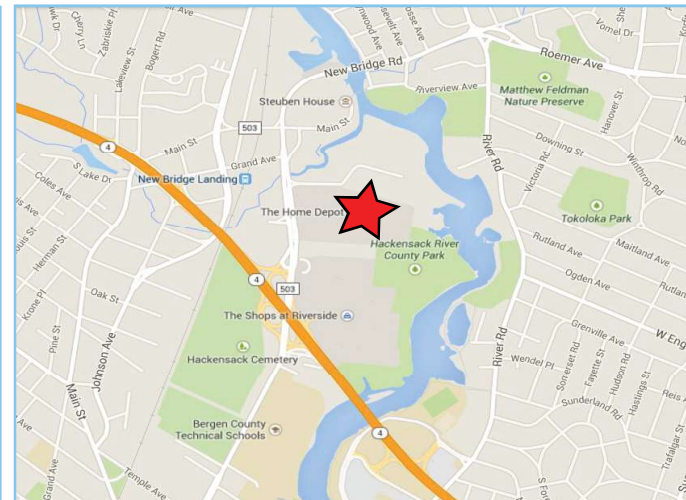


Hackensack Plaza - 450 Hackensack Avenue  
 Hackensack, New Jersey 07601



Located adjacent to Riverside Square Mall, which is anchored by Bloomingdale's & Saks Fifth Avenue.



# Hackensack, New Jersey

## Coming Soon! 99 Ranch Supermarket



Route 4 & Hackensack Avenue



Available: 1,849 s.f. & 2,333 s.f.  
 Key Tenants: Home Depot, Staples, Petco, Port of Call American Fusion, Sleepy's, Applebee's, Lotus Cafe Restaurant, Five Guys, Subway, Chipotle & Weight Watchers.  
 Parking spaces: 1,164 s.f.  
 Gross Leasable Area: 274,987 s.f.  
 Regional Access: Garden State Parkway, Exit at Route 4 East to Hackensack Ave (N)



Demographics	3 miles	5 miles	10 miles
Population	200,178	474,893	3,555,965
Average HH Income	\$103,950	\$105,641	\$ 81,747
Median HH Income	\$ 75,555	\$ 74,064	\$ 46,493

EXCLUSIVE LEASING AGENT



WELCO REALTY, INC. • 2525 Palmer Avenue, New Rochelle, NY 10801 • T (914) 576-7500 / Fax: 7596 • [www.welcorealty.com](http://www.welcorealty.com)

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications.





Zone:		B-5 (Community)
Lot Area:		21.363 acres
Space #	Tenant	s.f.
1	The Home Depot	111,027
2	Staples The Office SuperStore	27,017
3	Port of Call American Fusion	10,556
4	Eastern Dental	2,642
5	Five Guys Famous Burgers & Fries	2,296
6	Sleepy's The Mattress Professionals	6,600
7	Petco Supplies and Fish	13,808
8	Chipotle	2,406
8a	Available	2,333
9	Lotus Café Restaurant	2,333
10	Orange Theory Fitness	3,110
11	Red Wing Shoe	1,555
12	Sally Beauty Supply	1,555
13	Scottrade	1,643
14	NapoliMania	1,646
15	Subway	1,680
16	Windows & Cabinets	1,565
17	Carvel	1,779
18	Available	1,849
19	Applebee's Neighborhood Grill	6,200
20	99 Ranch Market	59,519
21	Paris Baguette	2,447
22	LEASE OUT	2,460
23	Weight Watchers	2,214
24	Wireless World	1,603
25	General Nutrition Center	1,574
26	Supercuts	1,602
<b>Total G.L.A.</b>		<b>274,987</b>
<b>PARKING DATA:</b>		
Parking Provided		1,375 cars
Retail: 1 car per 200 sf (274,987 sf = 1,375 cars)		
Parking Ratio:		4.21 cars per 1,000 s.f.

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