



ONYX PROPERTIES

RIDGEWOOD, NEW JERSEY



# 7,765 SF OFFICE

## 257 EAST RIDGEWOOD AVE RIDGEWOOD, NJ

### PROPERTY DETAILS

- Divisible to: 3,097 RSF/4,668 RSF
- Dedicated Parking Available
- Located in Downtown Ridgewood
- Minutes from Route 17 & GSP
- 3rd Floor Space in Professional Building
- Close Proximity to Downtown Conveniences

### ACCEPTABLE USES

- Professional
- Medical

### Available Suites

Unit A: 3,097 RSF

Unit B: 4,668 RSF

Combined: 7,765 RSF



### LEASING CONTACT

Adam Karafiol

[akarafiol@onyxequities.com](mailto:akarafiol@onyxequities.com)

t. 201.933.5483 x2306

# ABOUT RIDGEWOOD

Located in Bergen County, one of New Jersey's most affluent and densely populated markets, Ridgewood's downtown is a sought after destination by local and regional shoppers and diners. Ridgewood was ranked by Money Magazine as one the "Best Places to Live in America", and also ranked as one of CNN Money's "Top Earning Towns in America."

Ridgewood is known for its classic architecture, beautiful public spaces, sophisticated restaurants, national retailers, trendy shops, luxury item boutiques, alfresco dining options, vintage movie theater, train station and walkable conveniences. Plans for two new residential developments are underway to meet the rise in housing demands, as are approvals for additional, downtown customer parking.

AN UPSCALE DOWNTOWN EXPERIENCE





# ABOUT RIDGEWOOD



## DENSE TRADE AREA

**938,506 County Residents**  
Ridgewood draws consumers from New Jersey's most densely populated county.



## AVG HHI

The average household income exceeds \$200,000, within a one-mile radius of Downtown.



## TRAIN SERVICE

Travel time from Ridgewood Station to NYC is less than 1 hour. Trains to and from Secaucus every 30 minutes.



## HOME VALUE

The median home value is \$676,700, and continues to rise. The median price PSF in Ridgewood is higher than the New York Metro average.



## SF RETAIL/CAPITA

Within a 3 mile radius, there are 58 sq.ft. of retail per person.



## MONEY MAG

Ranked 26th among Money Magazine's "Top 100 Best Places to Live in the United States."





# DEMOGRAPHICS



	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>	15,381	107,592	322,299
<b>AVERAGE HHI</b>	\$174,289	\$152,131	\$124,869
<b>AVERAGE HOME VALUE</b>	\$528,287	\$505,236	\$628,126
<b>HOUSEHOLDS</b>	5,550	37,707	109,097
<b>DAYTIME POPULATION</b>	19,499	123,497	351,266
<b>RETAIL SALES VOLUME</b>	\$304 M	\$1.86 B	\$4.37 B
<b>RETAIL SF PER CAPITA</b>	34	58	53

