

INDUSTRIAL INVESTMENT (SHALLOW BAY)

4 North Street, Waldwick, NJ

FOR SALE

OFFERING MEMORANDUM



WALDWICK, NJ:

Waldwick, NJ and its surrounding area boasts exceptional demographic strength, with a well-balanced blend of established residential neighborhoods, thriving retail corridors, and a diverse mix of commercial activity. This combination creates a vibrant environment with steady daytime and evening traffic, supported by a strong customer base and reliable workforce presence.

Together, these factors position the location as a standout opportunity for businesses aiming to tap into both local consumers and broader regional demand. Its accessibility, stability, and growth potential make it an ideal setting for operators looking to capture value in a wide, steadily expanding market.



Area Highlights

Demographics

Over 76,400 households and over 216,000 consumers within 5 miles

Location

4,915 people per square mile within 5 miles, nearly 3.9x that of the state of New Jersey (the country's densest state), and over 52x that of the US

Average Household Income

\$183,381 within 3 miles

Visibility

Well-positioned with high visibility (10,000+ VPD) from Franklin Turnpike

Access

Located just 1.6 miles from Route 17 with convenient access to the Garden State Parkway and Route 208.

PROPERTY DETAILS



4 North Street • Waldwick, NJ 07463

PROPERTY HIGHLIGHTS

Fully Leased Shallow Bay Industrial Property

- Land Area: 3.34 Acres
- Ceiling Height: 20'
- Loading: 5 Docks
- Construction Type: Masonry
- Roofing: TPO (Warranty until 2035)
- Fully Occupied & Meticulously Maintained
- Ample Parking (181 Spaces)
- Convenient Access to Route 17, Route 208 and the Garden State Parkway

50,000 SF
FOR SALE

OFFERING SUMMARY

Sale Price: Call for Details

Building Size: 50,000 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	11,329	76,900	212,560
Median Age	42.6	44.2	45
Total Households	3,988	26,736	75,072
Average HH Income	\$155,360	\$183,381	\$174,082

EXCLUSIVELY OFFERED BY:

CJ HUTER

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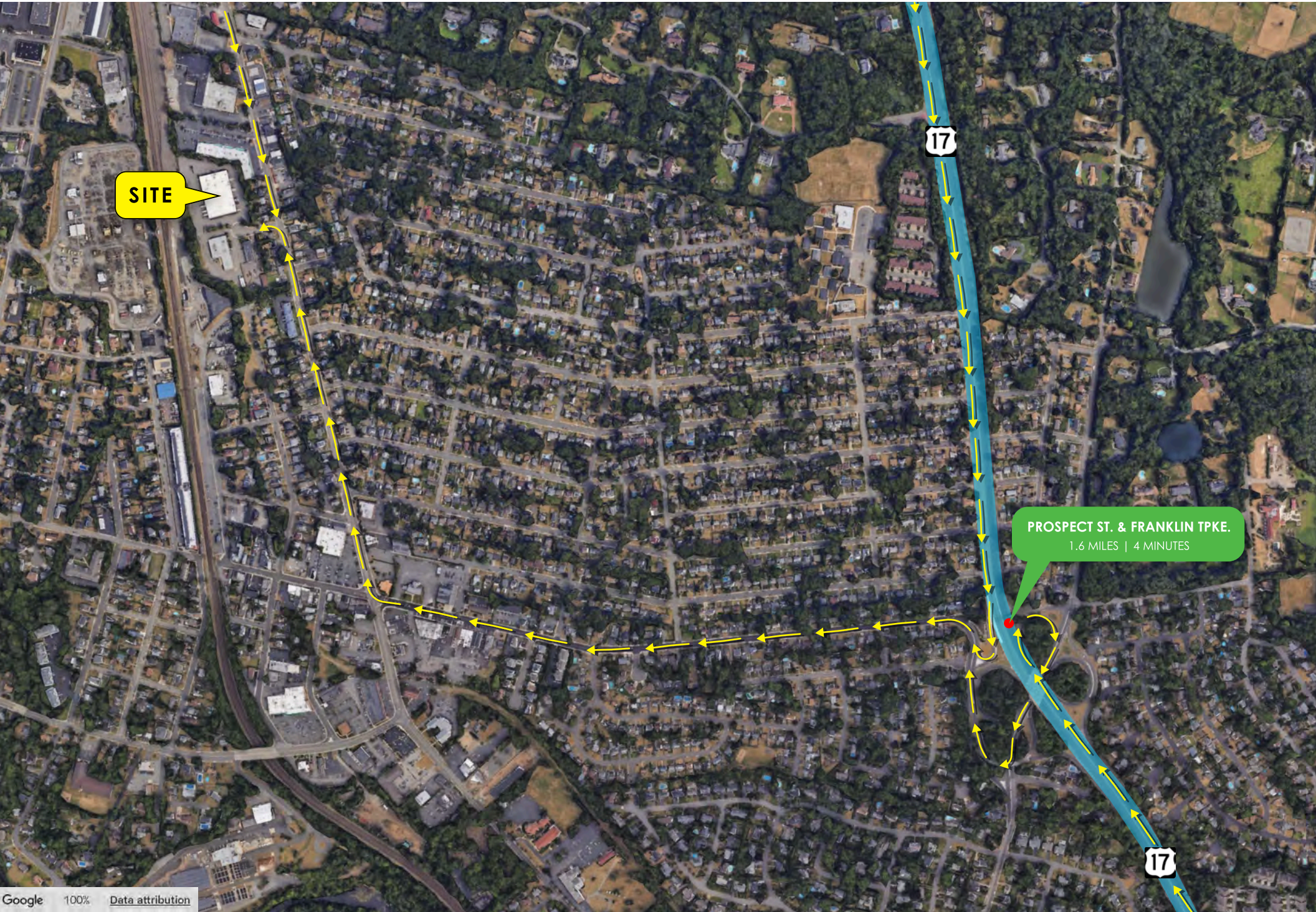
201.321.5776
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VanRockCRE
COMMERCIAL REAL ESTATE

