



**ESTABLISHED
COMMERCIAL ASSET WITH
NEAR-TERM VALUE CREATION**

8,511 SF
On 0.344 Acres

98

RIDGE ROAD
NORTH ARLINGTON, NJ



EXECUTIVE SUMMARY

The Clinical Group has been exclusively retained to offer for sale of **98 Ridge Road, North Arlington, NJ (the "Property")**. 98 Ridge Road presents an opportunity to acquire an approximately 8,011-square-foot commercial building on an approximately 0.344-acre, or 15,000-square-foot, site along Ridge Road in North Arlington, Bergen County, New Jersey. Identified as Block 117, Lot 10, the property includes on-site parking and has housed HB Pharmacy's pharmacy and prescription-compounding operation since January 2001, providing more than two decades of continuous commercial use.

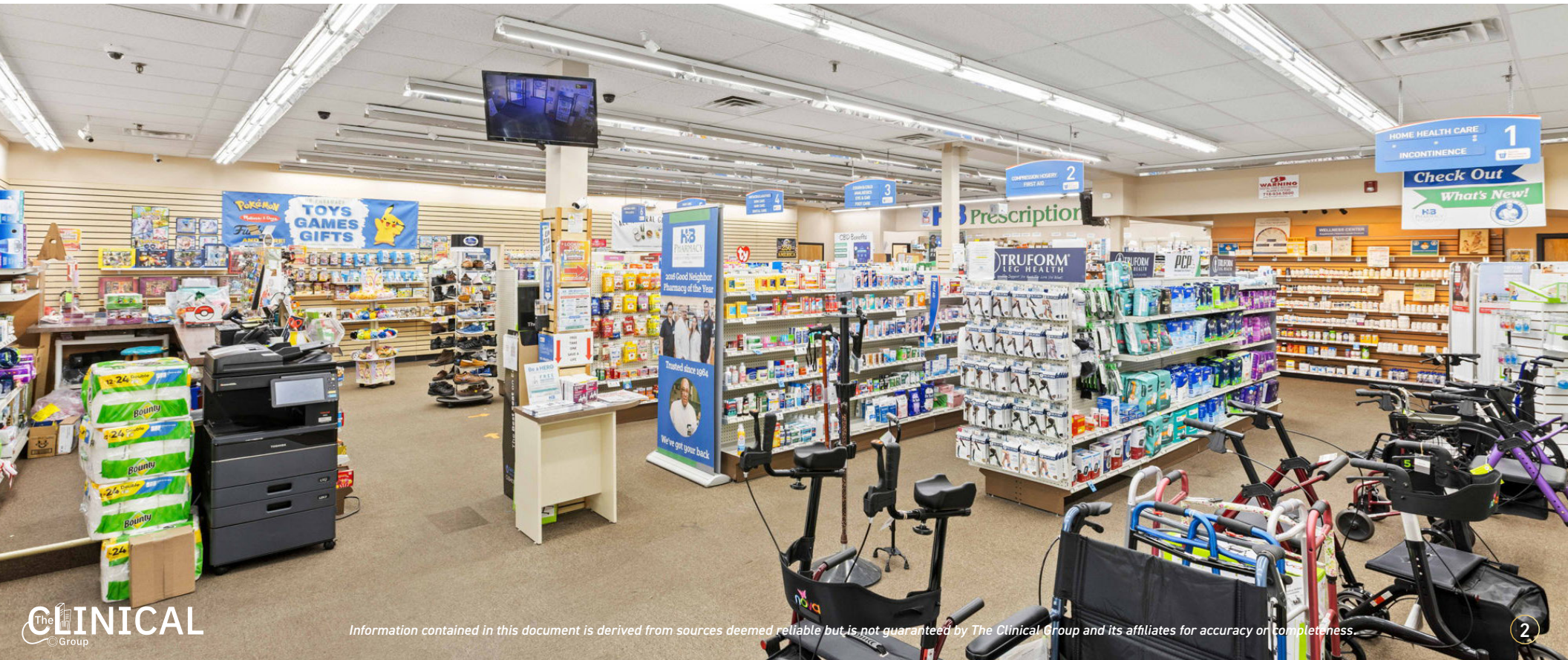
Located within North Arlington's Ridge Road business corridor, the property offers access to Kearny, Lyndhurst, Belleville, Newark, the Meadowlands and the

