

NEW FACADE

**2,506 SF**

Available Retail,  
Restaurant,  
Medical Space

**RETAIL/RESTAURANT/  
MEDICAL SPACE**

**ENGLEWOOD, NJ**

In the Heart of Downtown Englewood  
with On-Site Covered Parking

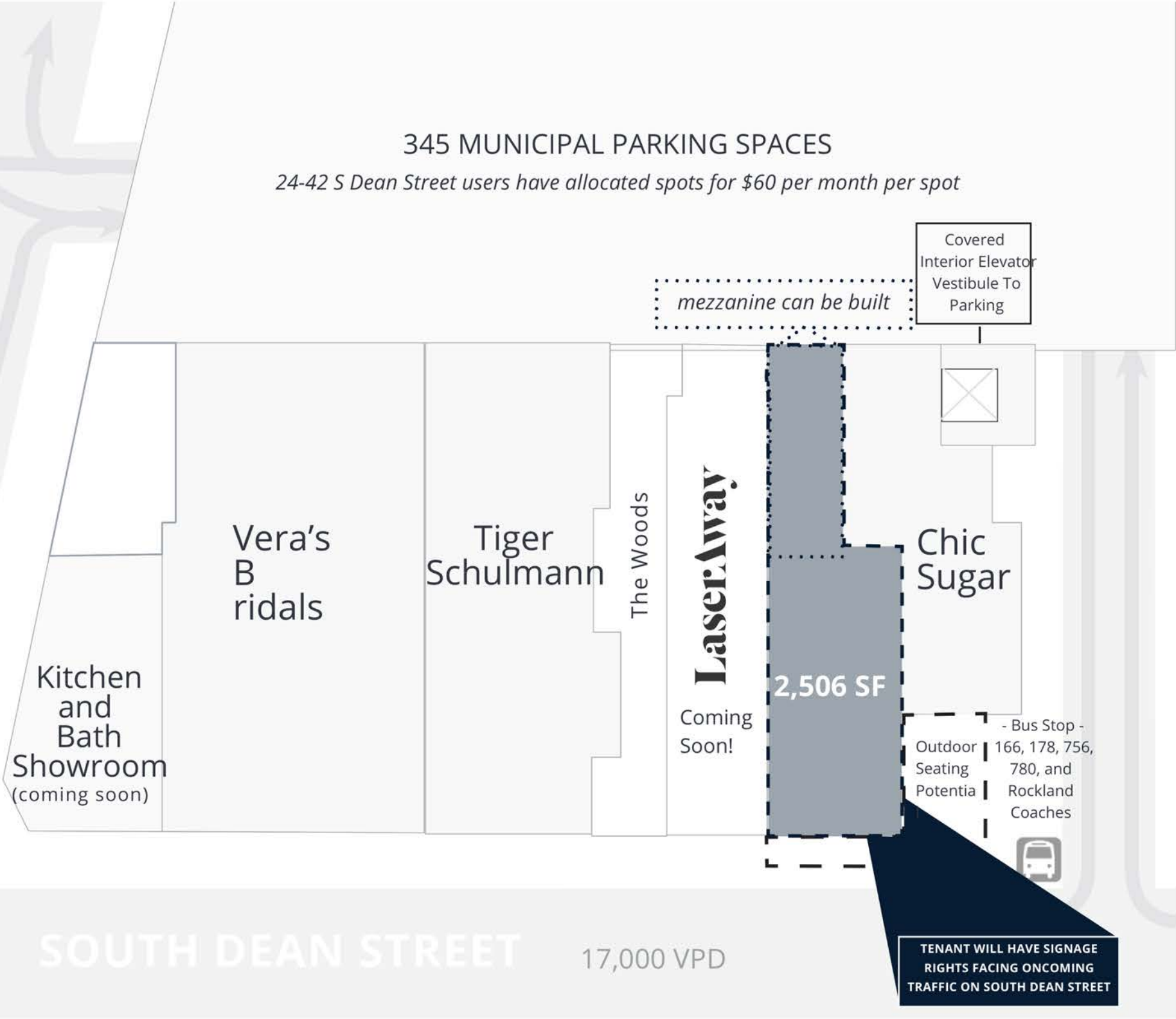
**38 SOUTH DEAN STREET**

UNDER NEW OWNERSHIP AND  
PROFESSIONAL MANAGEMENT WITH ON-SITE  
PERSONNEL



**RIPCO**  
REAL ESTATE

**GROUND FLOOR SPACE DETAILS**



**SIZE**

2,506 SF with high ceilings

**RENT**

Upon request

**NNN**

\$7.59 PSF (estimated)  
 (CAM \$2.75 PSF & TAXES \$4.84 PSF)

**NEIGHBORS**

Starbucks, CVS, Playa Bowls, It's Greek To Me, Benzel-Busch Mercedes, ShopRite, ShopRite Liquors, Amazing Lash Studio, Manhattan Bagel, European Wax Center, GameStop, Chick Fil A, Chipotle Mexican Grill, and McDonald's