PROPERTY IMAGES



SITE AERIAL & ACCESS MAP

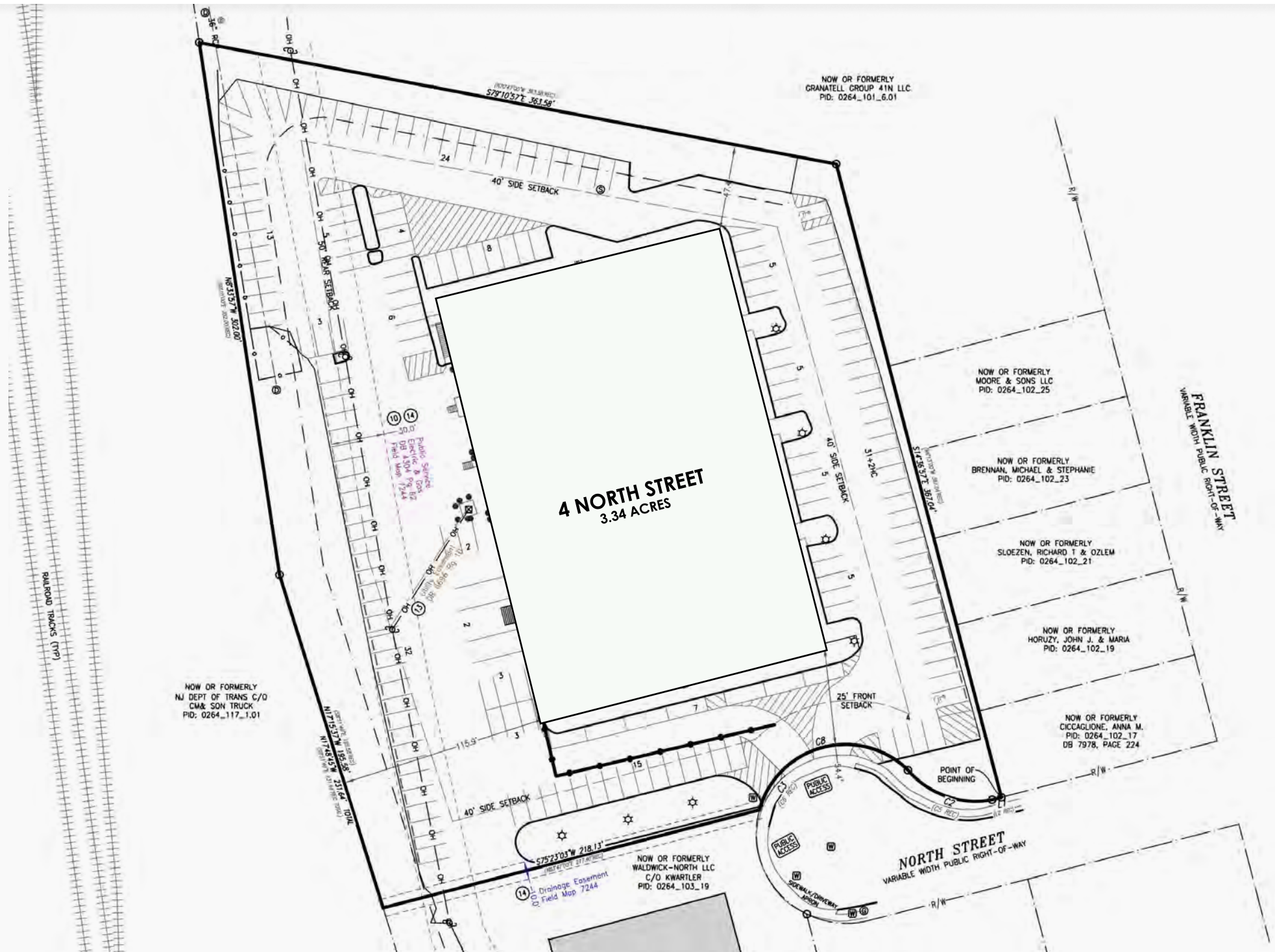


SITE

