

Rochelle Park Shopping Center

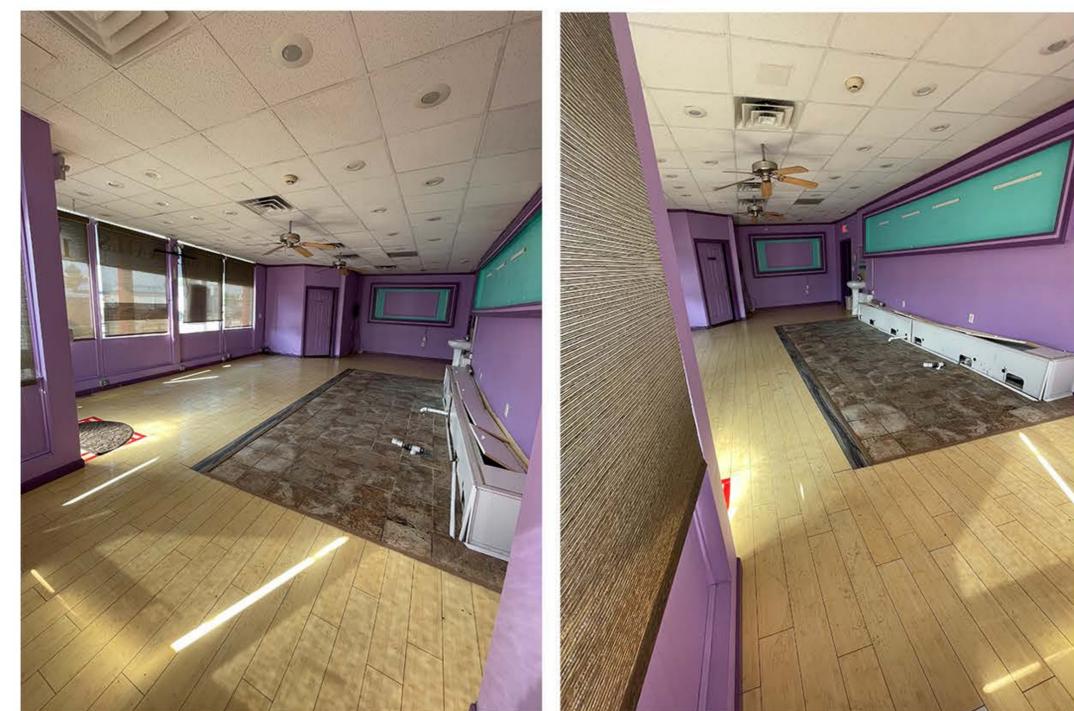
422 Rochelle Ave, Rochelle Park, NJ



AZARIAN
REALTY CO.

LEASING AVAILABILITY:

- 890 SF available - 2nd gen. nail salon space.
- **Prime end cap space** with high visibility at signalized intersection.
- Numerous windows, hardwood floors, and private bathroom. In great condition.



Ideal location for hair or nail salon

PROPERTY HIGHLIGHTS:

- **Layout:** 6,300 SF one-story shopping center with 6 stores and large pylon sign.
- Parking conveniently located on side and rear.
- **Use:** Retail, Restaurants, Services.
- **Neighborhood:** single-family homes, apartment buildings, and offices nearby.
- **Location:** *Busiest intersection in Bergen County!* Located at signalized corner of Rochelle Avenue and Passaic Street.

TENANT MIX:

- Dunkin' Donuts
- Sushi
- Deli
- Pizzeria
- CBD Store (Opening Soon)



AZARIAN
REALTY CO.

Kevin R. Pelio

Director of Leasing
Broker Associate
kpelio@azariangroup.com
201-444-9888 x 103

The Azarian Building

6 Prospect Street, Suite 2A
Midland Park, NJ 07432
201-444-9888
azariangroup.com

James A. Azarian

Assistant Director of Leasing
Licensed Salesperson
jaazarian@azariangroup.com
201-444-9888 x 113

Proud members of ICSC



Rochelle Park Shopping Center

422 Rochelle Ave, Rochelle Park, NJ



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REALTY CO.