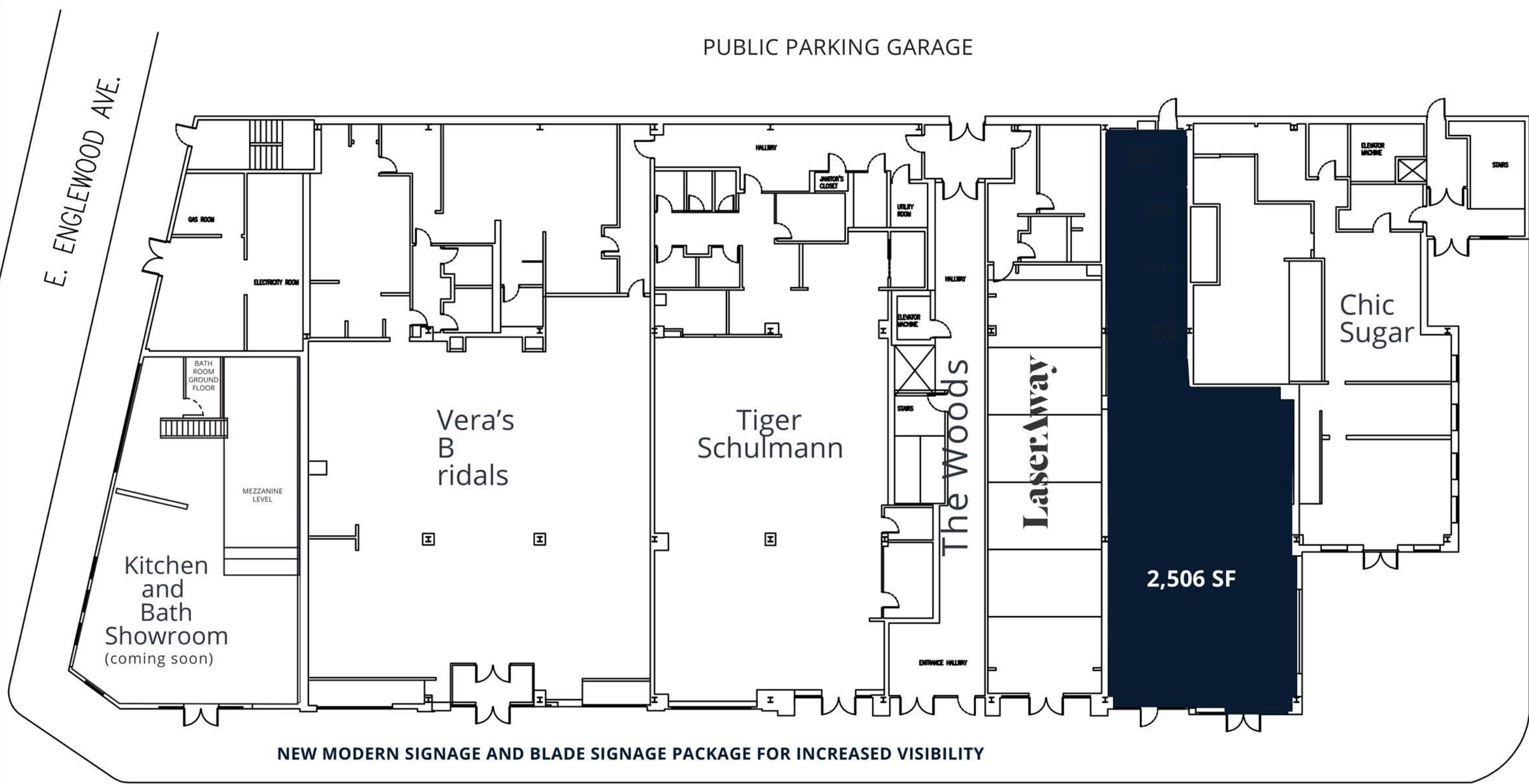
**COMMENTS**

- Building was recently upgraded with an investment of over \$3 million dollars
- New modern signage and blade signage package for increased visibility
- Tenant will have signage rights facing the oncoming traffic of South Dean Street
- 17,000 Daily vehicles on South Dean Street
- Vibrant Downtown with over 14 national retailers
