graduate School of Business. She is a past president of the Harding Township Education Foundation (HTEF), past co-chair of the South Orange Village Alliance Business Recruitment Committee, and has been involved with AWNY (Advertising Women of New York), B.I.G. (Believe, Inspire, Grow), and the Overlook Hospital Auxiliary. She also coaches new real estate agents entering the profession.

Based in New Jersey, Cheryl has successfully represented clients in the acquisition and disposition of assets across all major commercial real estate classes, including retail, hospitality, industrial, multifamily, office, and medical. Her client base ranges from tenants and local property owners to institutional investors.

Before transitioning into real estate, Cheryl built a 20-year career in media and marketing sales. She began in local ad sales for The Weather Channel in Atlanta and later helped establish network operations in London, Düsseldorf, and Amsterdam. Upon returning to the U.S., she became Operations Manager for TWC's Ad Sales Division in New York. She then expanded into digital marketing sales, holding senior sales executive roles with ABCNews.com/ABC Entertainment, Women.com (iVillage.com), and USAToday.com.

Cheryl's leadership career advanced further at Yahoo!, where she served as Managing Director of Account Management for the U.S., Canada, and Latin America. In this role, she was responsible for over \$1 billion in revenue and led a team of 250 professionals.

Her commercial real estate career has been consistently recognized with top honors. Cheryl is a multi-year recipient of the NAR Circle of Excellence Award (2014, 2019–2024). She has also been recognized with KWRI's Gold and Silver Awards, Top Associate awards for units and volume, Top 25 Producer recognition, Sale of the Year, and Top Ten Agent honors.

Cheryl's background blends deep expertise in sales, marketing, and negotiation with a passion for real estate economics. This combination allows her to provide clients with informed, strategic, and results-driven guidance across all aspects of commercial real estate.

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KW Commercial

237 Lorraine Avenue

Montclair, NJ 60555

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Property Summary (Rendering shown for illustrative purposes only)



Property Summary

Price:	\$49/SF + Nets
Retail SF	±4,300
Zoning:	Already Zoned For Restaurant
Grease Trap:	Yes
Condition:	Newly Constructed
County:	NJ - Passaic
Year Built:	2026
Elevators:	1

Property Overview

15 Paterson is a retail space for lease in a newly constructed mixed-use building in Little Falls, NJ. This ±4,300 SF waterfront restaurant opportunity features 20-foot ceilings, floor-to-ceiling glass, river views, Juliet balconies, and the flexibility to create a signature dining destination. Designed to accommodate an open kitchen, centerpiece bar, and dedicated prep and delivery operations, the space offers a rare combination of visibility, atmosphere, and functionality for restaurant and hospitality operators.

Property Highlights:

- ±4,300 SF two-level restaurant space for lease
- River front views overlooking the Passaic River
- 20-foot ceilings and floor-to-ceiling glass
- Open kitchen and centerpiece bar potential
- Dedicated prep kitchen, takeout, and delivery area

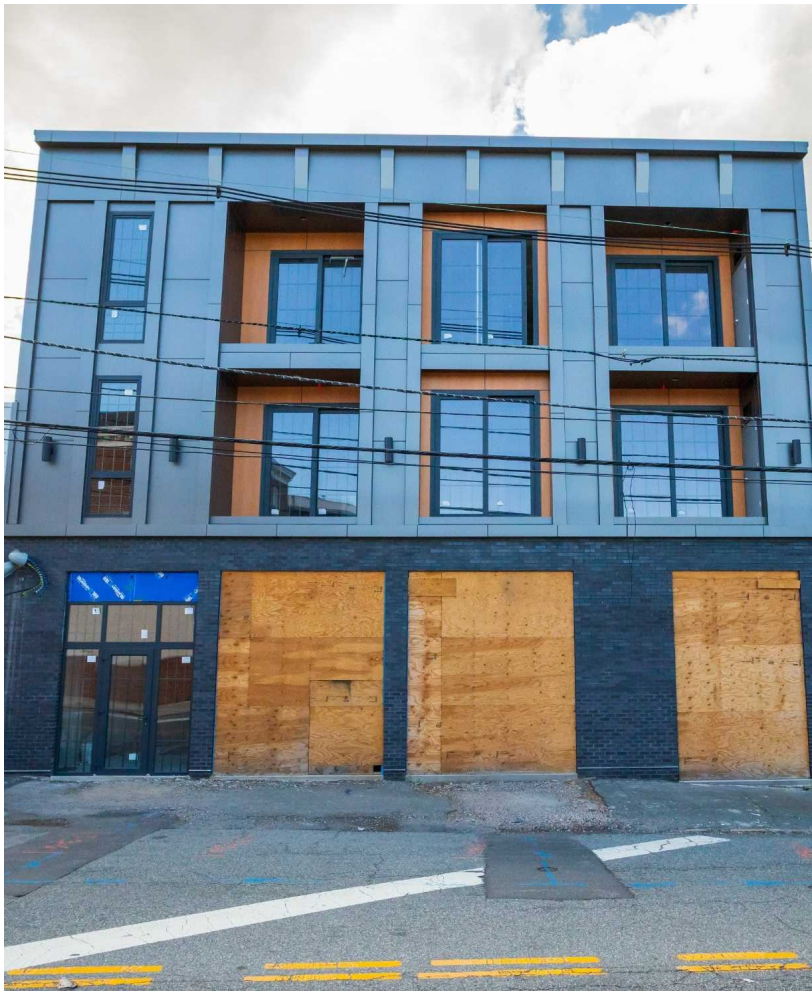
Location Overview

Located in Little Falls, NJ, 15 Paterson Avenue is a newly constructed mixed-use development offering a rare restaurant opportunity in a growing residential and commercial corridor.