broader Northern New Jersey metropolitan market. The Borough has an estimated 2025 population of 16,601, a median household income of \$94,201 and a population density of approximately 6,625 residents per square mile. NJ Transit bus service and nearby commuter rail stations provide regional connectivity, with Newark Liberty International Airport also within the surrounding transportation network.

Ridge Road is an established municipal redevelopment focus, with priorities including increased pedestrian activity, a diversified retail and service mix, and additional residential development. Recent projects such as The Opus, a 49-unit development at 77 Ridge Road, and The Ridge, a 30-unit development at 235-241 Ridge Road, demonstrate ongoing investment in the corridor.

The property is currently leased through May 31, 2028. While no renewal or continued occupancy is assumed, the remaining lease term provides interim contractual revenue and a defined planning period for a purchaser to evaluate financing, approvals, design and long-term use.

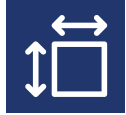
Subject to the existing lease, tenant surrender, property condition, zoning and governmental approvals, potential strategies include owner occupancy, re-leasing, renovation, repositioning or redevelopment. The combination of the building size, 15,000-square-foot site, parking, established commercial history and 2028 lease expiration positions 98 Ridge Road as a value-add and opportunistic acquisition suited to an owner-user, investor or developer evaluating the property's long-term potential.



An aerial photograph of a property, likely a commercial or industrial site, overlaid with a dark blue semi-transparent filter. The property features a large, dark-roofed building with several air conditioning units on its exterior. To the right of the building is a large parking lot filled with numerous cars. To the left of the building is a smaller, lighter-colored structure. The surrounding area includes residential houses with swimming pools and lawns. The text "PROPERTY SUMMARY" is prominently displayed in white, bold, sans-serif font on the left side of the image, with a thin yellow horizontal line underneath the word "SUMMARY".

PROPERTY **SUMMARY**

PROPERTY HIGHLIGHTS



RENTABLE BUILDING AREA
8,511 SF



ACREAGE
0.344 AC



TENANTS
1



% LEASED
100



ZONING
C-1



PARCEL ID
Block 117, Lot 10;
APN 39-00117-0000-00010



PARKING
21 Surface Spaces



VPD ON RIDGE ROAD
37,717

98 RIDGE ROAD
NORTH ARLINGTON, NJ 07031



Information contained in this document is derived from sources deemed reliable but is not guaranteed by The Clinical Group and its affiliates for accuracy or completeness.

An aerial photograph of a residential property, likely a multi-unit building or apartment complex. The central feature is a large, dark-roofed building with a flat roof. To the right of the building is a large parking lot filled with numerous cars. To the left of the building is a smaller, lighter-colored structure. In the background, there are other houses, including one with a circular swimming pool and a trampoline. The entire image is overlaid with a dark blue tint.

INVESTMENT **HIGHLIGHTS**

INVESTMENT HIGHLIGHTS



SCHEDULED LEASE EXPIRATION

The current lease runs through May 31, 2028.



INTERIM CONTRACTUAL REVENUE

Fixed rent is \$11,300 per month, or \$135,600 annually, through the scheduled expiration date



TENANT RESPONSIBILITY FOR REAL ESTATE TAXES

The lease documentation provides that Clementi Real Estate, LLC is responsible for real estate taxes in addition to fixed rent.



OWNER - USER OPTIONALITY

The scheduled lease expiration creates a potential path to future business occupancy, subject to possession, lease compliance and required approvals.



VALUE - ADD PLANNING RUNWAY

A purchaser can use the remaining lease term to complete physical, environmental, zoning, design, financing and operational due diligence.