- Large lunch time crowd from office and hospital close by
- Walking distance to Bergen Performing Arts Center
- Outdoor seating potential
- New Ownership and professional management with on-site personnel
- \$60 per month per space; long term parking for employees

**PARKING**

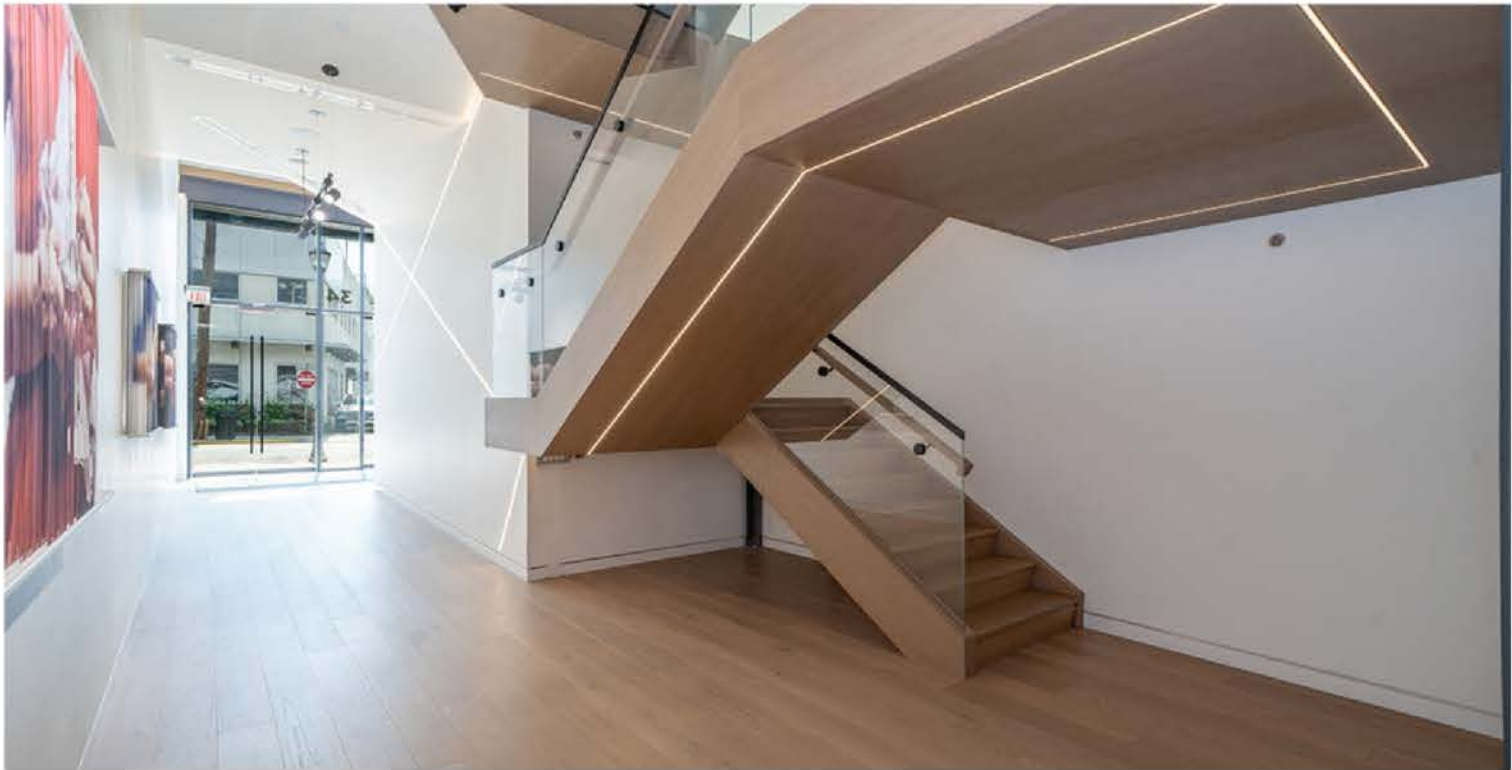
345 Municipal parking spaces on site (see Parking Map below)  
 Park Mobile accepted

