

**FAIR LAWN, NJ - NEIGHBORHOOD CENTER**

12-74 RIVER RD, FAIR LAWN, NJ 07410



**OFFERING SUMMARY**

Available SF: 900 - 1,800 SF  
Lease Rate: Call for Details  
Building Size: 900 SF

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Available Immediately: Retail space within 10,000 SF neighborhood center in Fair Lawn NJ.

**PROPERTY HIGHLIGHTS**

- Available Immediately
- 10,000 SF Neighborhood Center
- Former Pizza Place with Equipment
- Newly Renovated
- Convenient Access to Route 208, Route 4 and Route 20
- On-Site Parking Available
- Full Basement Included
- Strong Retail Marketplace

FOR MORE INFORMATION CONTACT:

**NEIL GOLDSTEIN**  
201.703.9700 x112  
ngoldstein@thegoldsteingroup.com

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

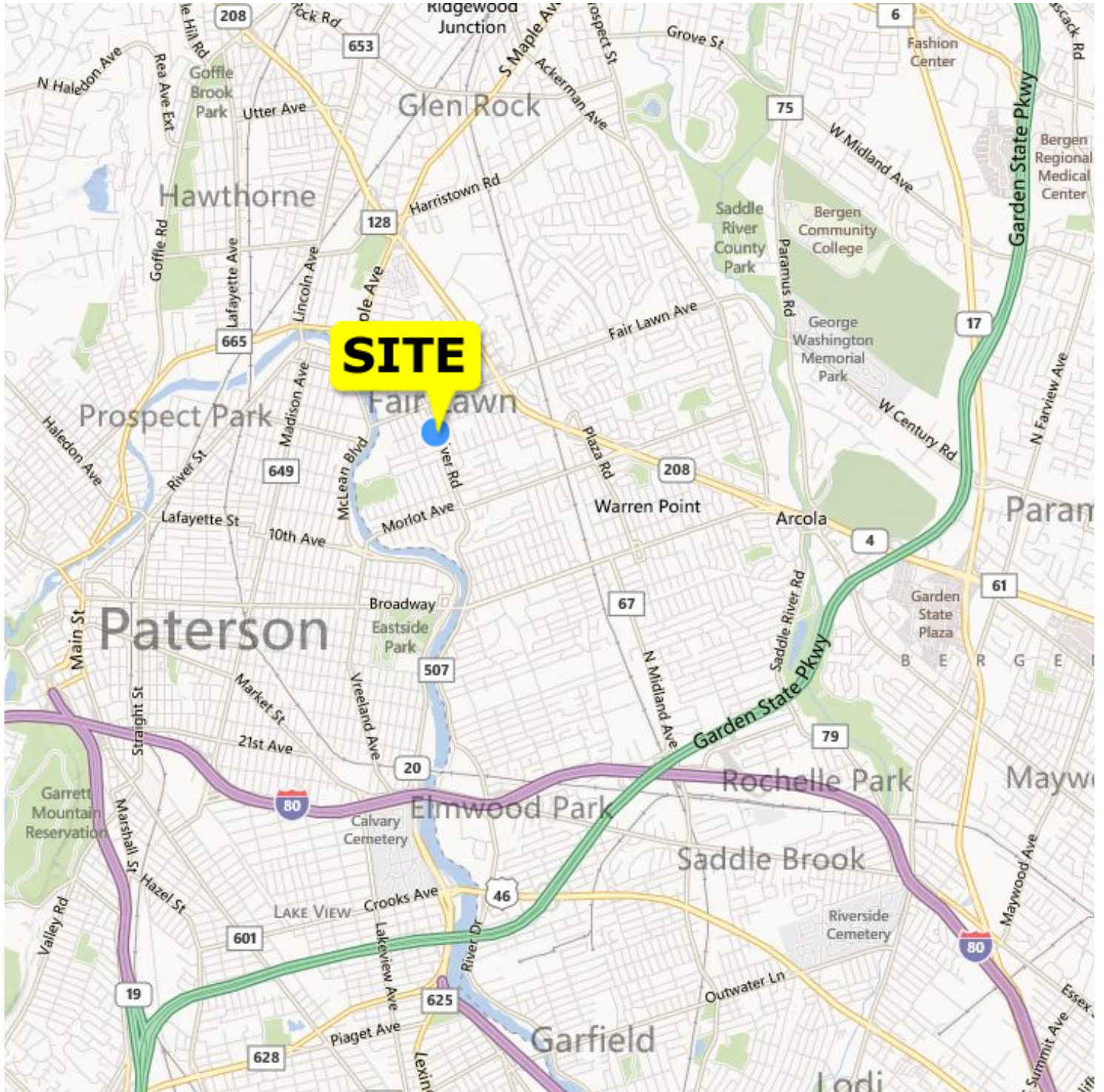


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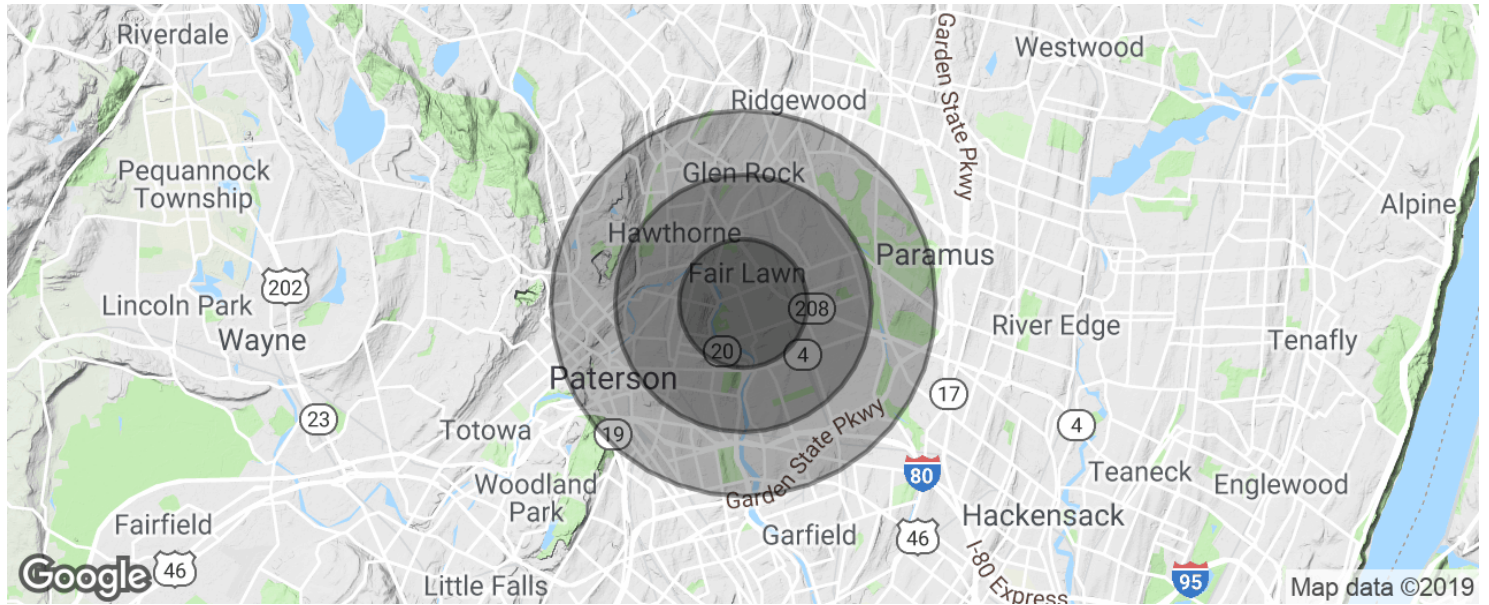
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	25,428	115,195	241,136
Median age	37.3	36.5	36.3
Median age (Male)	35.7	35.2	35.1
Median age (Female)	39.3	37.8	37.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	8,723	38,885	79,958
# of persons per HH	2.9	3.0	3.0
Average HH income	\$80,188	\$77,093	\$78,924
Average house value	\$414,147	\$442,290	\$474,122

\* Demographic data derived from 2010 US Census

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