REPOSITIONING POTENTIAL

Potential post-expiration strategies include re-leasing, renovation, adaptive reuse, repositioning or redevelopment, subject to independent verification and approvals.



INVESTMENT HIGHLIGHTS



ESTABLISHED COMMERCIAL LOCATION



HB Pharmacy states that it has operated from 98 Ridge Road since January 2001, supporting the property's longstanding commercial identity.

DENSE LOCAL MARKET



North Arlington had an estimated population of 16,601 in 2025, 6,649 households and a 2020 population density of 6,625 persons per square mile.

STRONG REGIONAL ECONOMIC BASE



Bergen County recorded 392,949 private-sector jobs in 2024, with health care and social assistance representing the county's largest private industry.

MUNICIPAL FOCUS ON RIDGE ROAD



The Borough maintains a Ridge Road Redevelopment Plan and has publicly identified increased foot traffic, a diversified business mix and additional residential activity as corridor objectives.

PUBLIC TRANSPORTATION



NJ Transit Routes 30 and 76 connect North Arlington with Newark, Kearny and Hackensack, and Route 76 includes stops along Ridge Road in North Arlington.

RIGHT OF FIRST REFUSAL



The sale is subject to the existing tenant's contractual right of first refusal with a 20-day response time.

INVESTMENT & REPOSITIONING OPPORTUNITY

FLEXIBILITY TODAY. OPTIONALITY TOMORROW

01 VALUE-ADD OPPORTUNITY

Purchase with scheduled revenue in place through May 2028 and a defined period to evaluate the property, complete due diligence and develop a future business plan. Rather than relying on a long-duration lease, the remaining term supports informed decision-making.

An opportunistic buyer may choose to retain, improve, re-lease, reposition or ultimately redevelop the property, depending on market conditions, physical feasibility and approvals. The current lease provides a defined planning horizon while preserving multiple post-expiration strategies.

RETAIN • IMPROVE • RE-LEASE • REPOSITION • REDEVELOP

02 OWNER/USER OPPORTUNITY

An owner-user can evaluate 98 Ridge Road for future business occupancy while the current lease remains in effect. The period before May 31, 2028 may be used to:

FINANCING • PLANS • PERMITS • BUILDING SYSTEMS • IMPROVEMENT BUDGET • OPERATIONAL TRANSITION

Potential owner-users should not assume immediate vacant possession at lease expiration. Possession, surrender obligations and any holdover rights or remedies must be confirmed through the complete lease and transaction documents.

03 DEVELOPMENT & REPOSITION OPPORTUNITY

Developers and value-add investors may evaluate renovation, adaptive reuse, expansion or redevelopment concepts during the remaining lease term.

RIDGE ROAD REDEVELOPMENT PLAN

Public objectives include increased foot traffic, a more diversified business mix and additional residential activity along the Ridge Road corridor.

Any development concept requires independent verification of the applicable zoning and redevelopment framework, permitted uses, density, parking, access, utilities, environmental conditions, site constraints and approval process. No specific development program or yield is represented.

POTENTIAL POST-EXPIRATION STRATEGIES

RENEW

Renew existing tenant with a new lease, terms and conditions.

OCCUPY

Future owner occupancy, subject to possession and permitted-use requirements.

RE-LEASE

Re-leasing to a new commercial occupant at market terms.

RENOVATE

Renovation or adaptive reuse of the existing improvements.

REPOSITION

Repositioning the property for a different tenancy or operating model.

REDEVELOP

Redevelopment or expansion, subject to physical feasibility and governmental approvals.

EXTEND

Tenant extension only if aligned with the purchaser's business plan.

REDEVELOPMENT ANALYSIS

The official Borough zoning map identifies a Ridge Road Redevelopment Area and divides the southern corridor into three subzones. Based on the property's address, Block 117 location and the map, 98 Ridge Road appears likely to fall within South End Subzone 1. That is a mapping inference, not a zoning opinion. The Borough zoning officer or redevelopment counsel should issue a written determination before the OM makes a definitive statement.

