37, 45-55 RIDGE ROAD

North Arlington

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by IPRG NJ LLC in compliance with all applicable fair housing and equal opportunity laws.

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FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENT

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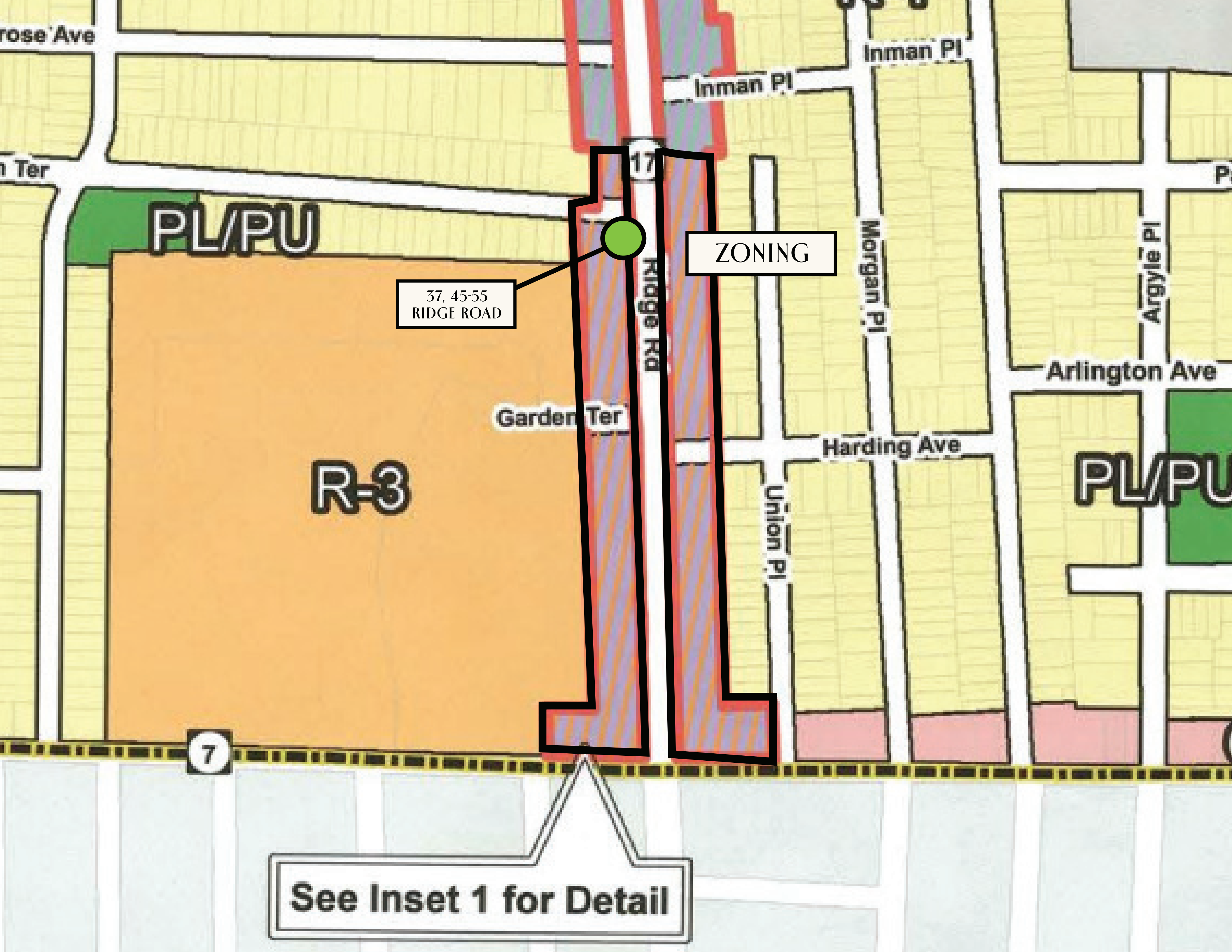
PROPERTY HIGHLIGHTS

- Rare large-format commercial building in a prime Bergen County location
- Situated within a heavy-traffic corridor of a major urban area with strong consumer demographics
- Ideal owner-user opportunity: occupy the entire building or a portion for your own business
- Significant development potential under the Ridge Road Redevelopment Area zoning
- Flexible permitted uses including retail, restaurant, office, medical, mixed-use, and residential
- Two-story building with elevator — suitable for a wide range of commercial and residential configurations
- Proximity to New York City metro area, major transit routes, and regional highways
- Delivered vacant

