

For Lease

ACME

RIPCO
RETAIL LEASING

Midland Park Shopping Center

85 Godwin Avenue at Goffle Road
Midland Park, New Jersey



KINGS

POTBELLY
SANDWICH WORKS

WOODHOUSE
SPA

employbridge

THE DOCTORS
OFFICE
UNIVERSITY CARE

MONMOUTH
TRAINING CENTER & COLLECTIVE

CRUNCH

AutoZone

petco

BUBBAKOO'S
BURRITOS

GOFFLE ROAD

GODWIN AVENUE

±31,000 VPD
at Intersection



New Facade, 5/21/26

Wander

T-Mobile

BUFFALO
WILD
WINGS

CVS
pharmacy

2,913 SF & 5,475 SF For Lease | Newly Signed

WOODHOUSE
— SPA —



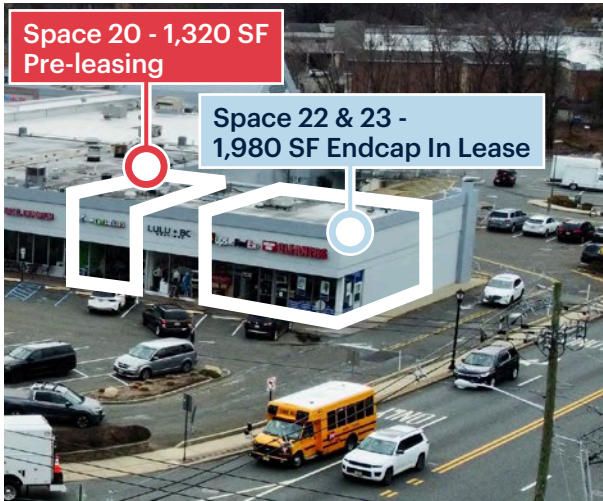
Facade Renovation in Progress

Space Details

Space 14/15
5,475 SF



Space 20 - Pre-leasing & Space 22/23 - In Lease
1,320 SF & 1,980 SF endcap



Space 31 - Lower Level
2,913 SF

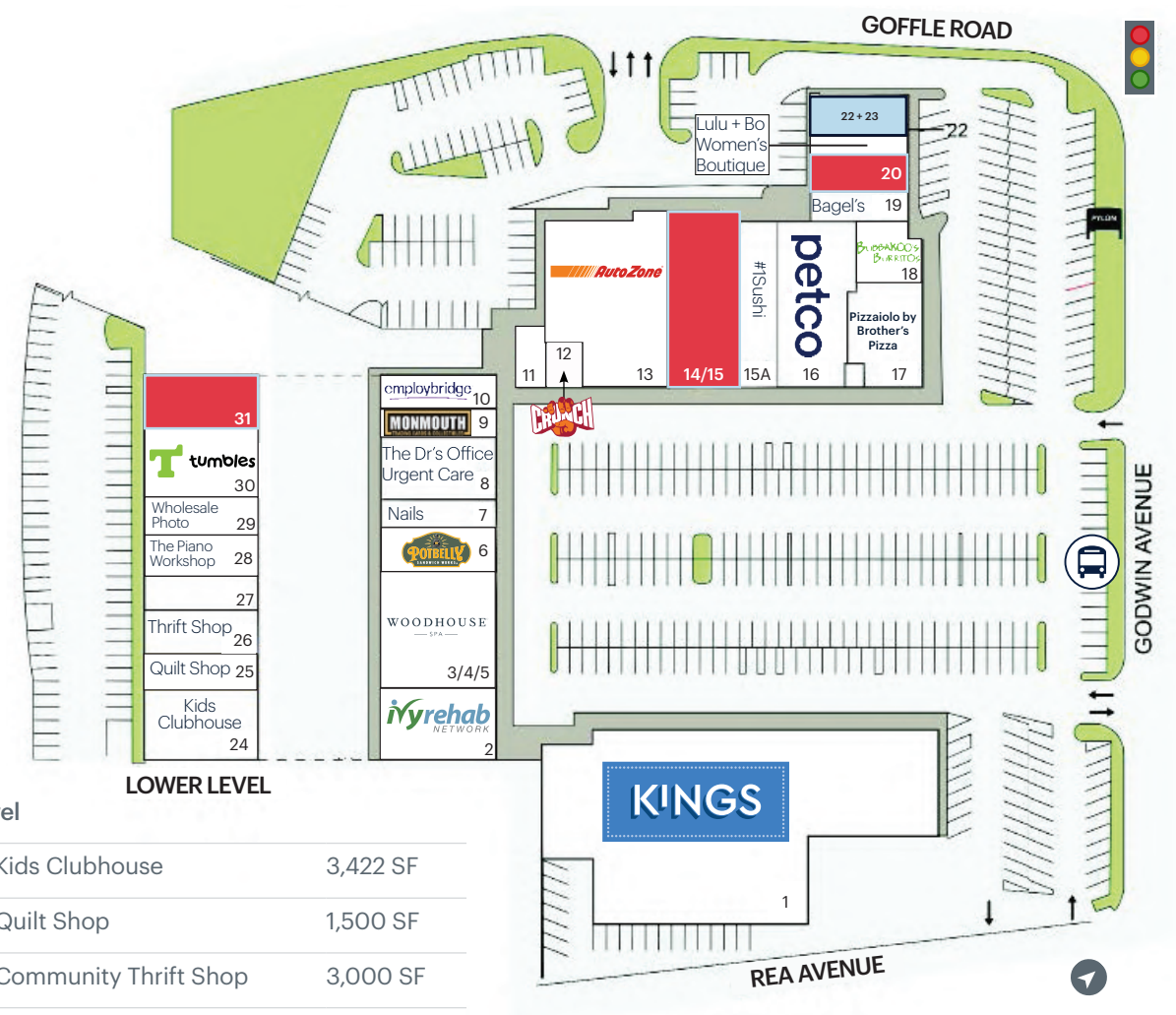


Size	Space 14/15	5,475 SF
	Space 20 (pre-leasing)	1,320 SF
	Space 22/23 - In Lease	1,980 SF
	Space 31	2,913 SF
GLA	129,391 SF	
Rent	Upon request	
NNN	\$11.50 PSF (est.)	
Parking	504 spaces	
Co-Tenants	Kings Supermarket, The Dr's Office Urgent Care, Crunch Fitness, Petco, Pizzaiolo by Brother's Pizza, Ivy Rehab, Bubbakoo's, Quilt Shop, Monmouth Cards, Tumbles, Lulu + Bo Women's Boutique, Employbridge Staffing, AutoZone, Woodhouse Spa, PotBelly Sandwich Works	
Attributes	<p>Facade renovation in progress now</p> <p>Strong traffic count - +31,000 VPD at intersection</p> <p>Grocery anchored</p> <p>Ideally positioned to serve both Ridgewood and Wyckoff and many other great Bergen County towns</p> <p>Dual access from Godwin Avenue and Goffle Road at a traffic light intersection</p> <p>Ample parking</p>	