SOUTH END SUBZONE 1 PRELIMINARY STANDARD

5,000 SF
MINIMUM LOT AREA

10 FEET
MINIMUM REAR SETBACK

4 STORIES/48 FEET
MAXIMUM BUILDING HEIGHT

0 FEET
MINIMUM FRONT SETBACK

5 FEET
MAXIMUM FRONT SETBACK

90%
MAXIMUM IMPERVIOUS COVERAGE

PEDESTRIAN-ORIENTED
PLANNING INTENT / MIXED USE WITH
ACTIVE COMMERCIAL, SERVICE OR
EXPERIENTIAL GROUND-FLOOR ACTIVITY

PARKING

The plan also appears to use parking ratios generally ranging from approximately 2.0 to 3.0 spaces per 1,000 square feet for several commercial, retail-service and medical-office uses.

Residential ratios vary by bedroom count, generally from approximately 1.5 to 2.1 spaces per unit. Shared-parking relief may be considered at municipal-board discretion.

These standards require confirmation against the final adopted plan, use classification and any subsequent amendments.

DEVELOPMENT FEASIBILITY

The four-story height limit does not establish a four-story feasible project. On an approximately 15,000-square-foot site, parking, loading, fire access, stormwater management, utility capacity, setbacks, curb access and construction efficiency may be the binding constraints.

Maximum impervious coverage is also not the same as maximum building coverage.



Subzone boundaries are approximate. For informational purposes only.



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LEASE & OCCUPANCY OVERVIEW

TENANT / DBA	Clementi Real Estate, LLC / HB Pharmacy
LEASE EXPIRATION	May 31, 2028
CURRENT FIXED RENT PER MONTH	\$11,300
ANNUAL FIXED RENT	\$135,600
REAL ESTATE TAXES	Tenant responsibility
RENEWAL UNDERWRITING	No occupancy or renewal is assumed beyond the current lease term
SALE PROCESS	Subject to the tenant's contractual right of first refusal

CURRENT OCCUPANT

HB PHARMACY

HB Pharmacy states that it was founded in North Arlington in 1964 and moved to 98 Ridge Road in January 2001 to obtain a larger facility, an expanded compounding laboratory and a parking lot. The business continues to identify 98 Ridge Road as its address.

HB Pharmacy's operating history supports the location's established commercial identity. **The offering, however, is based on the current lease term and future optionality rather than an assumption of continued occupancy beyond May 31, 2028.**



KEY SALE TERMS & PROPERTY SUMMARY

TRANSACTION CONSIDERATION



The sale is subject to the tenant's contractual right of first refusal.



The lease amendment requires delivery of the applicable sale notice and proposed purchase contract to the tenant, after which the tenant has 20 days to elect to purchase on the stated terms.



The transaction timetable should be structured to accommodate the right-of-first-refusal process.



