

LONGHILL PLAZA
14 POST ROAD
Oakland, New Jersey

2,600 sf available for lease



LONGHILL PLAZA 14 POST ROAD Oakland, New Jersey

2,600 sf available for lease

Space Available 2,600 sf (divisible)

Asking Rent Upon Request

NNN \$7.33 psf (estimated)

GLA 106,000 sf

Neighbors



Comments

- At the intersection of Ramapo Valley Road (US-202)
- Anchored by high-volume 87,000 sf ShopRite
- 4-way traffic light intersection
- Densely populated market with 127,000 people living within 5 miles
- Very high incomes - \$141,000 per year average household income
- Strong traffic count - 14,000+ cars per day
- Great parking

3

MILE RADIUS

51,049

Overall Population

23,791

Employee Population

\$138,641

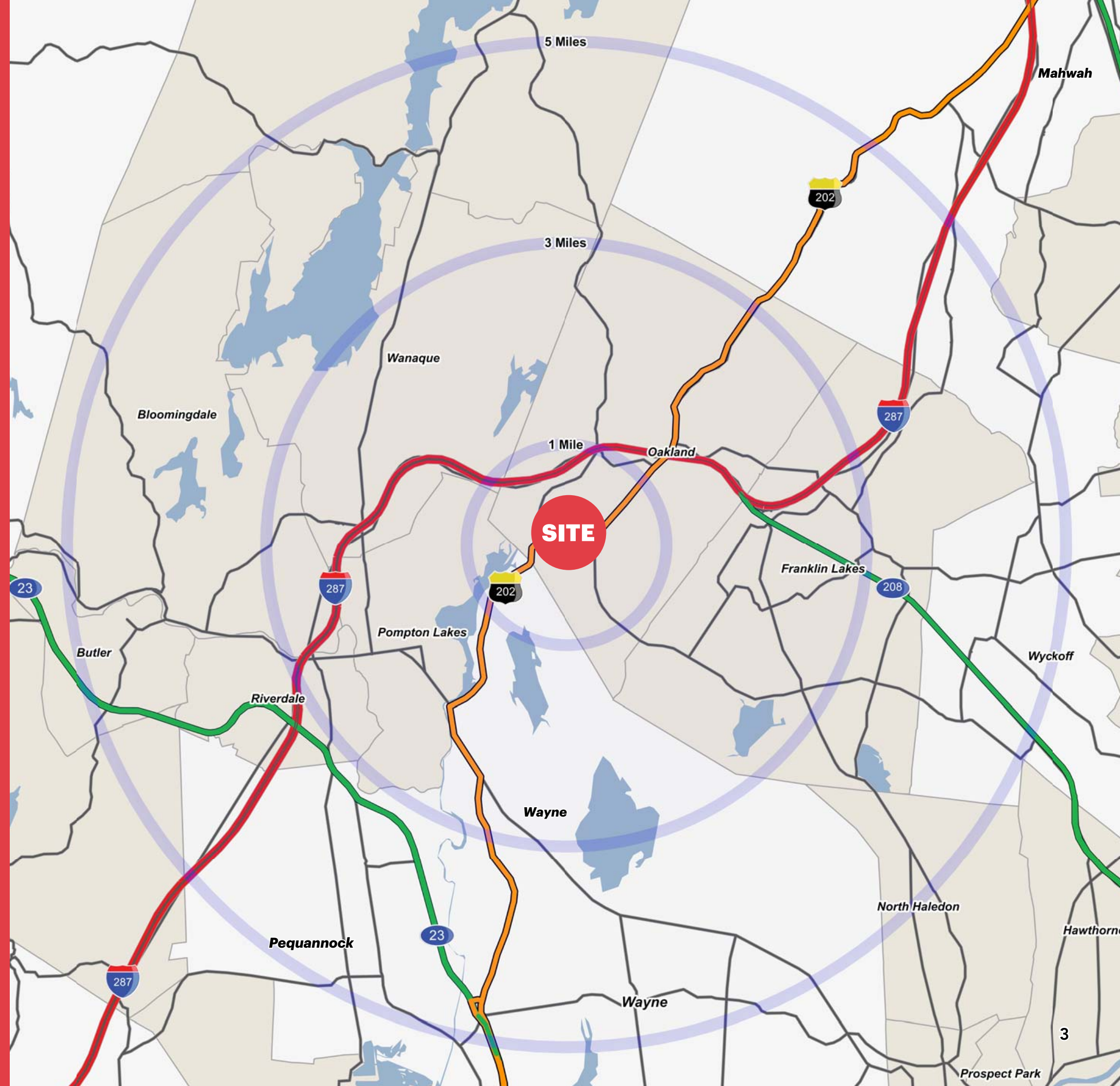
Average HHI

66.5%

Bachelor's Degree or Higher

54.1%

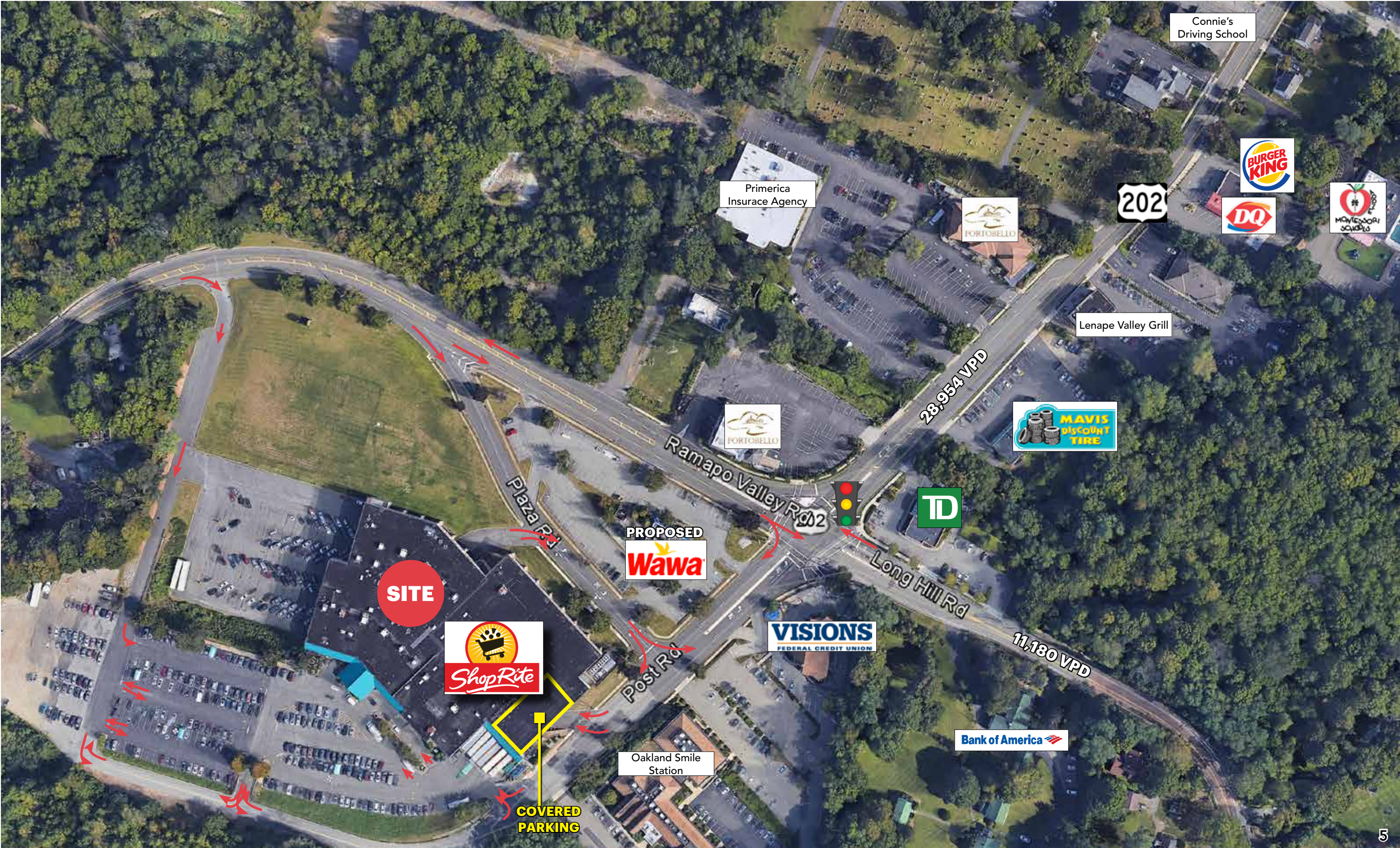
Annual HHI of \$100k+



Oakland Market Aerial



Low Level Aerial



Site Photos



Consumer Profiles

Savvy Suburbanites



- Married couples with no children or older children; average household size is 2.83.
- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating
- Informed shoppers that do their research prior to purchasing and focus on quality
- They enjoy good food and wine, plus the amenities of the city's cultural events