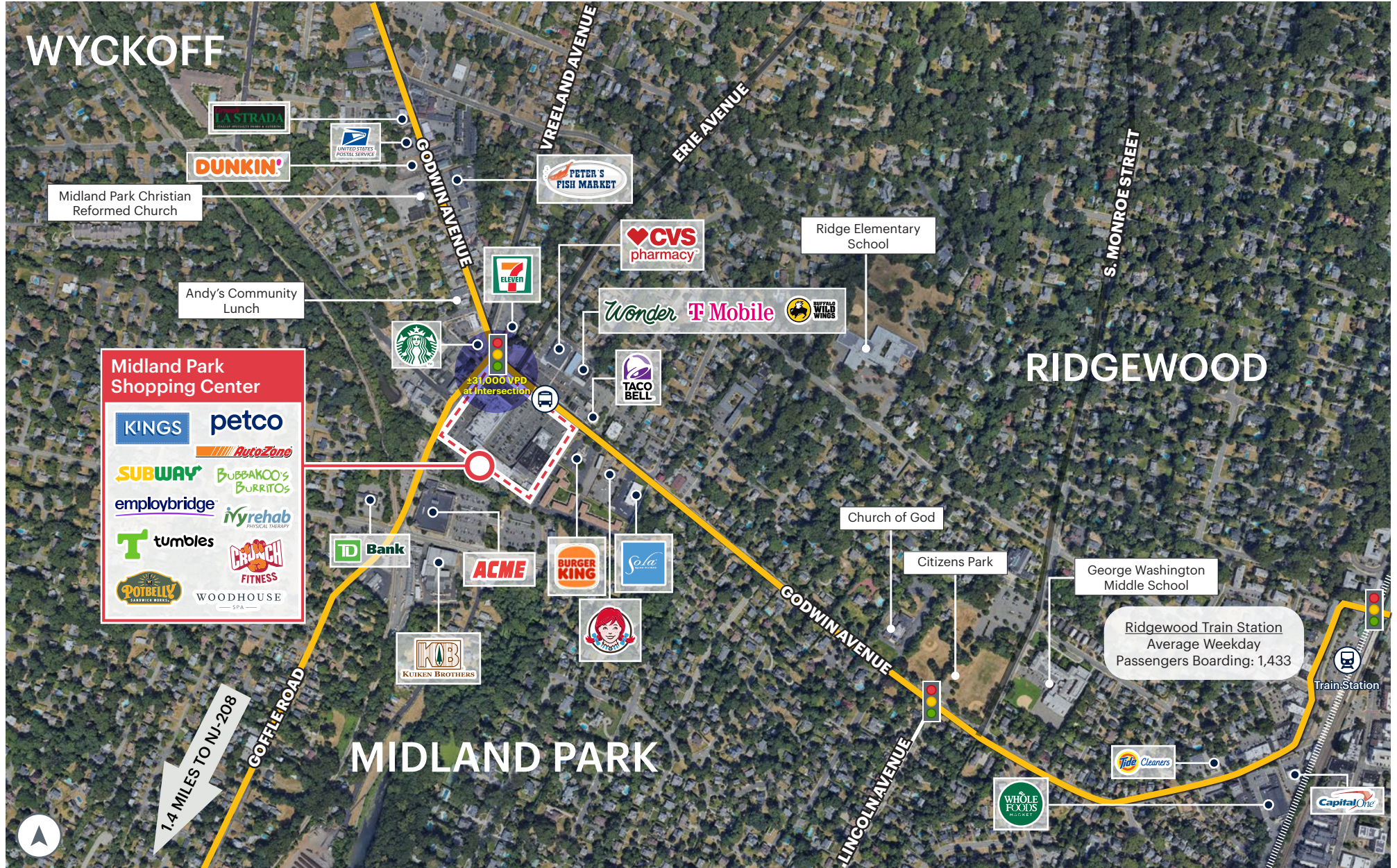
Site Plan

Main Level		
1	King's Supermarket	29,550 SF
2	Ivy Rehab	3,500 SF
3/4/5	Woodhouse Spa	6,360 SF
6	PotBelly Sandwich Works	2,583 SF
7	Nail Salon	1,600 SF
8	The Dr's Office/Urgent Care	3,520 SF
9	Monmouth Cards	1,600 SF
10	Employbridge Staffing	1,600 SF
11	Subway	800 SF
12	Crunch Fitness	25,489 SF
13	AutoZone	8,775 SF
14/15	Available	5,475 SF
15A	Number 1 Sushi	3,235 SF
16	Petco	5,927 SF
17	Pizzaiolo by Brother's Pizza	3,920 SF
18	Bubbakoo's	1,700 SF
19	Bagel Emporium	1,330 SF
20	Pre-leasing	1,320 SF
21	Lulu + Bo Women's Boutique	990 SF
22+23	In Lease	1,980 SF

Lower Level		
24	Kids Clubhouse	3,422 SF
25	Quilt Shop	1,500 SF
26	Community Thrift Shop	3,000 SF
28	The Piano Workshop	2,775 SF
29	Wholesale Photo	1,441 SF
30	Tumbles	3,283 SF
31	Available	2,913 SF



Centrally Located



Facade Renovation (Renovations Underway)