PROPERTY OVERVIEW

BLOCK	10
LOT	53, 54, & 55
NEIGHBORHOOD	North Arlington
PROPERTY TYPE	Retail
LOT SF	16,553
BUILDING SF	41,544
UNIT TOTAL	1
STORIES	2
ZONING	Ridge Road Redevelopment Area (RRRA)
ANNUAL TAXES	$129,287


ZONING
37, 45-55
RIDGE ROAD
PL/PU
R-3
PL/PU
Ridge Rd
Inman Pl
Inman Pl
Morgan Pl
Argyle Pl
Arlington Ave
Harding Ave
Union Pl
Garden Ter
rose Ave
n Ter
17
7
See Inset 1 for Detail

ZONING MAP

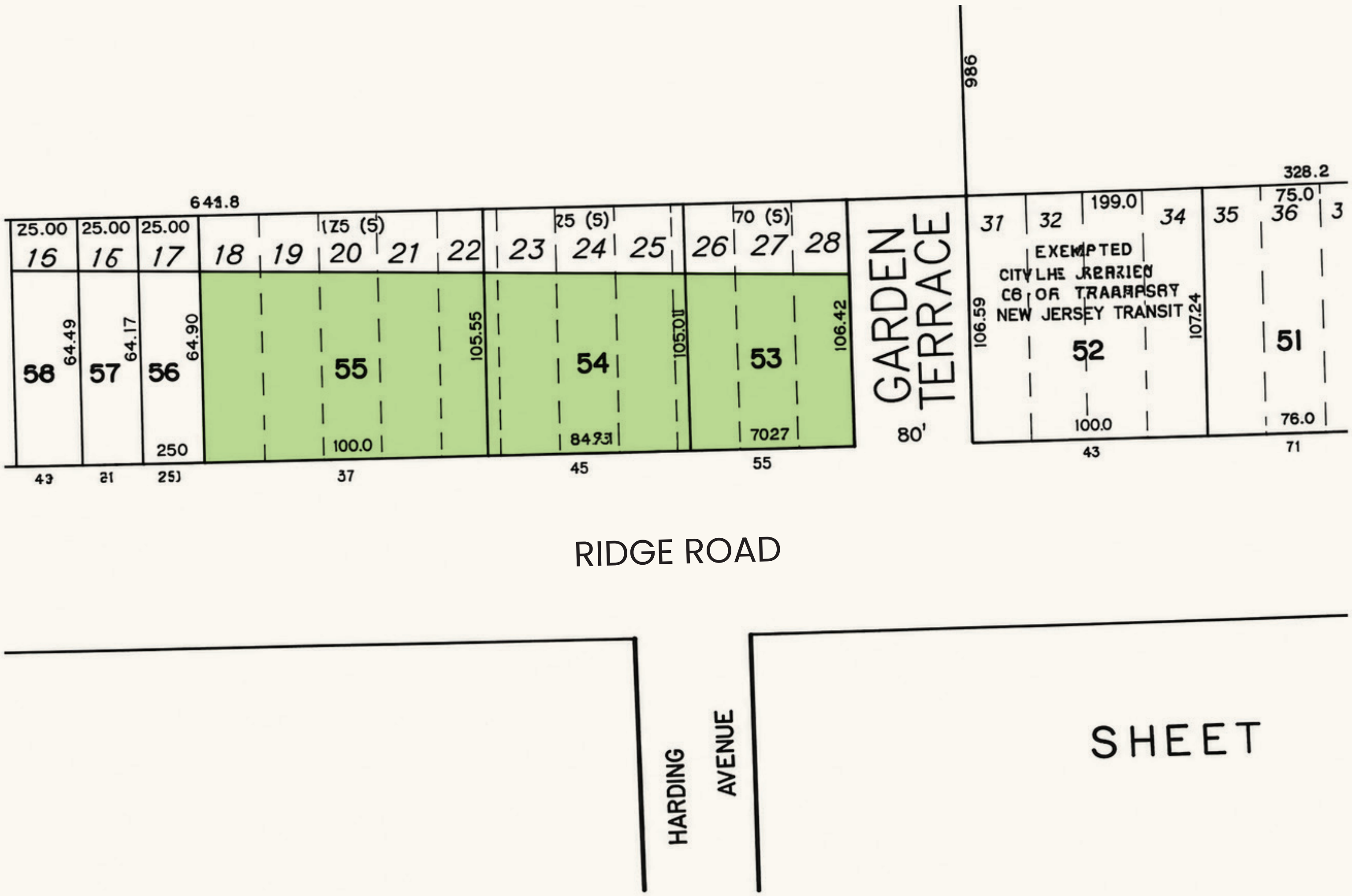
First Ward Redevelopment Area Summary

The Ridge Road Redevelopment Area (RRRA) was established by the Borough of North Arlington to revitalize its primary commercial corridor and encourage long-term economic growth. The plan seeks to transform aging and underutilized properties into a more vibrant mixed-use district that serves as the Borough's downtown and community focal point.