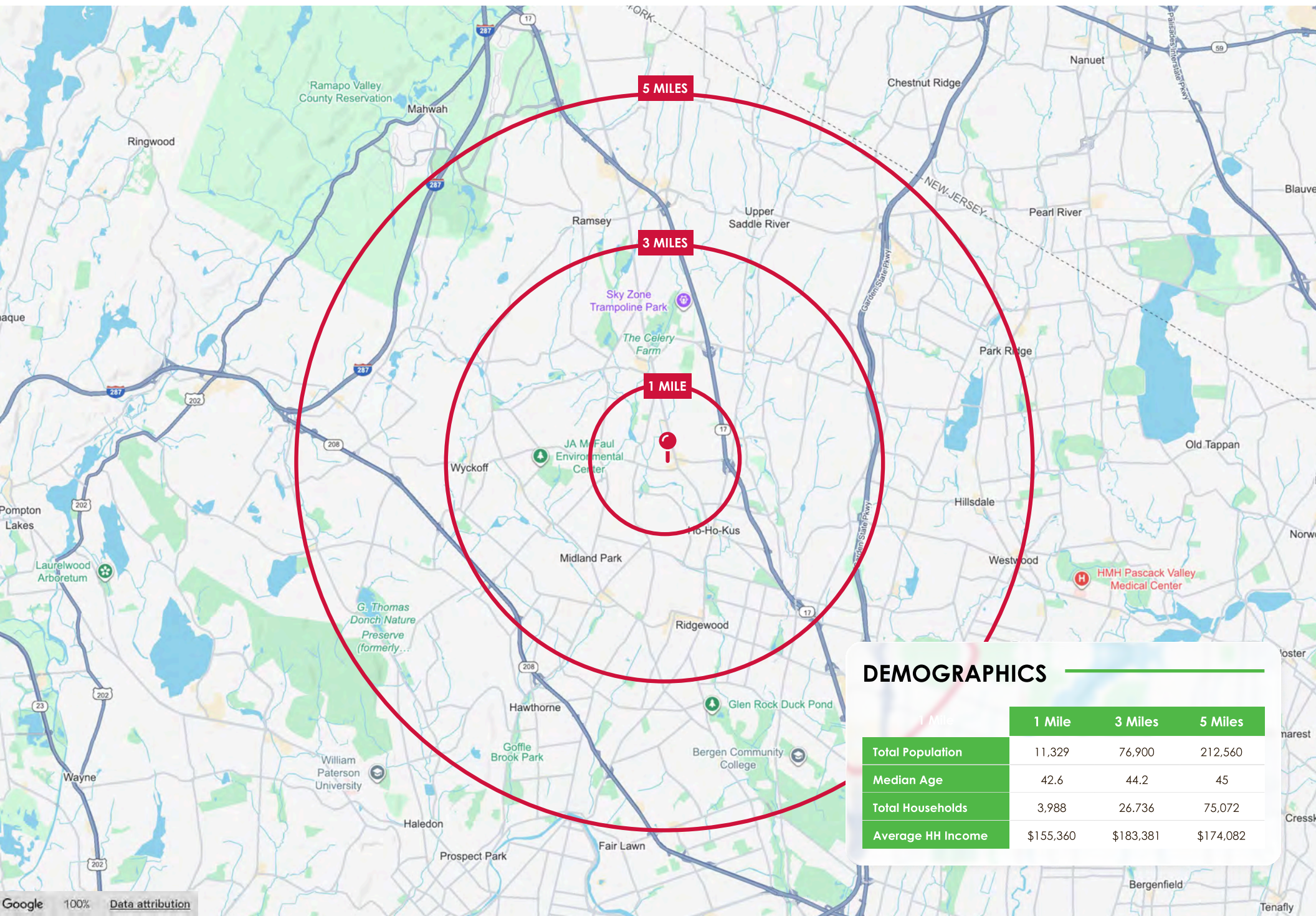
PROSPECT ST. & FRANKLIN TPKE.
1.6 MILES | 4 MINUTES



