

RETAIL FOR LEASE

ACME CENTER

125 Franklin Turnpike, Mahwah, NJ 07430



AVAILABLE SF:	1,050 - 8,359 SF
LEASE RATE:	Negotiable
LOT SIZE:	13.0 Acres
BUILDING SIZE:	110,249 SF
MARKET:	Northern Bergen
SUB MARKET:	Franklin Turnpike Retail

PROPERTY OVERVIEW

Bergen County, NJ Grocery Anchored Shopping Center

PROPERTY FEATURES

- Grocery Anchored Shopping Center, anchored by Acme Markets, a Division of Albertsons, the 2nd largest grocery chain in the United States.
- 15,000+ AAPD
- Close proximity to NJ Route 17, US Route 202, I-287 and I-87.
- Located in Northwest Bergen County New Jersey, less than 1 mile from the border of Rockland County, New York.
- Acme, Dunkin Donuts, UPS Store, Hallmark, Verizon Wireless, PNC Bank are all long term tenants in the center. In addition, the local trade area includes 7,000+ households, Ramapo College (+/-5,600 students, faculty and staff) and the regional corporate centers of Sharp Electronics USA, Stryker and UPS.
- Marketing performed in conjunction with Richard Weinberg, Senior Vice President CBRE/FAMECO as Master Broker.

KW COMMERCIAL MTD REALTY GROUP
973.761.6700
181 Maplewood Ave
Maplewood, NJ 07040

CARLO CAPARRUVA
Managing Director
O: 973.761.6700
C: 862.216.6678
carlo@kw.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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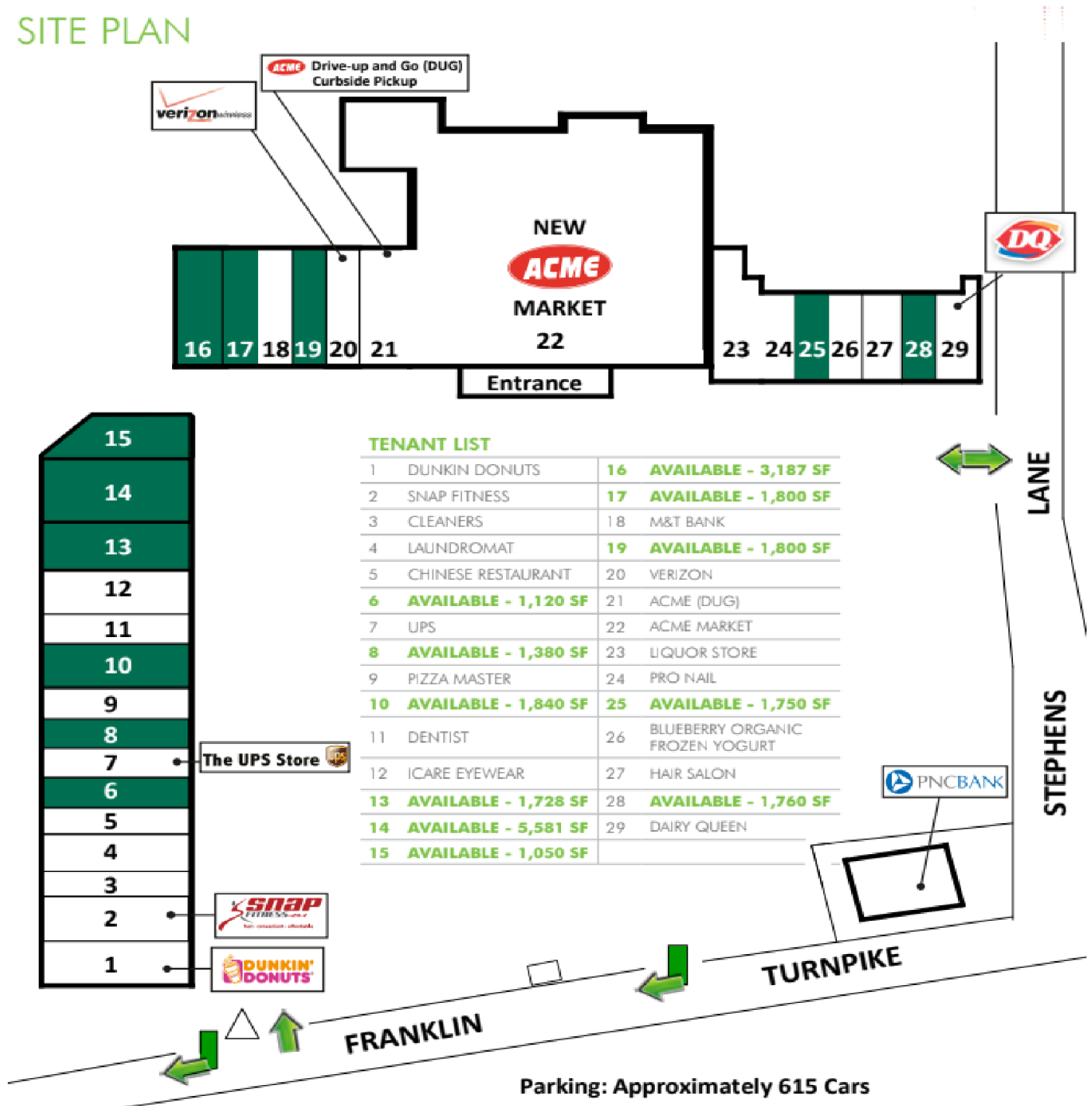
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SITE PLAN



