

THE JAMES

KINDERKAMACK AT MADISON

PARK RIDGE, NJ



EXCLUSIVE LEASING PACKAGE

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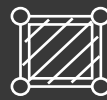
WHITE PLAINS OFFICE | 914.328.2222

TSCG



PROPERTY

- 17,600 SF of ground floor retail space
- New luxury 240 unit apartment complex
- 75 dedicated retail parking spaces with 432 spaces total
- Plaza area designed for outdoor seating
- Restaurant opportunities with liquor license available



AREA

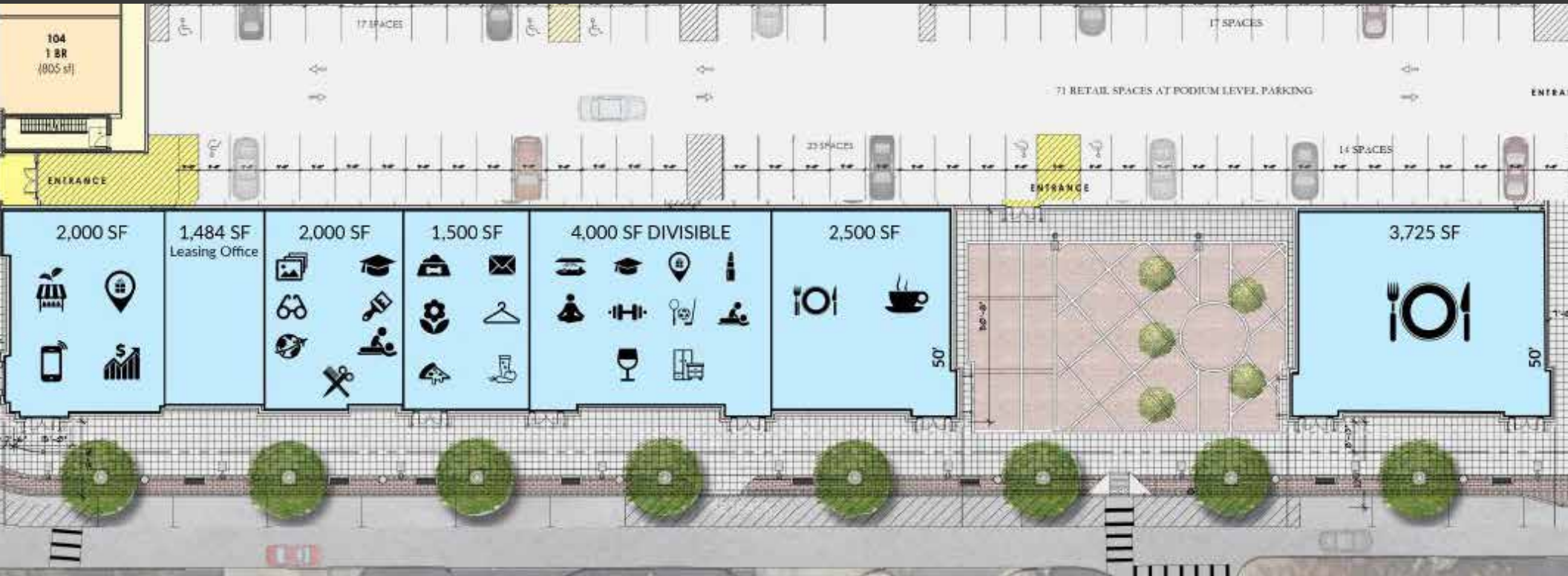
- Park Ridge is located in northern Bergen county, minutes from the New York state border
- Boasting an affluent residential population, Park Ridge enjoys a multitude of dining and shopping options
- Park Ridge has a robust daytime population with many office parks in close proximity



NEIGHBORS

- Lidl (coming soon), Starbucks, CVS, Staples, Beets Juice Bar, Life Time Fitness, Pure Barre, Mathnasium, Dollar Tree, PetValu, Wegmans and Park Ridge High School