2ND FLOOR



LOCATION MAP



DEMOGRAPHICS

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TENANT DETAILS

SKI BARN

SINCE 1971

Ski Barn, established in 1971 by the Fallon family, began as a solution for families seeking convenient ski equipment rentals and has grown into a leading retailer with four locations across New Jersey. The success of Ski Barn is built on the passion and knowledge of its staff, who focus on both winter sports equipment and outdoor furniture.

Over the last 50 years Ski Barn has expanded its operations to 4 big box retail locations across Northern New Jersey and maintained strong sales and a loyal customer base.

Suite #:	100 & 200
Space Size:	17,358 SF
Lease Start Date:	12/1/04
Lease Expiration:	5/31/29
In-Place Rent p/SF:	Call For Details
Rental Increases:	3.0%
Space:	Warehouse
Lease Type:	NNN



LARKIN

DANCE STUDIO

Studio L Dance Co., led by renowned choreographers Kelley and Danielle Larkin, is one of New Jersey's top dance studios, with locations in Waldwick, Hoboken, and Bridgewater. Since its founding in 1971, Studio L has built a reputation for excellence in dance education, blending technical skill with a strong focus on character development.

The studio offers a diverse curriculum, including ballet, jazz, hip hop, and lyrical, with classes for all ages and skill levels. Known for their expert instruction and prestigious guest teachers, Studio L provides students with valuable industry experience, including performances alongside major artists and appearances on renowned stages.

Suite #:	300 & 400
Space Size:	15,957 SF
Lease Start Date:	12/1/23
Lease Expiration:	11/30/33
In-Place Rent p/SF:	Call For Details
Rental Increases:	3.0%
Space:	Studio
Lease Type:	NNN





RIVAL JIU-JITSU

Rival Jiu-Jitsu studio is a dynamic addition to the community. Rival offers top-notch training for all ages and skill levels, emphasizing discipline, fitness, and self-defense. Situated among other sports and active entertainment venues, this location is an ideal fit for both Rival and the 3-4 North Street portfolio.

Rival Jiu-Jitsu is more than just a martial arts school, it's a community of passionate Brazilian Jiu-Jitsu practitioners dedicated to excellence on and off the mats.

Suite #:	500
Space Size:	1,842 SF
Lease Start Date:	6/1/24
Lease Expiration:	8/31/29
In-Place Rent p/SF:	Call For Details
Rental Increases:	3.0%
Space:	Studio
Lease Type:	NNN





Kallman Worldwide is a full-service trade show partner that supports thousands of exhibitors and stakeholders at more than 40 events around the world. We can help you make the most of your trade show experience—and make a lasting impact on the global stage.

They provide everything you need to stand out at the world's most important trade events. This includes our flagship service, the USA Partnership Pavilion, custom design and build services, expert guidance on exhibiting and exporting, and much more.

Suite #:	600, 800 & 800B
Space Size:	12,802 SF
Lease Start Date:	3/3/1999
Lease Expiration:	10/31/31
In-Place Rent p/SF:	Call For Details
Rental Increases:	3.0%
Space:	Warehouse
Lease Type:	MG





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