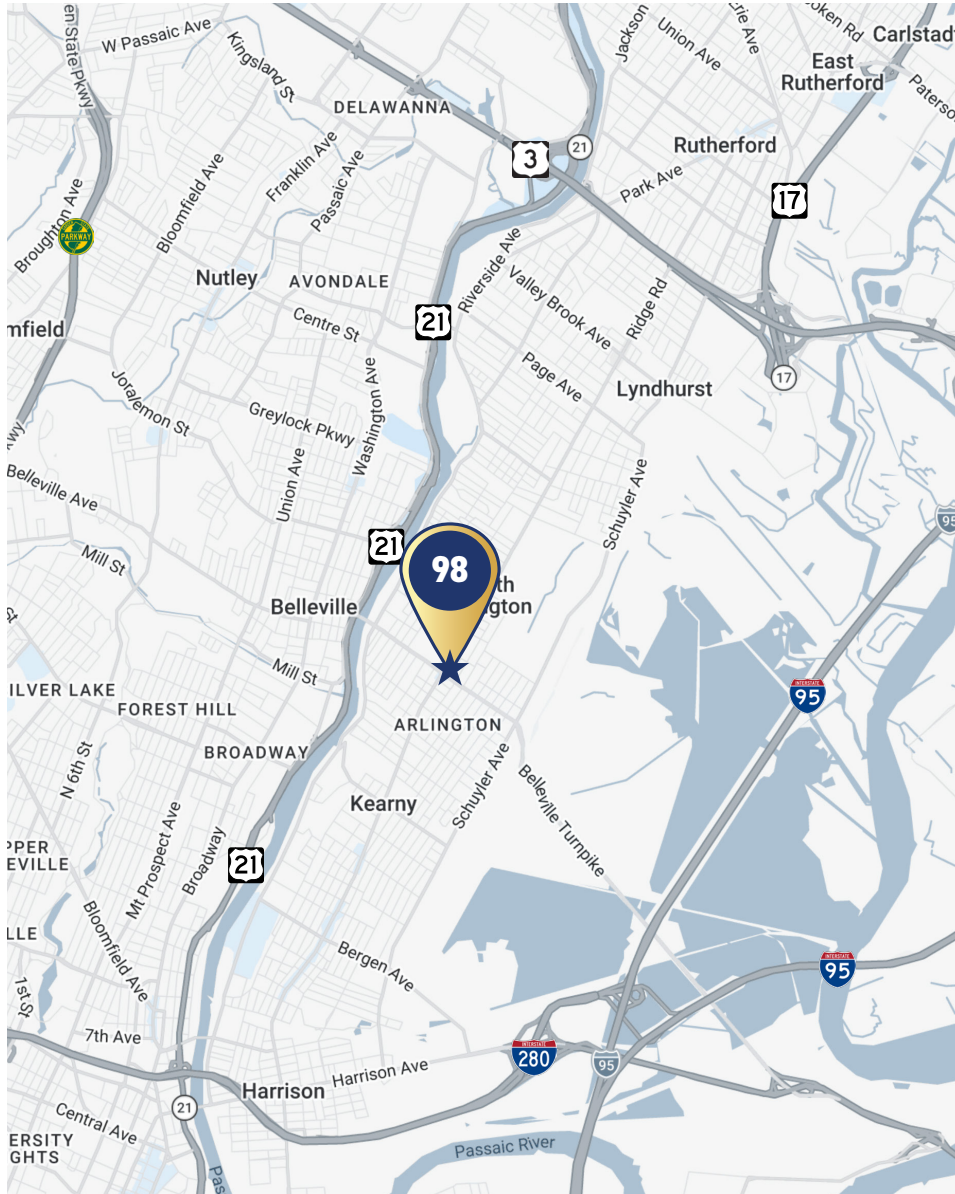
Any purchaser will acquire the property subject to the existing lease through its expiration or earlier termination in accordance with the lease documents.

PROPERTY DETAIL	INFORMATION
Address	98 Ridge Road, North Arlington, NJ 07031
Tax Identification	Block 117, Lot 10; APN 39-00117-0000-00010
Property Type	Commercial/store
Reported Building Area	Approximately 8,011 square feet footprint. Approximately 8,511 square feet total.
Reported Land Area	Approximately 0.344 acre, or roughly 15,000 square feet
Reported Dimensions	Approximately 150 feet by 100 feet, subject to survey
Calculated Existing FAR	Approximately 0.53, subject to verification of gross building area
2026 Property Tax	Approximately \$30,718, or roughly \$3.83 per reported building square foot
Zoning Status	C-1; Ridge Road Redevelopment Area – South End Retail Commercial Zone (“South End Zone”)
Zoning Description	Designed for retail sales, commercial services, and mixed-use structures (such as storefront commercial on the ground floor with residential apartments above) to foster a walkable downtown business district.

An aerial photograph of a residential property, likely a school or community center, with a large, dark-roofed building in the center. The building has several air conditioning units on its roof. To the right of the building is a large parking lot filled with cars. To the left of the building is a smaller parking area with a few cars. In the background, there are other houses, a swimming pool, and a trampoline. The entire image is overlaid with a dark blue filter.

