

# BI-STATE PLAZA

FORMER GROCER AVAILABLE

216 OLD TAPPAN RD.  
OLD TAPPAN, NJ



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## SITE INFORMATION



**GLA:** 89,000 SF  
**AVAILABLE:** 1,125 - 33,592 SF  
 14,000 SF BASEMENT  
 UNDER UNIT 9  
**PARKING:** 5 PER 100  
**TRAFFIC:** 8,889 VPD  
**NNN:** \$7.25 PSF  
**RENT:** CALL FOR QUOTE

- Located in the heart of Old Tappan and acts as the towns center.
- The sole shopping center in Old Tappan
- Next door to The Enclave at Old Tappan, a 229 residential unit development underway.



	1 MILE	3 MILE	5 MILE
POPULATION	5,790	64,699	171,393
AVG. HOUSEHOLD INCOME	\$262,448	\$225,805	\$221,489
HOUSEHOLDS	1,972	22,392	59,995
DAYTIME POPULATION	3,309	49,110	123,020
NUMBER OF EMPLOYEES	1,516	31,395	76,421
AVERAGE HOUSEHOLD SIZE	2.9	2.8	2.8

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# SITE PLAN

**BUILDING A**

2A	Starbucks
4A	Garden State News
6A	BBQ Chicken
8A	Cabinet Artistry
10A	La Bona Pizza
12A	ERA Lancia Realty
14A	<b>AVAILABLE 1,125 SF</b>
16A	Baviello's Italian Deli
18A	Japanese Ramen
20-22A	<b>AVAILABLE 2,250 SF</b>
24A	Old Tappan Cleaners
26A	<b>AVAILABLE 1,125 SF</b>
28A	Evergreen Chinese Restaurant
30A	Joann's Nail and Skin Care
32A	Life by Pilates

**BUILDING B**

9A	<b>AVAILABLE 33,592 SF FORMER GROCER</b>
	<b>+14,000 SF BASEMENT</b>

**BUILDING C**

1C	Mooyah
3C	Valley Paint and Decorating
5C	Matsuba Sushi Restaurant
7C	Dr. Makhoul, DDS

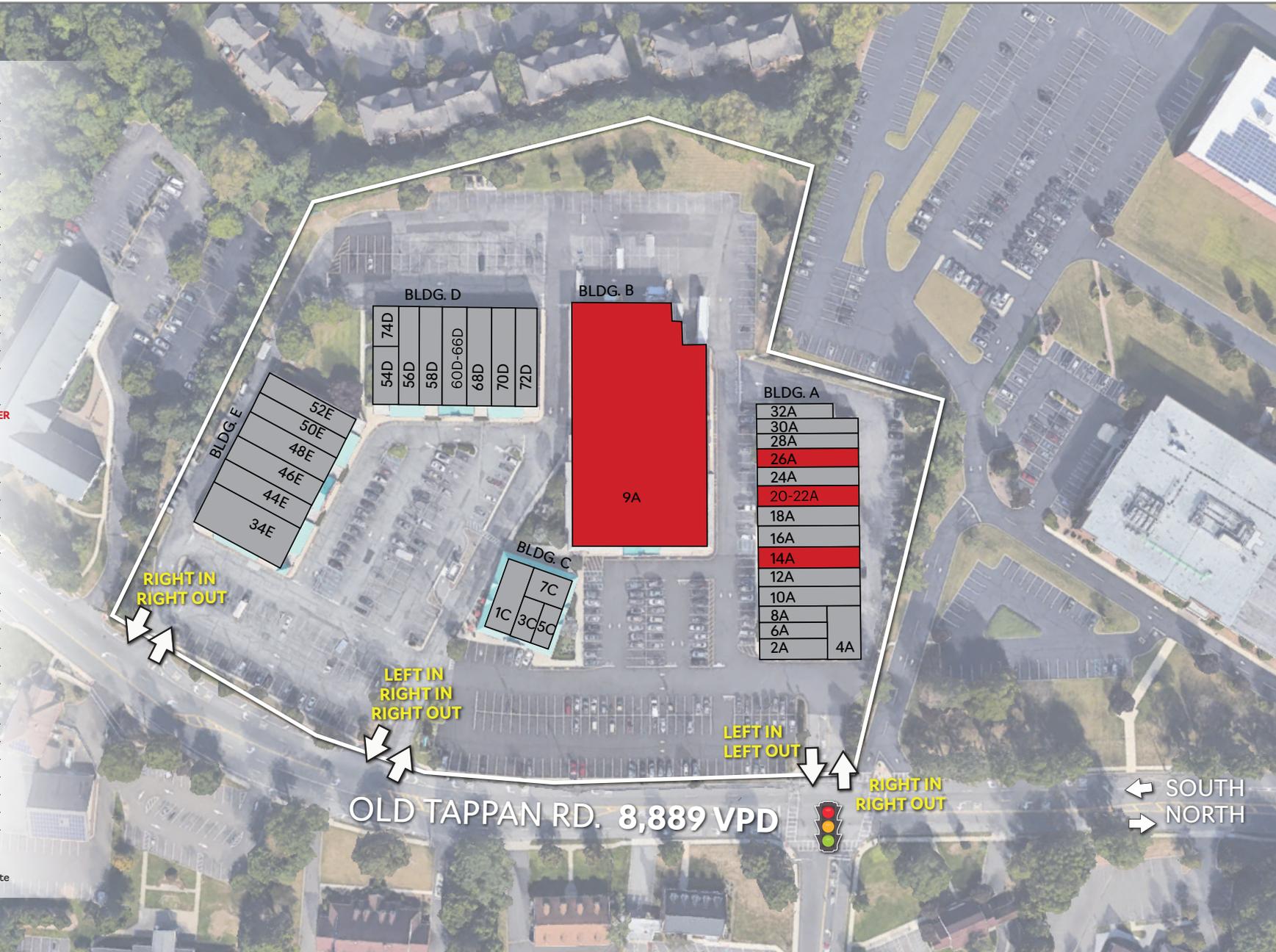
**BUILDING D**

54D	Massoyan Jewelers
56D	Excel Physical Therapy
58D	Alloy Personal Training
60-66D	Little Gym
68-72D	Wine and Beverage Spirits

**BUILDING E**

34E	CVS
44E	John Anthony Salon
46E	Dairy Queen
48E	Bi-State Shipping Store 'N More
50E	Butterworth's Bagels
52E	Master Yoon Martial Arts

\* All square footage and dimensions are approximate



OLD TAPPAN RD. 8,889 VPD

← SOUTH  
→ NORTH