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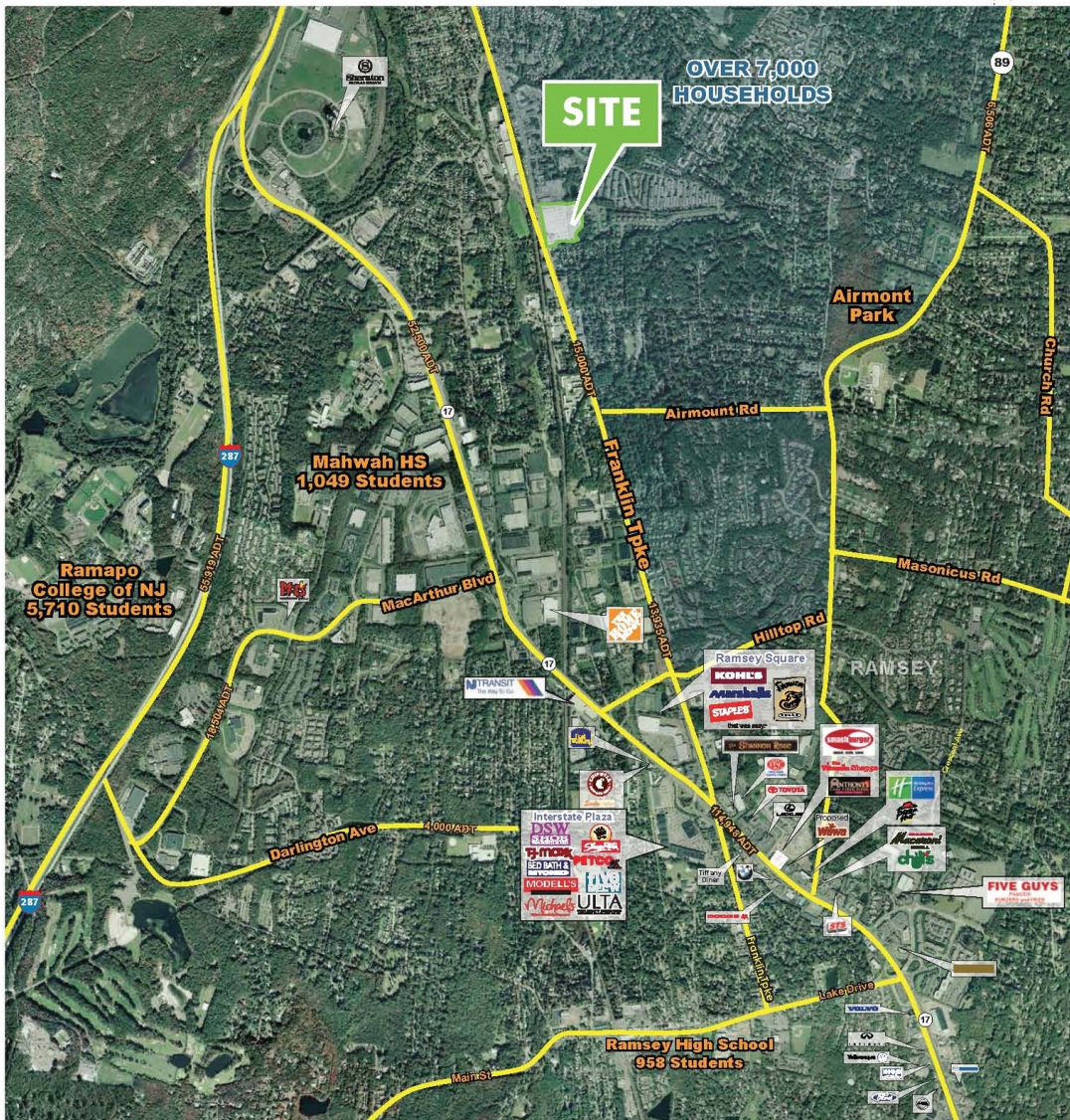