LOCATION **SUMMARY**

LOCATION HIGHLIGHTS



Established Commercial Corridor with Regional Connectivity

- **Established Ridge Road Corridor:** Positioned along a well-established commercial corridor serving North Arlington and surrounding communities.
- **Strong Regional Access:** Convenient access to Route 21, Route 7, Route 17, the New Jersey Turnpike and major Northern New Jersey employment centers.
- **Connected to Major Markets:** Proximity to Newark, Jersey City, the Meadowlands and New York City expands the property's regional reach.
- **Dense, Established Community:** North Arlington offers approximately 16,600 residents and 6,600 residents per square mile, supporting a strong local customer base.

DEMOGRAPHICS 5 MILE RADIUS



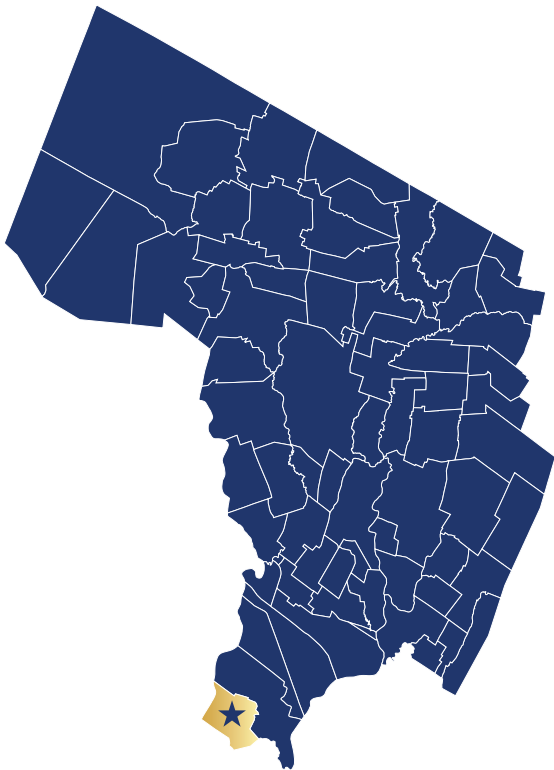
Total Households
251,929



Total Population
673,575



Average HH Income
\$102,096



NORTH ARLINGTON

is a densely developed southern Bergen County municipality positioned near Newark, Hudson County and the Meadowlands. The boroug’s 2025 population estimate is 16,601, and it contains 6,649 households. Median household income for 2020-2024 is \$94,201, labor-force participation is 69.5%, and mean travel time to work is 31.5 minutes.

North Arlington’s 2020 population density was 6,625 persons per square mile. Approximately 47.3% of residents age five and older speak a language other than English at home, and 38.3% of residents age 25 and older hold a bachelor’s degree or higher. These indicators describe a compact, diverse and economically active local market.

BERGEN COUNTY ECONOMIC PROFILE

Bergen County provides a large and diversified regional economic base. The county had 392,949 private-sector jobs on an average annual basis in 2024. Health care and social assistance was the county’s largest private industry, with 83,489 jobs representing 21.2% of private employment.

Additional county indicators include an average annual private-sector wage of \$80,933, a 2024 unemployment rate of 3.7%, per capita personal income of \$102,229 in 2023 and a bachelor’s degree attainment rate of 53.4% among adults age 25 and older. These conditions support a broad regional base of healthcare, professional, service, retail and owner-user demand.



978,641
EST. POPULATION

392,949
JOBS / EMPLOYMENT

\$102,229
PER CAPITA INCOME

3.7%
UNEMPLOYMENT
RATE

53%
BACHELOR’S DEGREE
OR HIGHER (AGE 25+)