FLOOR PLAN



SOUTH DEAN STREET - 17,000 VPD

BUILDING LOBBY



## DOWNTOWN RETAILERS



MARKET AERIAL

.5 miles  
**ENGLEWOOD HEALTH**  
 17,000+ Admissions (2020)  
 2,800+ babies delivered (2020)  
 1.5 million outpatient visits & Tests (2020)

**38 SOUTH DEAN STREET**

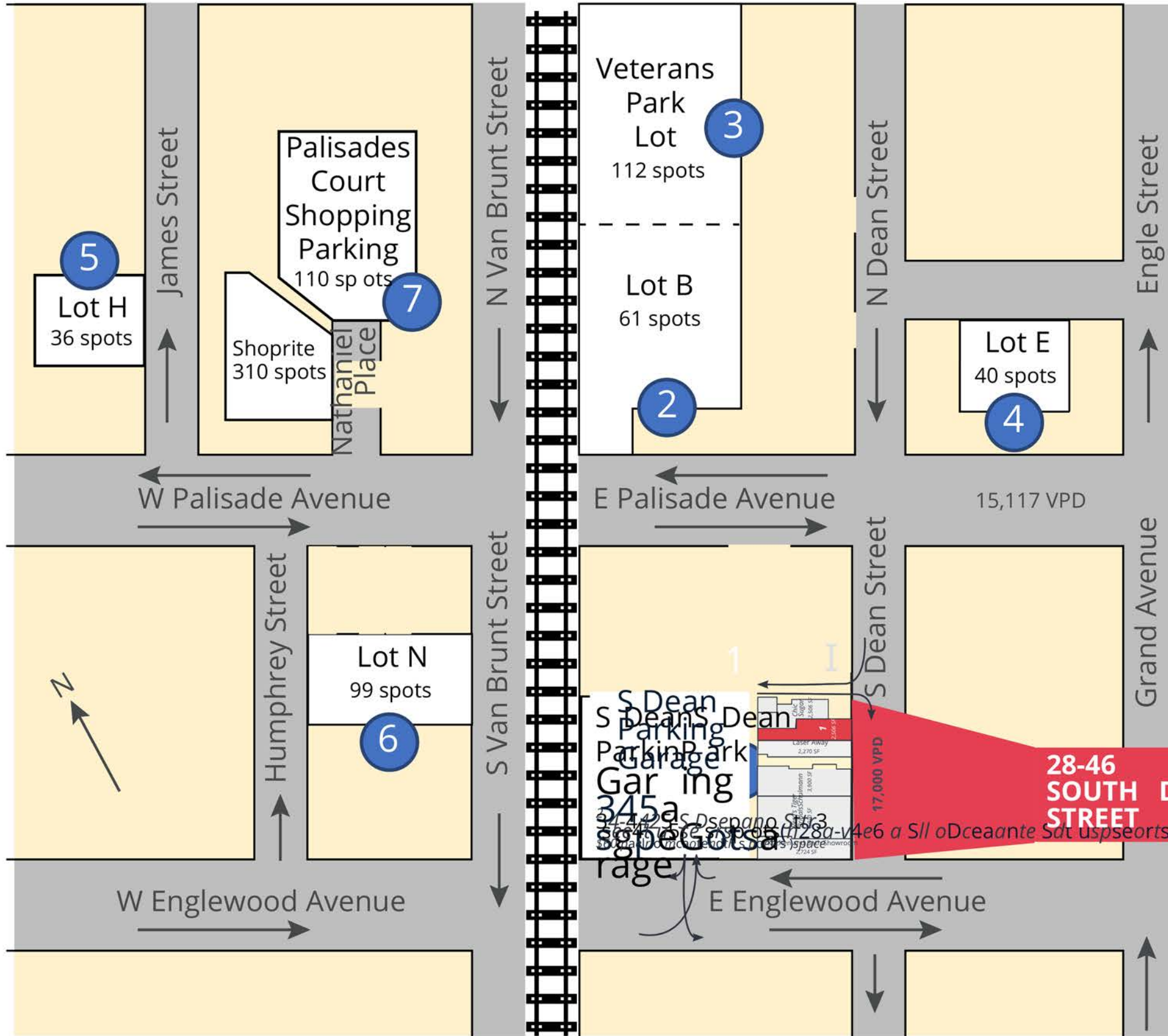
Parking Lots

Unilever & LG Electronics United States Headquarters Located on Spring Lane 2.5 miles

Dwight-Englewood Prep School 872 students 500 teachers Less than 1 mile



# ENGLEWOOD PARKING MAP



## PARKING GUIDE

- 1 City Municipal Garage Open M - Sat; 7 am - 11 pm
- 2 Parking Lot B Metered Spaces
- 3 Veterans Park Parking Lot Metered Spaces
- 4 Parking Lot E Metered Spaces
- 5 Parking Lot B Metered Spaces
- 6 Parking Lot N Metered Spaces
- 7 Palisades Ct Shopping Ctr Only for shops in Palisades Ct

There is metered street parking throughout Englewood in addition to the parking lots noted.

Any Metered parking space, as well as the Municipal Garage, accepts ParkMobile app payments.

Park Mobile Zone - #9649

Half hour rate: \$.60

One hour rate: \$.85

Two hour rate: \$1.85