FOR LEASE

125 FRANKLIN TURNPIKE

MAHWAH, NEW JERSEY

RETAIL



MARKET AERIAL

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ACME SUPERMARKET



DQ ENDCAP



WELL MAINTAINED INLINE SPACES



DUNKIN DONUTS ENDCAP



TURNKEY RESTAURANT AVAILABLE



FRANKLIN TURNPIKE PYLON

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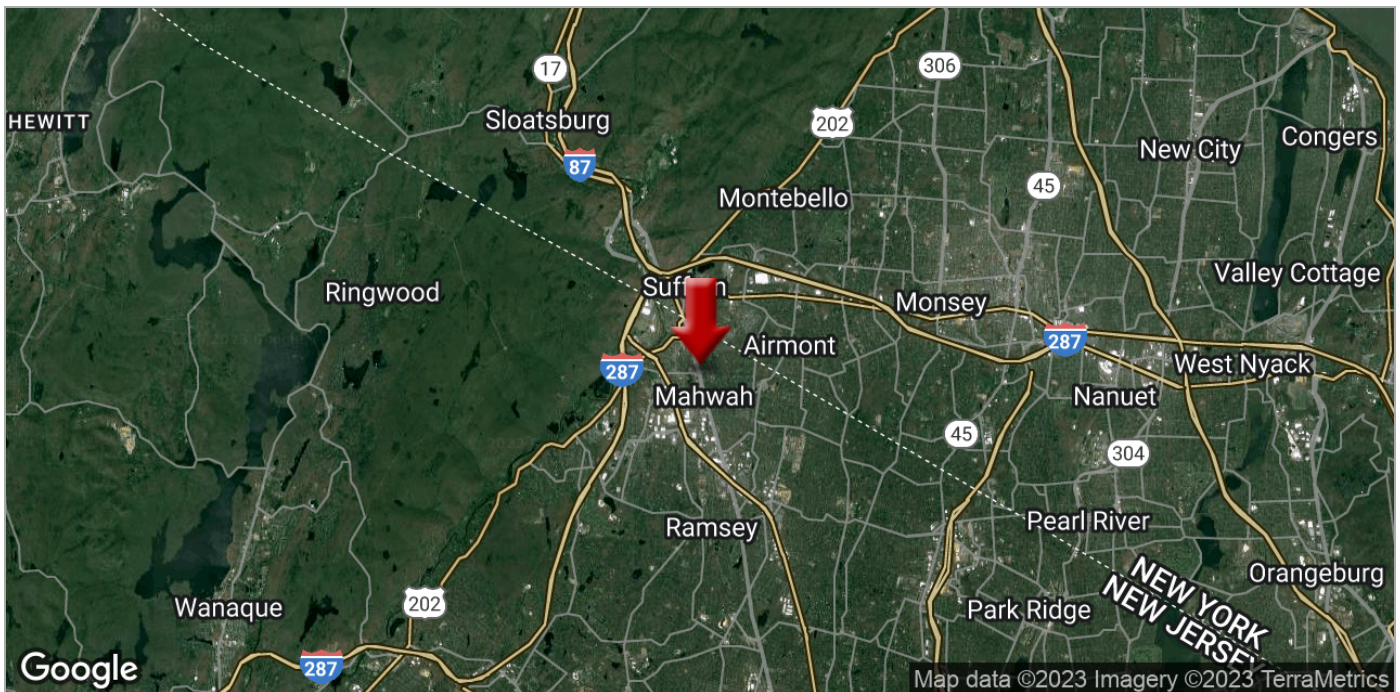
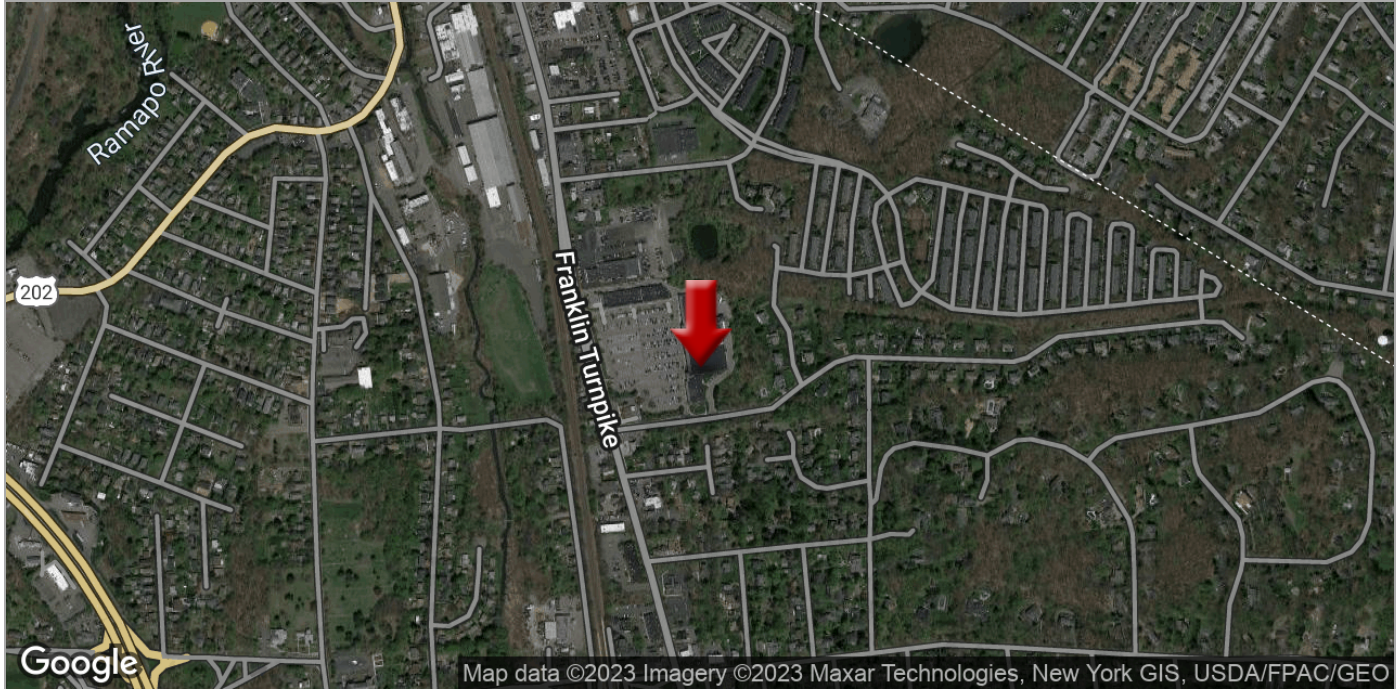