Technology



Enjoyment



Quality



Fitness



education



pensions & social security



entertainment & recreation

top 3 budget allocations



\$104,000

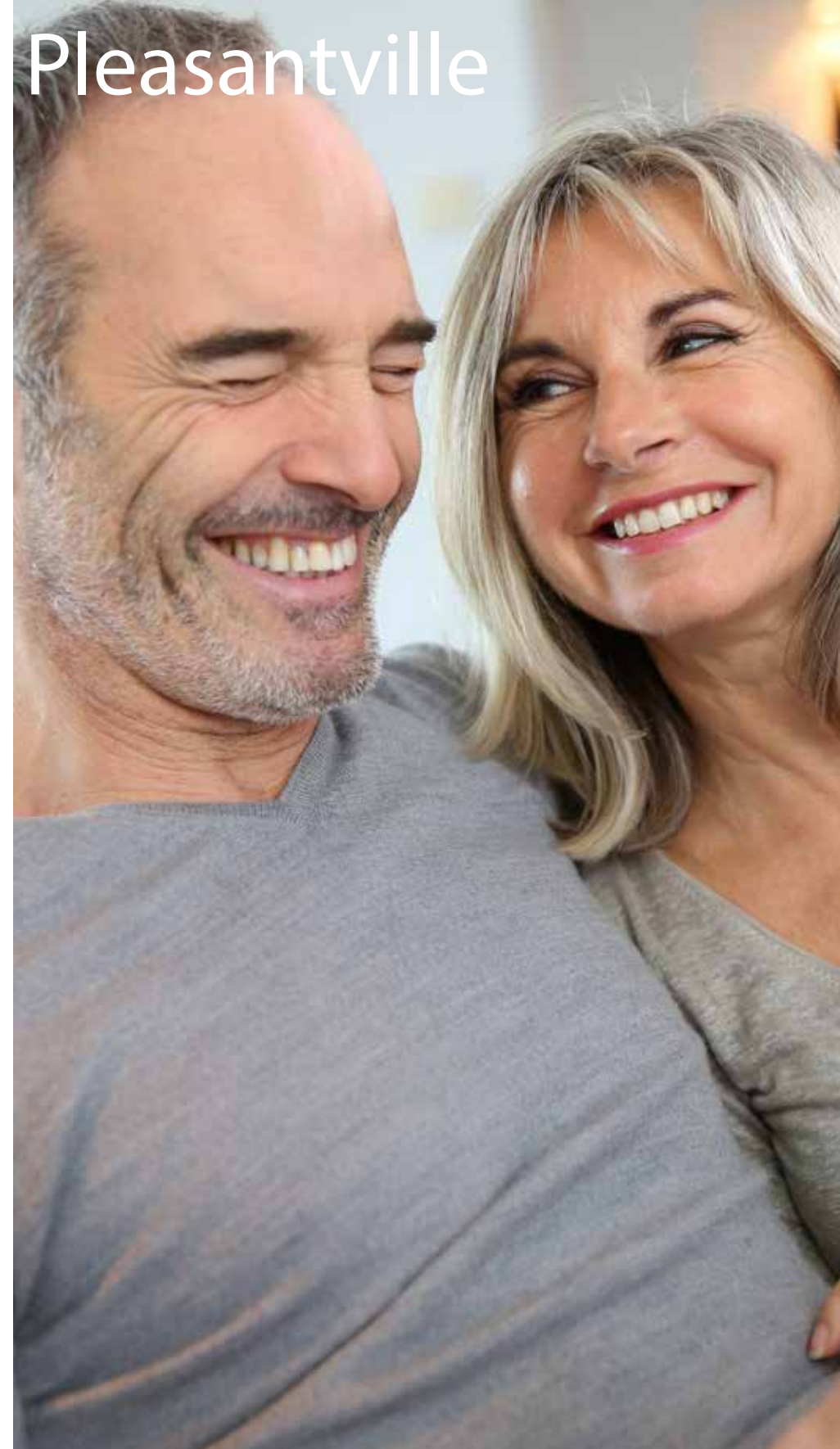
median household income



Management

top occupation

Consumer Profiles



Pleasantville

- 64% college educated; 34% with a bachelor's degree or higher
- Many couples have transitioned to empty nesters
- Prefer fashion that is classic and timeless as opposed to trendy
- Residents spend their spare time participating in a variety of sports or watching movies
- Enjoy outdoor gardening, going to the beach, theme parks, museums, and rock concerts



Whole Foods



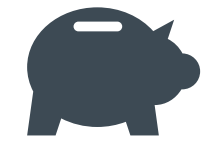
The Gap



Yoga



Apple



pension & social security



education



housing

top 3 budget allocations



\$85,000

median household income



Office & Administrative Support

top occupation

	1 mile radius	3 mile radius	5 mile radius
Population			
2017 Estimated Population	4,723	51,049	127,592
2022 Projected Population	4,842	52,211	130,085
2010 Census Population	4,554	48,313	122,033
2000 Census Population	4,599	46,876	116,722
2017 Median Age	45.9	42.6	43.6
Households			
2017 Estimated Households	1,712	18,138	47,098
2022 Projected Households	1,759	18,621	48,390