The property features views of the Passaic River, excellent natural light, and a distinctive architectural design highlighted by floor-to-ceiling glass and soaring ceiling heights.

Positioned beneath six luxury residential apartments and with convenient access to surrounding communities, the location provides an ideal setting for a restaurant operator seeking visibility, character, and a unique guest experience.

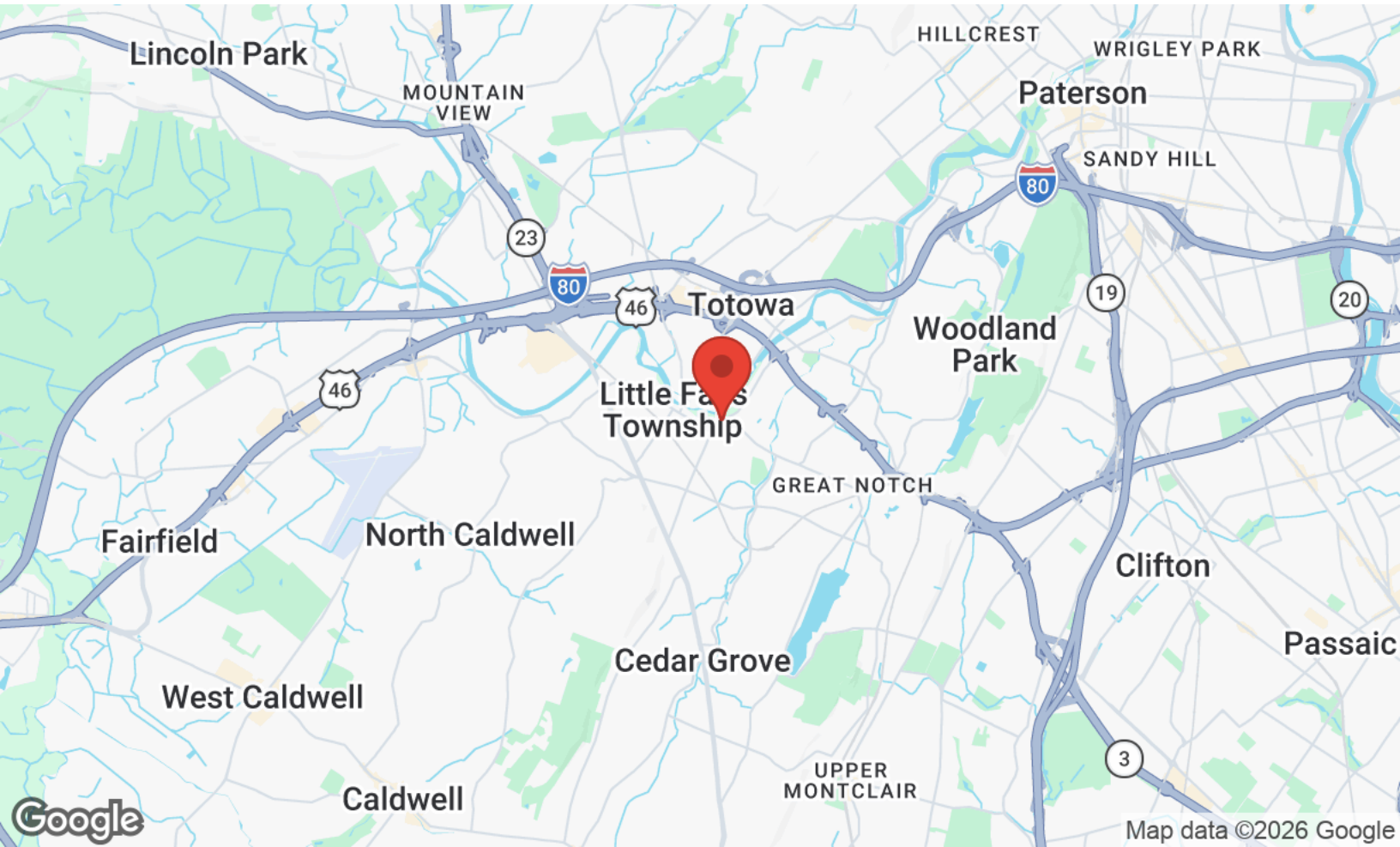
Property Photos



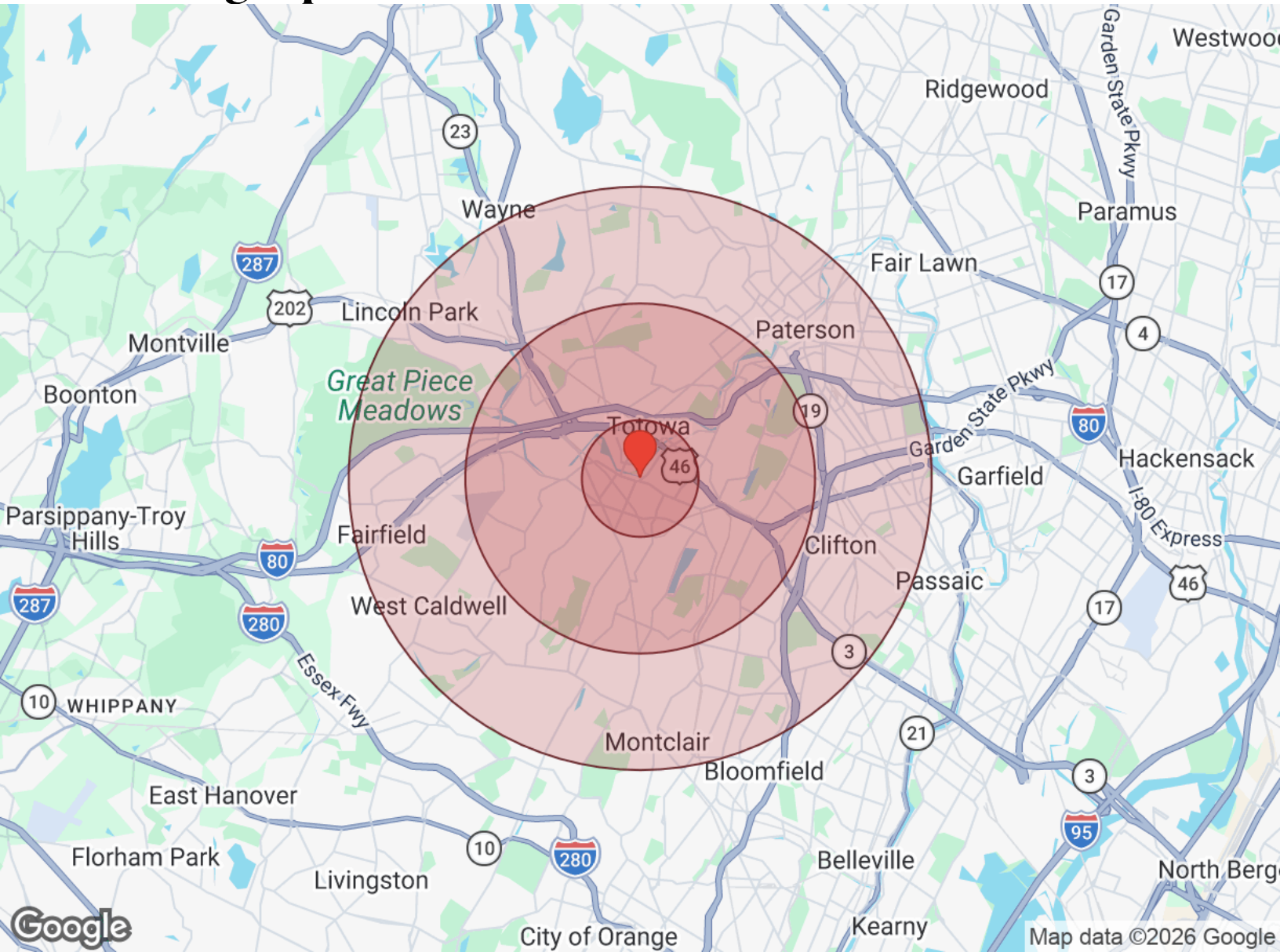
Property Photos (Rendered)



Location Maps



Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,153	49,198	212,833
Female	6,214	47,981	219,183
Total Population	12,367	97,179	432,016

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,294	51,213	173,109
Black	746	9,183	66,185
Am In/AK Nat	4	29	173
Hawaiian	1	10	43
Hispanic	3,185	26,326	153,150
Asian	946	8,892	32,920
Multiracial	150	1,195	5,227
Other	42	340	1,210

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,128	35,740	156,007
Occupied	4,962	34,737	151,709
Owner Occupied	3,428	24,965	79,246
Renter Occupied	1,534	9,772	72,463
Vacant	166	1,003	4,298

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,296	16,509	83,205
Ages 15 - 24	1,249	13,655	58,052
Ages 25 - 54	4,262	33,002	162,582
Ages 55 - 64	1,667	12,759	53,037
Ages 65+	2,893	21,255	75,138

Income	1 Mile	3 Miles	5 Miles
Median	\$124,833	\$127,539	\$102,816
Under \$15k	194	1,493	11,659
\$15k - \$25k	177	953	7,747
\$25k - \$35k	171	1,109	7,545
\$35k - \$50k	211	1,954	11,853
\$50k - \$75k	493	3,716	18,460
\$75k - \$100k	619	3,841	16,907
\$100k - \$150k	1,300	7,178	26,031
\$150k - \$200k	672	5,076	16,952
Over \$200k	1,123	9,418	34,554

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