NEIGHBORHOOD DEMOGRAPHICS:

5 Mile Radius

Population:

5,600

Total
Households:

2,000

Median Age:

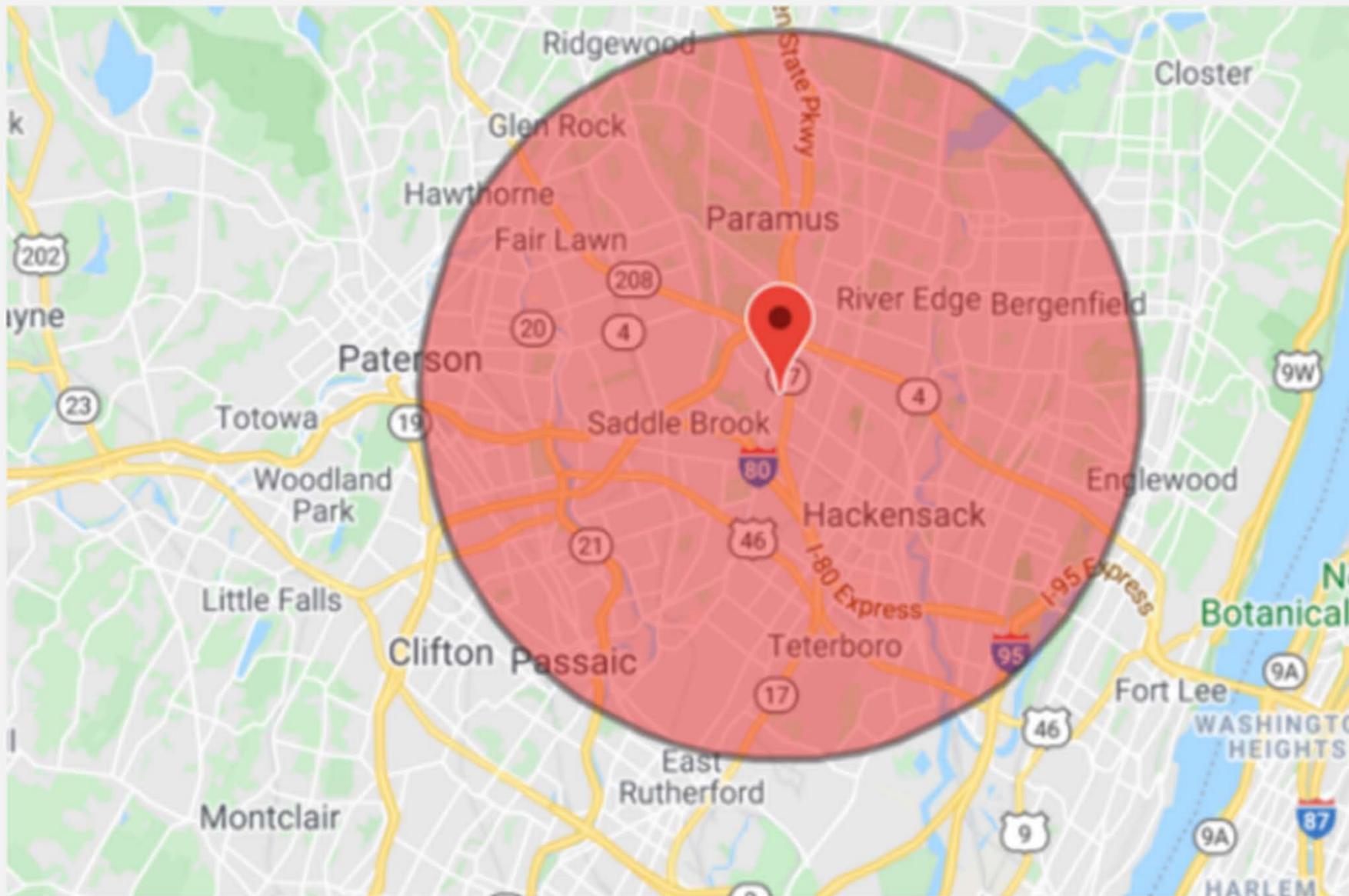
48

Median HH
Income:

\$84,000

Persons per
Household:

2.71



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AZARIAN

REALTY CO.

Moe's Pizza n' Pasta
1,124 SF

Your CBD Store
1,099 SF

**DUNKIN'
DONUTS®**

Ted's
Deli
1,288 SF

Maguro Sushi
790 SF

AVAILABLE
890 SF

Rochelle Park
444
Shopping Center

Ted's Deli

Maguro Sushi

Your CBD Store

----FOR LEASE----

DUNKIN' DONUTS®

Moe's Pizza & Pasta

Managing Agent (201) 444-7111
Azarian Management



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NEIGHBORING TENANTS

422 Rochelle Ave,
Rochelle Park, NJ 07662

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Rochelle Park, NJ 07662**



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