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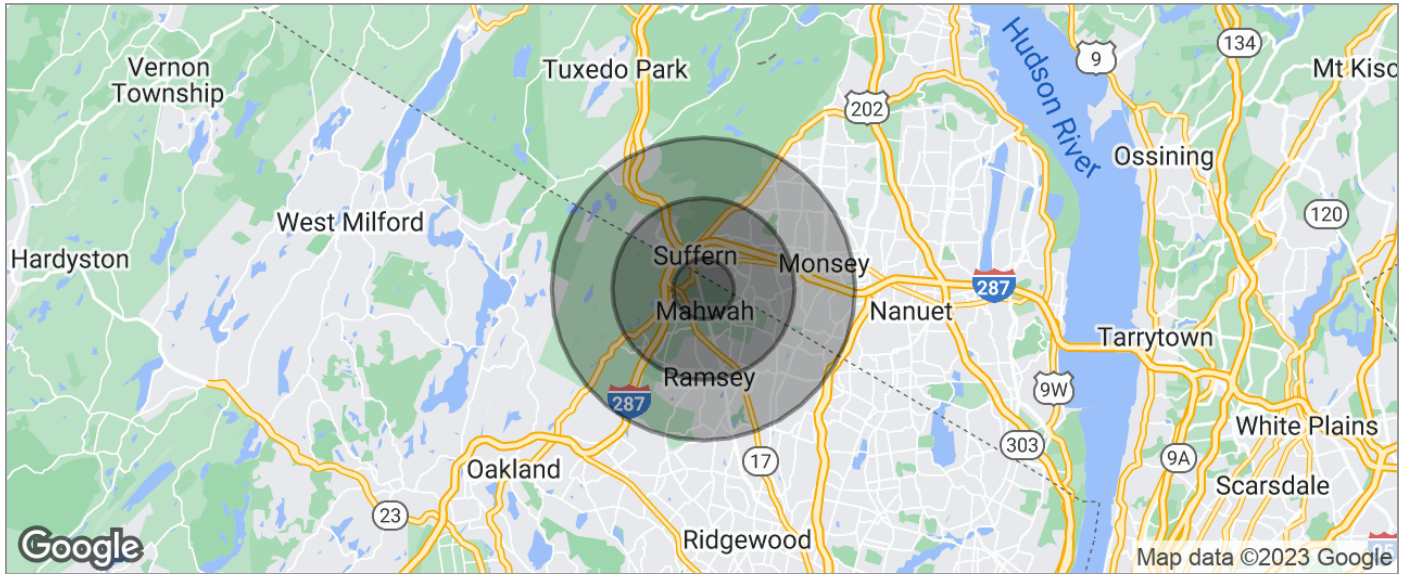
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,983	55,338	110,185
MEDIAN AGE	40.1	40.9	40.0
MEDIAN AGE (MALE)	39.8	38.8	37.3
MEDIAN AGE (FEMALE)	39.9	43.0	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,262	22,293	39,286
# OF PERSONS PER HH	2.5	2.5	2.8
AVERAGE HH INCOME	\$103,777	\$112,833	\$134,558
AVERAGE HOUSE VALUE	\$443,611	\$523,713	\$590,660
RACE	1 MILE	3 MILES	5 MILES
% WHITE	83.7%	82.4%	85.2%
% BLACK	3.8%	2.6%	2.5%
% ASIAN	6.2%	8.2%	6.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.2%	1.4%	1.0%
% OTHER	2.6%	3.5%	2.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	8.3%	7.5%	6.7%

* Demographic data derived from 2020 ACS - US Census

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