BEFORE



AFTER



BEFORE



AFTER



BEFORE



POST RENOVATION PHOTO, 5/21/26



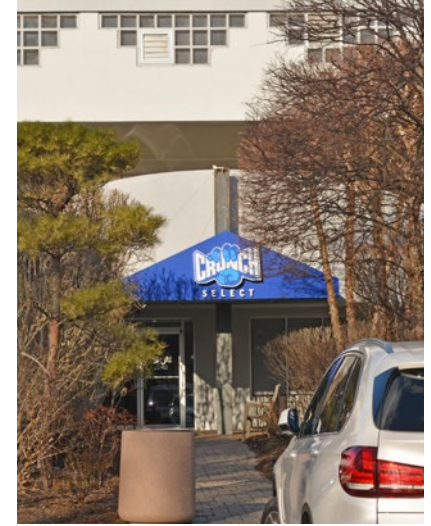
BEFORE

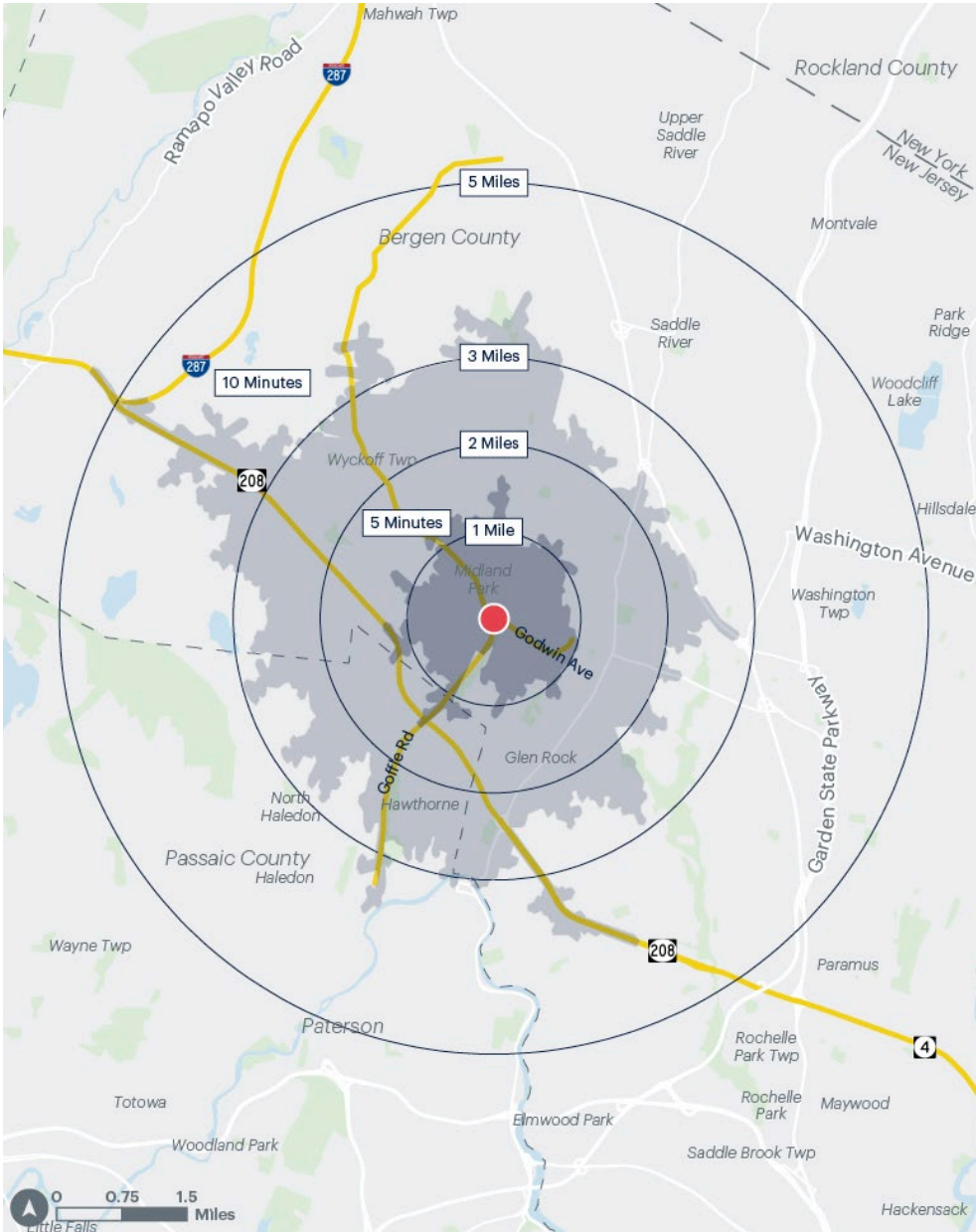


AFTER



Site Photos (pre-renovation)





85 Godwin Avenue, Midland Park, NJ

Strong Demographics

2025 ESRI Summary Report

	1 mile	2 mile	3 miles	5 miles
Population	12,861	53,216	109,357	320,755
Daytime Population	12,107	50,711	105,488	303,498
Average Household Income	\$246,085	\$234,563	\$227,215	\$173,969
Median Household Income	\$184,230	\$175,820	\$169,519	\$117,284

Drive Time Demographics

	5 min	10 min
Population	18,512	99,860
Daytime Population	17,468	101,653
Average Household Income	\$243,806	\$223,885
Median Household Income	\$182,800	\$166,152