**HEALTHCARE &
SOCIAL ASSISTANCE**
LARGEST PRIVATE INDUSTRY
OR HIGHER (AGE 25+)

RIDGE ROAD CORRIDOR

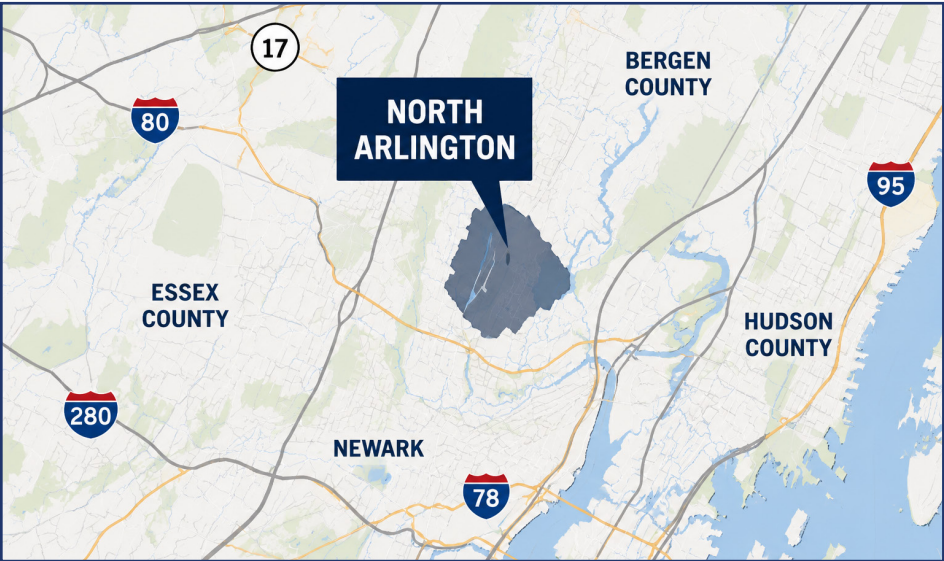
Ridge Road functions as a major commercial corridor in North Arlington and is an identified municipal redevelopment focus. In a 2023 public release, the Borough described a goal of **increasing foot traffic, diversifying the corridor's business mix and adding residential activity** to expand the local customer base.

The Borough cited The Ridge at 235-241 Ridge Road, a 30-unit apartment development, and The Opus at 77 Ridge Road, a 49-unit development, as examples of residential investment along the corridor. These projects illustrate reinvestment and mixed-use activity in the Ridge Road area. The Borough's corridor planning and redevelopment initiatives support the property's long-term repositioning narrative. *The existence of a corridor plan does not establish the subject property's zoning, permitted uses, development rights or achievable yield, all of which require independent verification.*



TRANSPORTATION & REGIONAL CONNECTIVITY

North Arlington is served by NJ Transit Route 30, which connects North Arlington, Kearny and Newark, and Route 76, which connects Newark and Hackensack and includes stops along Ridge Road in North Arlington. The borough's southern Bergen County location also provides regional access to employment and population centers in Bergen, Hudson and Essex counties.



LOCATION OVERVIEW & DEMOGRAPHICS

DENSE IMMEDIATE TRADE AREA

The property has an estimated 27,494 people and 10,480 households within one mile. The five-mile trade area contains more than 673,000 people and 251,000 households, creating a broad consumer base across southern Bergen County and adjoining portions of Hudson and Essex counties.

ESTABLISHED HEALTHCARE AND NEIGHBORHOOD-SERVICE IDENTITY

HB Pharmacy has operated from the property since 2001 and offers pharmacy, compounding, delivery, durable medical equipment and related healthcare services. The property should be positioned as an established healthcare-oriented service location only after confirming whether HB is an owner-user, tenant or affiliated occupant and documenting its occupancy rights.

STRONG SERVICE-RETAIL FUNDAMENTALS

Northern New Jersey’s 2026 retail forecast calls for vacancy to decline to approximately 2.9%, potentially the lowest among major U.S. markets, while average asking rent is forecast to reach \$30.11 per square foot. Minimal deliveries and service-oriented leasing are expected to maintain tight conditions. The \$30.11 figure is a broad metropolitan asking-rent benchmark, not a subject-property rent comparable.

