



The District

New Mixed-Use Construction

558 E. Crescent Avenue, Upper Saddle River
Bergen County, New Jersey 07446

PROPERTY DESCRIPTION

Nearing completion, The District at Upper Saddle River, situated on 2 acres with substantial frontage, is surrounded by over 200 units of new luxury housing, municipal recreational fields, corporate offices and retail. This two-story, 22,000-square foot, best in class development, is located less than a quarter-mile North of Route 17 and 3 miles South of I-287 (Exit 66). With class-A construction, the retail/commercial center affords 122 on-site parking spaces.

AVAILABLE SPACE

Ground Floor Retail

Unit C: 891 SF

Restaurant (1st & 2nd Floor)

3,776 SF Gross Area (First Floor)

3,086 SF Gross Area (Second Floor)

2,754 SF Gross Area (Basement)

RENTAL RATES

Upon request, subject to use and creditworthiness

OCCUPANCY

Immediate

TRAFFIC COUNTS

ADT 14,871 VPD along E. Crescent Avenue

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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SILBERT

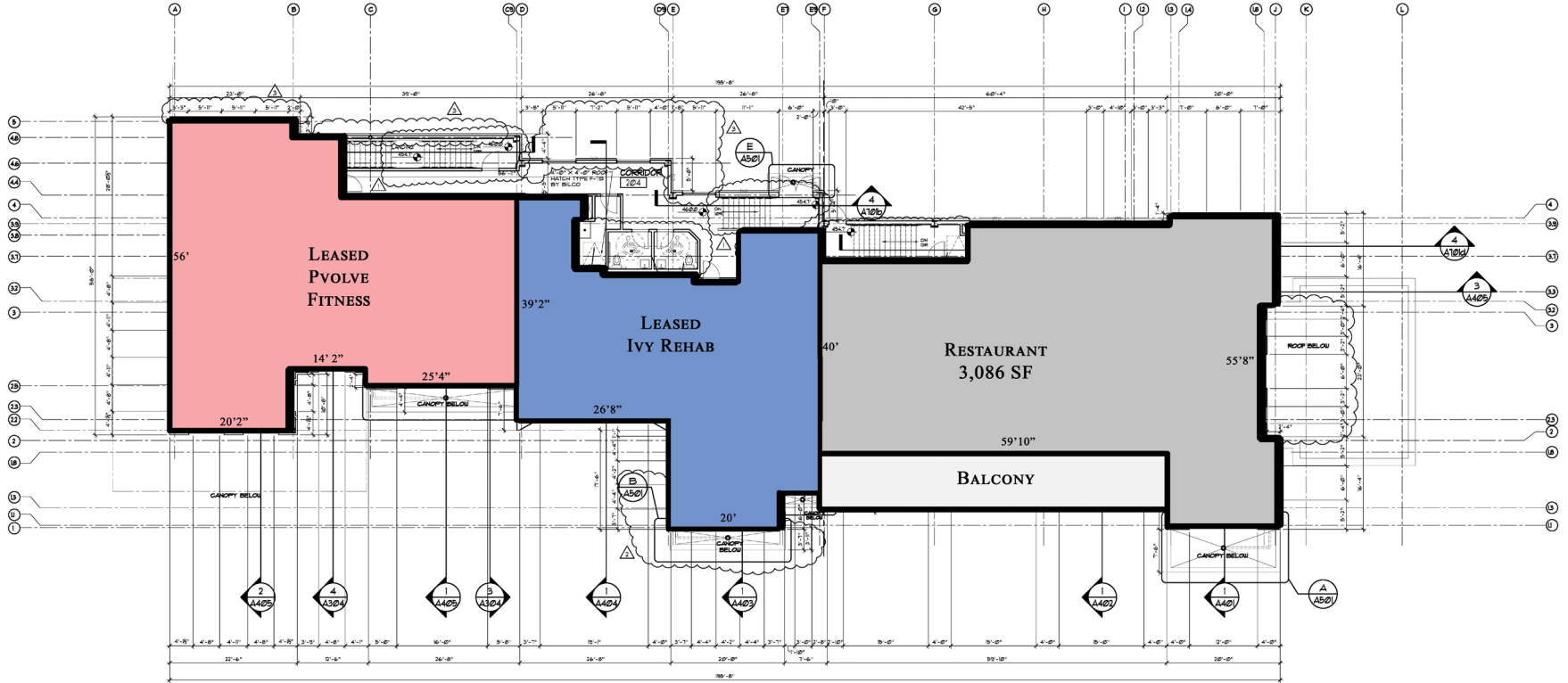
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REALTY & MANAGEMENT COMPANY, INC.



Visit Our Website: WWW.SilbertRealEstate.com

SECOND FLOOR LEASING PLAN



1 OVERALL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

RESTAURANT AREA UPGRADES



- Electrical Services: 1000 Amp 3 Phase Service;
- HVAC: Daiken High Efficiency “mini-split” Units with “fresh air” management;
- Utilities: All sewer (4”), water and gas (1.5”-2”) installed;
- Basement: 2,754 SF storage/prep;
- Auxiliary Space:
 - Patio Dining Area 2,000 SF;
 - Second Floor Balcony 590 SF;
- Private elevator between basement and upper floors;

Building Information

Building Size

Retail: 6,686 SF

Restaurant: 8,079 SF

Office: 6,602 SF

Construction

Frame: Steel I-Beam

Deck: Poured Concrete

Finish: Precast/Brick/Stucco

Elevators: Full-service, enclosed elevator serving the two levels

Lot Size

1.823 Acres

Zoning

Rezoned for Retail

B-1 Zone

Utilities

Sewer: Borough of Ramsey

Gas: PSE&G

Electric: Rockland Electric

Water: Borough of Ramsey

Parking

122 On-site parking spaces

Sprinklers

100% Sprinkler protection

Power

3 Phase 280/470 Volts

Roof

Modified Bitumen, Slate, Copper

Landscape

Substantial plantings, shrubs, shade trees and turf



PROPERTY AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	7,375
Median HH Income	\$161,402
Average HH Income	\$192,508
Median Age	43.4
Total Households	2,897
Daytime Population	9,683

2 Mile Radius

Population	27,299
Median HH Income	\$162,281
Average HH Income	\$212,156
Median Age	43.9
Total Households	10,001
Daytime Population	28,973

3 Mile Radius

Population	62,373
Median HH Income	\$139,330
Average HH Income	\$190,468
Median Age	43.1
Total Households	22,609
Daytime Population	69,784

