

THE SHOPS @ RIDGEWOOD STATION

1 FRANKLIN AVENUE, RIDGEWOOD, NJ 07450



UP TO
7,000 SF
RETAIL
AVAILABLE

Divisible to:
3,300 SF corner unit
2,000 SF in-line
1,200 SF in-line

60 UNIT LUXURY
APARTMENT
DEVELOPMENT

LEASING CONTACT
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SITE PLAN



FRANKLIN AVE.

CHESTNUT ST.

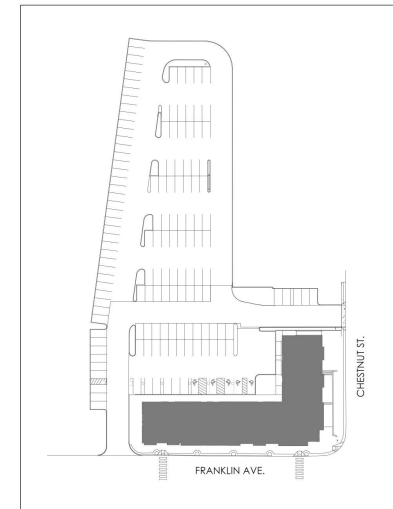
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



PERSPECTIVE VIEW

FROM FRANKLIN AVENUE



SITE PLAN

SCALE: NTS



RETAIL LEASING PLAN

DATE 09/24/2018

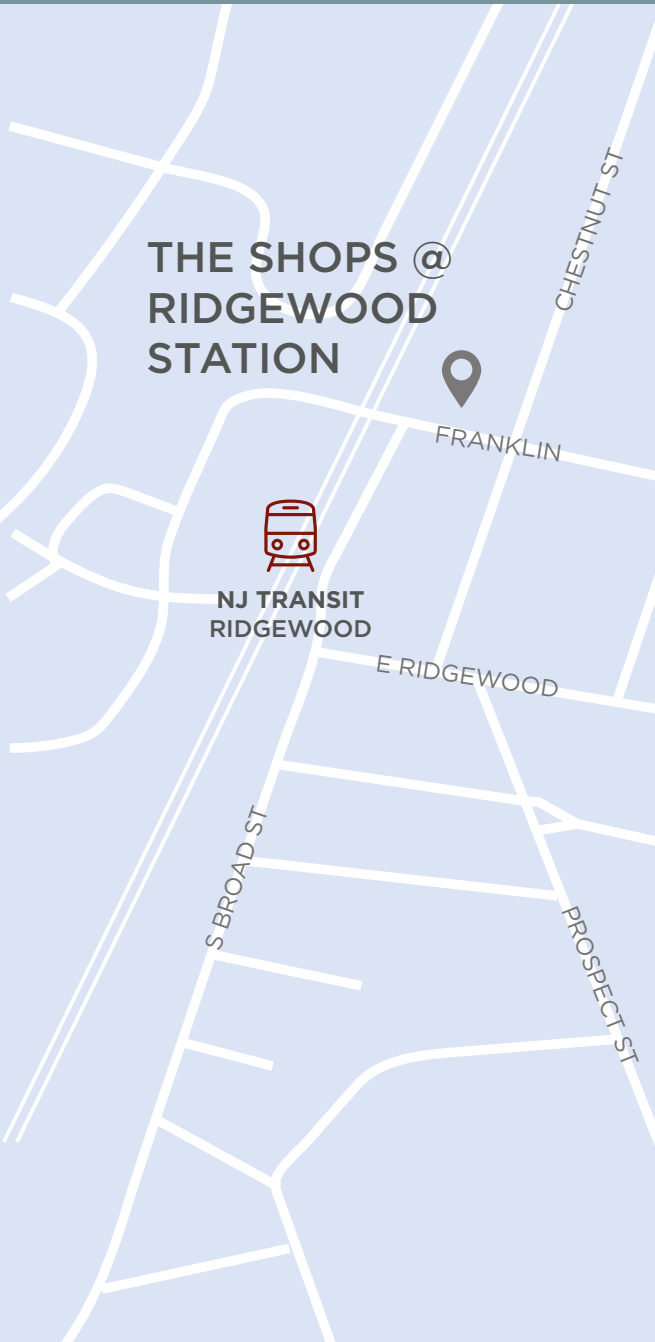
KS BROAD STREET

RIDGEWOOD, NJ

12-0660-05

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VIEW FROM TRAIN STATION



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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



DOWNTOWN RETAILERS



The Davidoff logo features the brand name in a stylized, cursive script.	ALEX AND ANI	ANN TAYLOR	CALIFORNIA CLOSETS [®]	chico's
The GAP logo is the word "GAP" in white, set against a dark blue square background.	The JOS. A. BANK logo includes the brand name in a serif font, with "ESTABLISHED 1905" written in smaller text below.	KINGS	LUCKY BRAND EST. 1989	The HEARTLAND QUALITY OMAHA STEAKS logo features the brand name in a serif font, with "SINCE 1917" below it, all enclosed in a red-bordered emblem.
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 the brand name in a serif font and "EST. 1908" at the bottom.	The BEN & JERRY'S logo is a curved banner with the brand name in a bold, sans-serif font.	The ROOTS STEAKHOUSE logo features the brand name in a serif font, with "ESTABLISHED 1988" below it, all within a decorative emblem.	The STARBUCKS COFFEE logo is a green circular emblem with the Siren logo in the center and the brand name around the perimeter.
The Stop&Shop logo features a stylized leaf icon above the brand name.	TALBOTS	The TAMA LACROSSE logo is a red square with the brand name in white and a stylized lacrosse stick graphic below.	The CARLO'S logo features the brand name in a large, stylized serif font, with "SINCE 1910" and "BAKE SHOP" below it.	The WHOLE FOODS logo is a green circular emblem with the brand name in white and "MARKET" below it.

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.

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

AVERAGE HOUSEHOLD INCOME

RIDGEWOOD, NJ 07450

Three Mile Radius