2010 Census Households	1,659	17,159	44,960
2000 Census Households	1,664	15,896	40,478
Historical Annual Growth 2000 to 2017	0.5%	0.5%	0.5%
Projected Annual Growth 2017 to 2022	0.2%	0.8%	1.0%
Households by Race			
2017 Estimated White	87.5%	84.2%	85.6%
2017 Estimated Black or African American	3.1%	3.4%	3.1%
2017 Estimated American Indian & Native Alaskan	5.8%	7.9%	7.2%
2017 Estimated Asian & Pacific Islander	0.2%	0.2%	0.1%
2017 Estimated Other Races	3.4%	4.3%	3.9%
2017 Estimated Hispanic	9.9%	11.9%	11.2%
Income			
2017 Estimated Average Household Income	\$133,834	\$138,641	\$141,480
2017 Estimated Median Household Income	\$108,533	\$115,346	\$114,037
2017 Estimated Per Capita Income	\$48,758	\$49,348	\$52,310
Education (Age 25+)			
2017 High School Graduate	21.1%	27.0%	26.4%
2017 Some College	17.0%	15.4%	15.3%
2017 Associates Degree Only	5.6%	5.9%	5.7%
2017 Bachelors Degree Only	29.5%	27.7%	28.7%
2017 Graduate Degree	16.9%	17.5%	17.6%
Business			
Number of Businesses	396	2,322	6,071
Total Number of Employees	4,708	23,791	64,457

EXCLUSIVE REPRESENTATION

RIPCO

REAL ESTATE

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Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New Jersey has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