MERCHANDISING PLAN

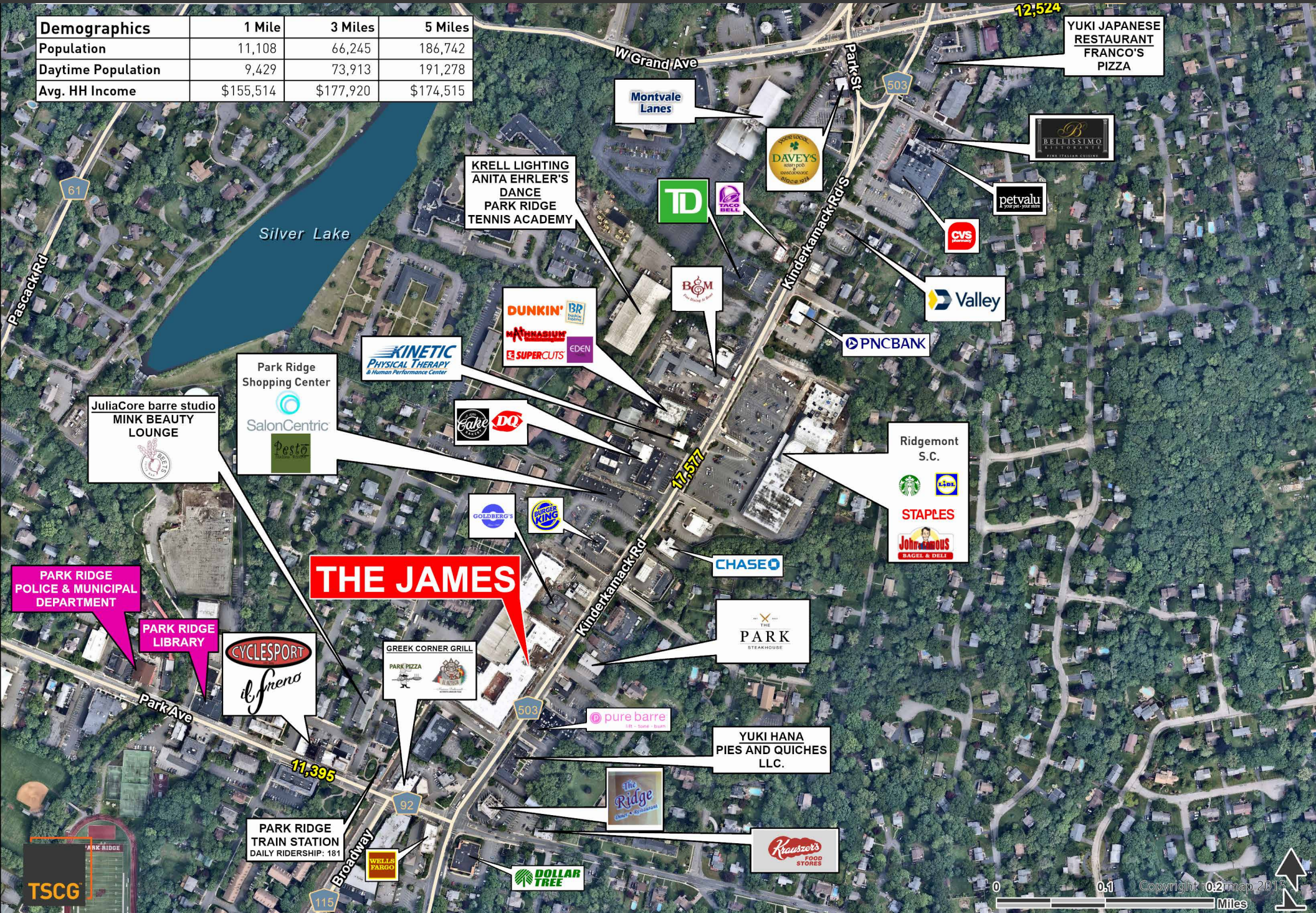


LEGEND: DESIRED USES

WINE SHOP	YOGA/BARRE/PILATES	OPTICAL	TRAVEL	EDUCATION	GALLERY
RESTAURANT	FLORIST	SPA	GIFT SHOP	SHIPPING	TANNING
CAFE	CLEANERS	SALON	WIRELESS/ELECTRONICS	PAINT & SIP	
FITNESS	PIZZERIA	FINANCIAL SERVICES	BEAUTY SUPPLY	PET SUPPLY	
HOME FURNISHINGS	JUICE BAR/ACAI BOWL/POKE	APPAREL	SPORTING GOODS	DELI	

MARKET

Demographics	1 Mile	3 Miles	5 Miles
Population	11,108	66,245	186,742
Daytime Population	9,429	73,913	191,278
Avg. HH Income	\$155,514	\$177,920	\$174,515



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JuliaCore barre studio
MINK BEAUTY LOUNGE

Park Ridge Shopping Center
SalonCentric
Pesto

KRELL LIGHTING
ANITA EHRLER'S DANCE
PARK RIDGE TENNIS ACADEMY

DUNKIN' DONUTS
KINETIC PHYSICAL THERAPY & Human Performance Center
SUPER CUTS
EDEN

cake
DQ

GOLDBERG'S
BURGER KING

PARK RIDGE POLICE & MUNICIPAL DEPARTMENT

PARK RIDGE LIBRARY

CYCLESPORT
il fredo

GREEK CORNER GRILL
PARK PIZZA

PARK RIDGE TRAIN STATION
DAILY RIDERSHIP: 181

WELLS FARGO

DOLLAR TREE

The Ridge

pure barre
YUKI HANA PIES AND QUICHES LLC.

