

# FOR LEASE



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**44 FRANKLIN AVE.**  
**RIDGEWOOD, NJ**



## PROPERTY

44 Franklin is a retail building with 2,136 SF available for lease starting January 2020. Parking is available in the rear of the building with access to the space from the rear and the street. A large window provides natural light with ample space for advertising.

## LOCATION

44 Franklin is located in Downtown Ridgewood, one of the more demographically desirable towns in Bergen County with an average household income of over \$130,000 per year. The Ridgewood Train Station is a tenth of a mile away.

## SUMMARY

<b>Property Type</b>	<b>Retail</b>
<b>Size</b>	<b>±2,136 SF</b>
<b>Parking</b>	<b>On Site</b>
<b>Occupancy</b>	<b>January 1, 2020</b>
<b>Lease Price</b>	<b>\$6,000/month</b>
<b>Utilities</b>	<b>Separately Metered</b>



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