

Up to 20,000 SF - FOR LEASE

**OAKLAND, NJ**  
**FORMER GYM**  
332 RAMAPO VALLEY ROAD



**FORMER GYM**

- Available Immediately
- End Cap
- Will Consider Dividing Space
- 32,000 SF Neighborhood Center
- Prime Retail Site
- Abundant Parking
- Great Visibility & Signage
- Convenient Access to Interstate 287, Route 208 and Route 202

**NEIGHBORING TENANTS**

- Sally Beauty
- Staples
- Dollar Tree
- Verizon Wireless
- Shop Rite
- Burger King
- Pizza Hut
- Walgreens
- Starbucks
- Oakland Farmers Market

**DEMOGRAPHICS**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	5,282	40,606	113,725
Daytime Population	4,743	21,955	56,375
Households	1,858	14,174	39,810
Avg. HH Income	\$116,058	\$149,708	\$146,491

**EXCLUSIVE BROKERS**

**LEW FINKELSTEIN**

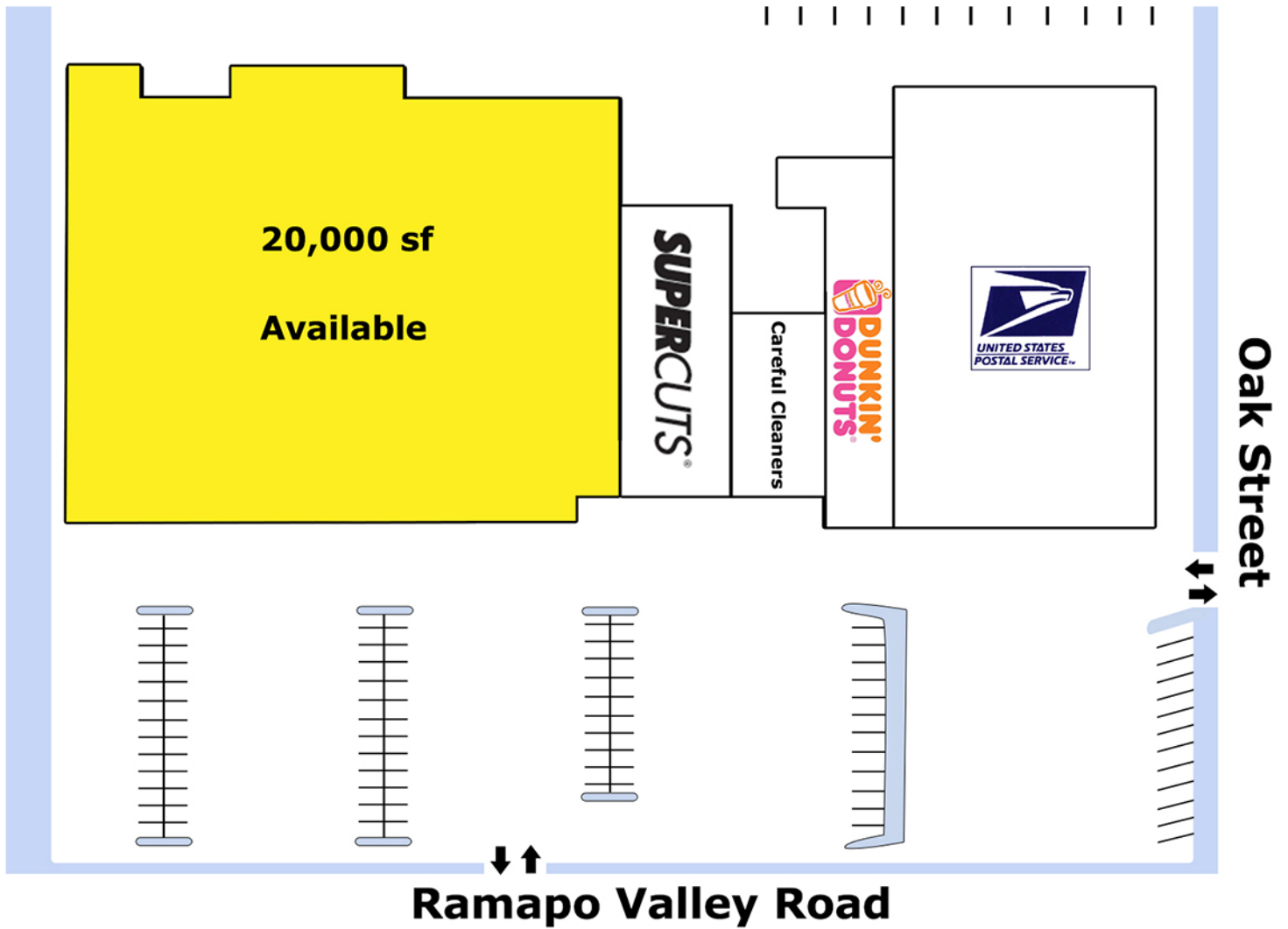
201.703.9700 ext. 122  
lfinkelstein@thegoldsteingroup.com

**CJ HUTER**

201.703.9700 ext. 118  
cjhuter@thegoldsteingroup.com



Up to 20,000 SF - FOR LEASE



**EXCLUSIVE BROKERS**

**LEW FINKELSTEIN**

201.703.9700 ext. 122

[lfinkelstein@thegoldsteingroup.com](mailto:lfinkelstein@thegoldsteingroup.com)

**CJ HUTER**

201.703.9700 ext. 118

[cjhuter@thegoldsteingroup.com](mailto:cjhuter@thegoldsteingroup.com)