Krauszer's FOOD STORES

CHASE

PARK STEAKHOUSE

Ridgemont S.C.
STARBUCKS
STAPLES
John's Famous BAGEL & DELI

PNC BANK

Valley

CVS

petvalu

BELLISSIMO RESTAURANTE

YUKI JAPANESE RESTAURANT
FRANCO'S PIZZA

DAVEY'S

TD

B&M

Montvale Lanes

W Grand Ave

503

12,524

117,577

11,395

92

115

61

Silver Lake

Pascack Rd

Park St

Kinderkamack Rd

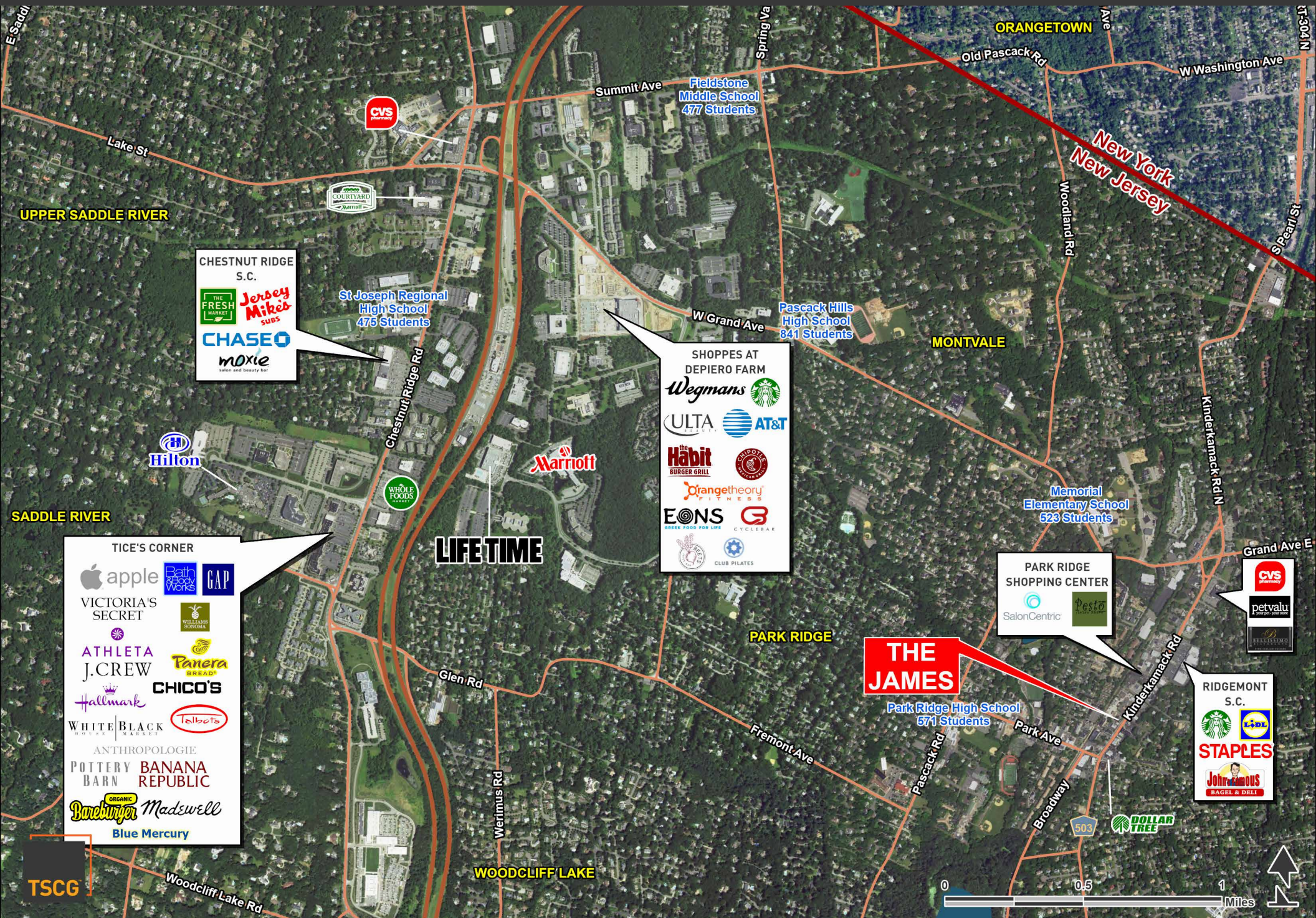
Kinderkamack Rd

Park Ave

Broadway

TSCG

TRADE AREA



CHESTNUT RIDGE S.C.

- THE FRESH MARKET
- Jersey Mike's SUBS
- CHASE
- MOXIE salon and beauty bar

St Joseph Regional High School
475 Students

SHOPPES AT DEPIERO FARM

- Wegmans
- Starbucks
- ULTA
- AT&T
- the Habit BURGER GRILL
- ORANGE THEORY FITNESS
- EONS BIKES GOOD FOR LIFE
- G CYCLEBAR
- CLUB PILATES

TICE'S CORNER

- apple
- Bath & Body Works
- GAP
- VICTORIA'S SECRET
- WILLIAMS SONOMA
- ATHLETA
- J. CREW
- Panera BREAD
- CHICO'S
- Hallmark
- Talbots
- WHITE BLACK HOUSIE MARKET
- ANTHROPOLOGIE
- POTTERY BARN
- BANANA REPUBLIC
- ORGANIC Bareburger
- Madewell
- Blue Mercury

PARK RIDGE SHOPPING CENTER

- SalonCentric
- Pesto

RIDGEMONT S.C.

- Starbucks
- LIDL
- STAPLES
- John's Famous BAGEL & DELI

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Park Ridge High School
571 Students





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