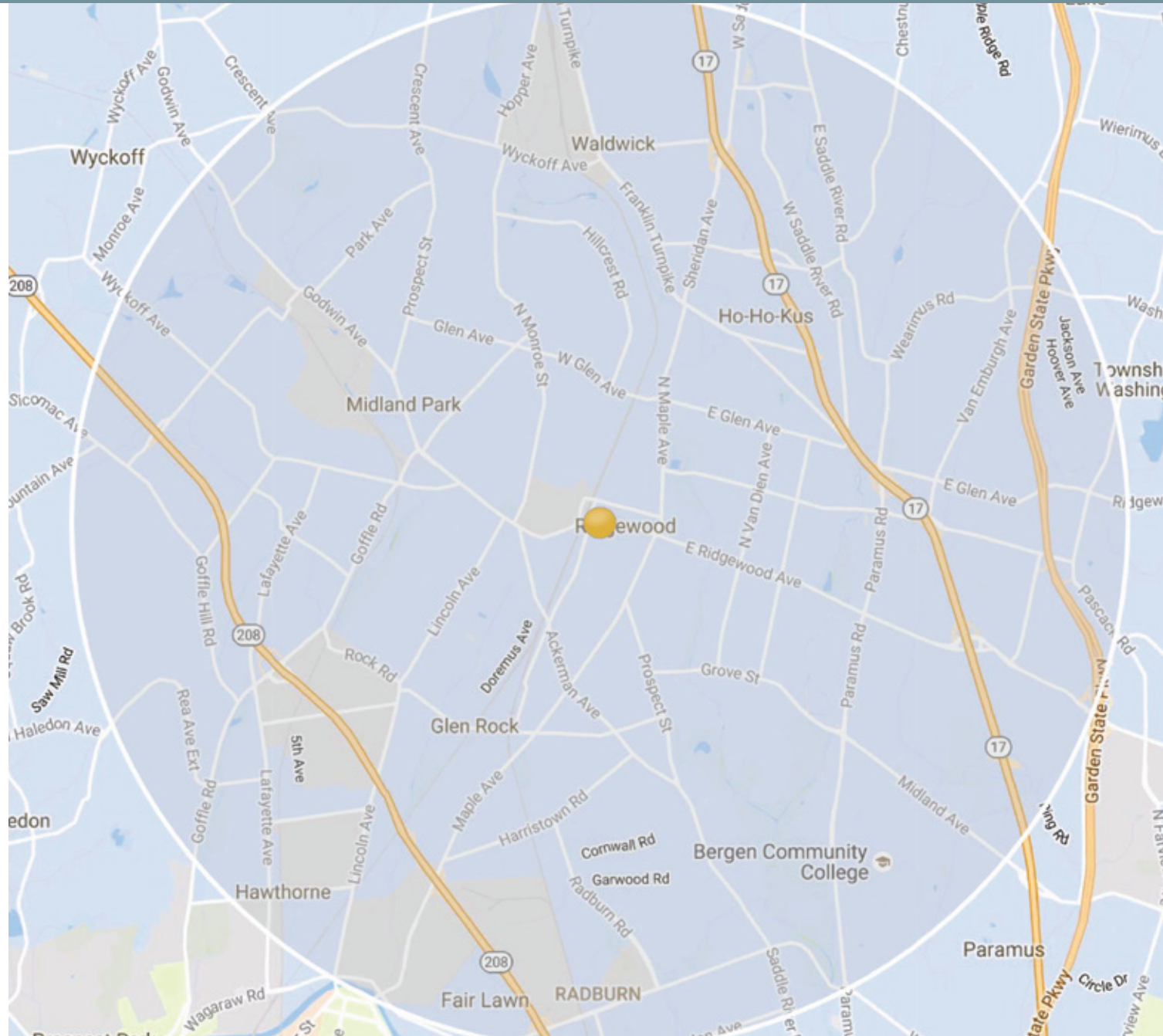
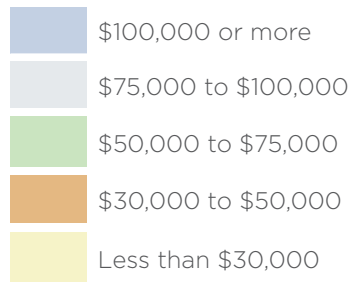