HEALTHCARE-ORIENTED REGIONAL ECONOMY

Healthcare and social assistance is Bergen County’s largest private-employment sector, with approximately 83,489 employees, representing 21.2% of private employment. Healthcare-support employment is projected to grow 15.4% from 2022 through 2032, while healthcare-practitioner and technical occupations are projected to grow 10.2%. This is directly relevant to pharmacy, medical, wellness and healthcare-service demand.

MUNICIPAL COMMITMENT TO RIDGE ROAD INVESTMENT

North Arlington has identified Ridge Road as a redevelopment priority and has stated that additional residential development, foot traffic and diversified retail are intended to expand the corridor’s customer base. Completed projects cited by the Borough include the 30-unit, four-story Ridge development at 235–241 Ridge Road and the 49-unit Opus at 77 Ridge Road.

MULTIPLE POTENTIAL EXIT STRATEGIES

Subject to lease and zoning confirmation, the property could appeal to private retail investors, healthcare or pharmacy owner-users, neighborhood-service operators, value-add investors and mixed-use developers. The OM should show these alternatives without implying that any development program is approved.



		1-Mi. Radius	3-Mi. Radius	5-Mi. Radius
Population:	2025 Estimate	27,494	221,898	673,039
	2030 Projection	29,146	233,738	708,543
Households	2025 Estimate	10,480	82,079	251,042
	2030 Projection	11,049	86,017	262,421
Average Household Income	2025 Estimate	\$106,456	\$109,012	\$112,381
	2030 Projection	\$114,063	\$116,523	\$120,123
Daytime Population	2025 Estimate	14,522	134,930	378,251
	2030 Projection	15,284	141,692	396,926
Population Growth	2025–2030	6.0%	5.3%	5.3%

GEOGRAPHIC & LOCATION DRIVERS



RIDGE ROAD COMMERCIAL CORRIDOR

Ridge Road is North Arlington's principal business and redevelopment corridor. The Borough is actively seeking more foot traffic, diversified retail and mixed-use investment.



NJ TRANSIT BUS SERVICE

The Ridge Road/Garden Terrace area is served by Route 76 toward Newark Penn Station and Route 30 toward Newark Lincoln Park. Exact stop-to-property walking distance should be field-verified.



NEARBY COMMUTER RAIL

Third-party property data estimates Kingsland Station at approximately 2.0 miles and Lyndhurst Station at approximately 2.8 miles.



AIRPORT AND PORT ACCESS

Newark Liberty International Airport is reported approximately 9.5 miles away and Port Newark approximately 11 miles away. Distances and travel times are route- and traffic-dependent.



REGIONAL EMPLOYMENT ACCESS

The location connects the southern Bergen County residential base with Newark, Hudson County, the Meadowlands and the broader New York metropolitan economy.



MEADOWLANDS REGIONAL RECOGNITION

North Arlington is one of the municipalities included in the 30.3-square-mile Hackensack Meadowlands District. The Meadowlands Sports Complex includes MetLife Stadium, American Dream and the Meadowlands Racetrack.



RIDGE ROAD COMMERCIAL CORRIDOR



NJ TRANSIT BUS SERVICE ON RIDGE ROAD



KINGSLAND STATION



NEWARK LIBERTY INTERNATIONAL AIRPORT



MEADOWLANDS SPORTS COMPLEX

An aerial photograph of a property, likely a commercial or industrial site, overlaid with a dark blue semi-transparent filter. The property features a large, dark-roofed building with several air conditioning units on its exterior. To the right of the building is a large parking lot filled with numerous cars. To the left of the building is a smaller, lighter-colored structure. In the background, there are residential houses, a swimming pool, and a trampoline. The text "PROPERTY PHOTOS" is written in white, bold, sans-serif font, with "PROPERTY" on the top line and "PHOTOS" on the bottom line. A thin yellow horizontal line is positioned below the word "PHOTOS".

PROPERTY PHOTOS

PROPERTY PHOTOS - AERIAL



37,717 VPD
ON RIDGE ROAD

DENSE, RESIDENTIAL HIGH-EXPOSURE LOCATION



PROPERTY PHOTOS - EXISTING





👤 For more information

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