Full Day rate: To be provided depending on # of spaces necessary.

Monthly rate: The garage will provide parking for 24-42 South Dean Street Tenants at a monthly rate of \$60.00 per month or daily rates as noted above.

# DEMOGRAPHICS



### 1 MILE RADIUS

**POPULATION**  
20,903  
**HOUSEHOLDS**  
7,334  
**MEDIAN AGE**  
39.7  
**COLLEGE GRADUATES (Bachelor's +)**  
5,934 - 40.0%

**TOTAL BUSINESSES**  
1,269  
**TOTAL EMPLOYEES**  
14,561  
**AVERAGE HOUSEHOLD INCOME**  
\$135,012

### 3 MILE RADIUS

**POPULATION**  
156,918  
**HOUSEHOLDS**  
56,802  
**MEDIAN AGE**  
42.5  
**COLLEGE GRADUATES (Bachelor's +)**  
65,005 - 58.0%

**TOTAL BUSINESSES**  
6,651  
**TOTAL EMPLOYEES**  
69,680  
**AVERAGE HOUSEHOLD INCOME**  
\$162,733

### 5 MILE RADIUS

**POPULATION**  
393,552  
**HOUSEHOLDS**  
148,396  
**MEDIAN AGE**  
42.7  
**COLLEGE GRADUATES (Bachelor's +)**  
153,424 - 54.0%

**TOTAL BUSINESSES**  
16,063  
**TOTAL EMPLOYEES**  
175,125  
**AVERAGE HOUSEHOLD INCOME**  
\$146,134

\*2023 estimates  
\*excludes NYC

## CONTACT EXCLUSIVE LEASING AGENT

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