# AVERAGE HOUSEHOLD INCOME

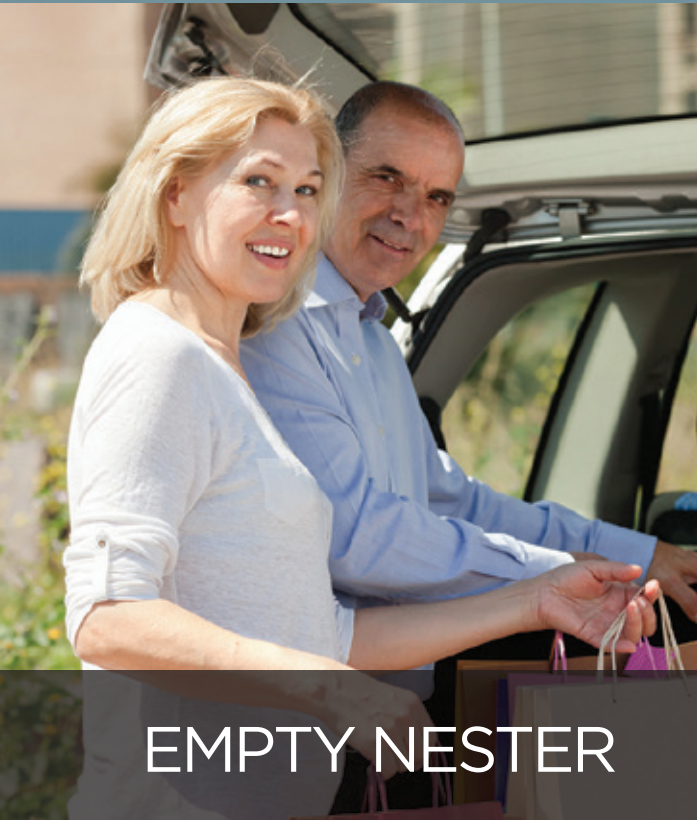
54 EAST RIDGEWOOD AVE  
RIDGEWOOD, NJ 07450

Three Mile Radius  
Current Year Estimated  
Average Household Income  
October 2016

## AVERAGE HH INCOME By Block Group



# THE RIDGEWOOD CONSUMER



## EMPTY NESTER

The kids are gone. It's time to enjoy the fruits of their labor. They are starting off the day with a workout and possibly a leisurely brunch with friends. Perhaps browsing the shops for gifts for that upcoming birthday, or planning the next family gathering.



## EXECUTIVE MOM

She's up before the sun to take on her business and family decisions. She prefers convenience, quality and options. Between networking dinners, running a household and side job as Chief of Transportation for her kids' active lives, she is also seeking those opportunities for balance, good health and relaxation.



## MILLENNIALS

Whether it's date night or casual shopping with friends, they are looking for the latest trends and charming places to meet up. In search of ways to unwind from "adulting," they want to fill their valuable free time with stress free fun and downtown vibes.



# DOWNTOWN RETAILERS



The Davidoff logo is a stylized, cursive script in gold.	ALEX AND ANI	ANN TAYLOR	CALIFORNIA CLOSETS <sup>®</sup>	chico's
The GAP logo is the word "GAP" in white, bold, sans-serif font on a dark blue square background.	The JOS. A. BANK logo features the name in a serif font on a black background, with "ESTABLISHED 1905" in smaller text below.	KINGS	LUCKY BRAND EST. 1904	The HEARTLAND QUALITY OMAHA STEAKS logo is a red and white emblem with a banner across the top and "SINCE 1917" at the bottom.
The PNC logo consists of an orange circle with a white triangle inside, followed by the letters "PNC" in blue.	The PARK WEST TAVERN logo is a circular emblem with a dark background and white text, including "EST. 1904" at the bottom.	The BEN & JERRY'S logo is a black and white banner with the brand name in a stylized font.	The ROOTS STEAKHOUSE logo is a circular emblem with a banner across the top and "ESTABLISHED 1984" at the bottom.	The STARBUCKS COFFEE logo is a green circular emblem with a white mermaid (Siren) in the center.
The Stop&Shop logo features a colorful leaf-like graphic above the brand name in a purple and black font.	TALBOTS	The TAMA LACROSSE logo is a red square with the brand name in white and a white lacrosse stick graphic below.	The CARLO'S logo is a red and white emblem with the brand name in a stylized font, "SINCE 1910" above it, and "BAKE SHOP" below.	The WHOLE FOODS MARKET logo is a green circular emblem with the brand name in white.