Key objectives of the redevelopment plan include:

- Promoting mixed-use development featuring retail, restaurants, offices, and residential units.
- Enhancing the streetscape through improved sidewalks, lighting, landscaping, and other pedestrian-oriented amenities.
- Encouraging private investment in obsolete or underperforming properties to stimulate economic activity and expand the tax base.
- Supporting a walkable downtown environment while maintaining adequate parking and traffic circulation.
- Strengthening Ridge Road's identity as North Arlington's principal commercial corridor and destination for residents, businesses, and visitors.
- The redevelopment effort has already resulted in new apartment buildings, mixed-use projects, medical offices, and neighborhood-serving businesses, helping to reduce vacancies, improve the appearance of the corridor, and reinforce Ridge Road's role as a thriving local business district.

TAX MAP



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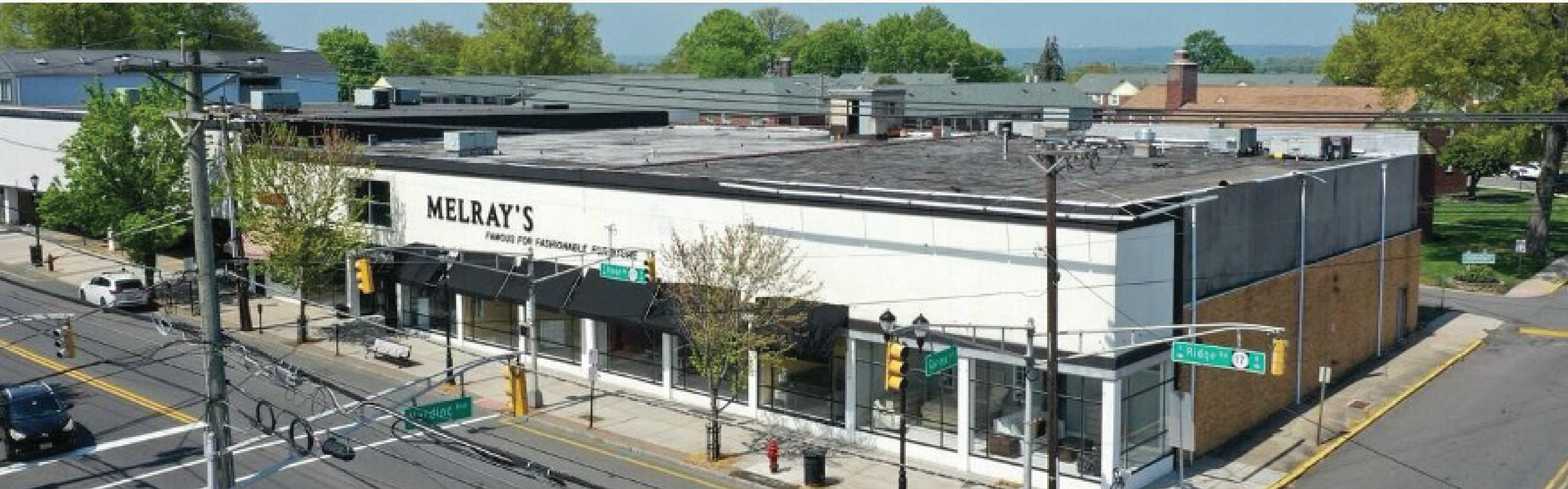
58
57
56
64.49
64.17
64.90
250
55
105.55
100.0
54
105.01
8493
53
106.42
7027
43
21
251
37
45
55
GARDEN TERRACE
80'
986
328.2
199.0
75.0
31
32
34
35
36
3
EXEMPTED
NEW JERSEY TRANSIT
106.59
52
107.24
100.0
43
51
76.0
71
RIDGE ROAD
HARDING AVENUE
SHEET

RETAIL CORRIDOR & TRADE AREA

The Property is prominently positioned along Ridge Road, North Arlington's primary commercial corridor and one of southern Bergen County's most established retail destinations. The corridor serves a dense residential trade area extending into Lyndhurst, Kearny, Belleville, Nutley, Rutherford, and Harrison, and is supported by a diverse mix of national retailers, local businesses, restaurants, financial institutions, medical offices, and neighborhood service providers. Excellent regional accessibility via Route 3, Route 21, Interstate 280, the New Jersey Turnpike, and the Garden State Parkway provides convenient access throughout Northern New Jersey and the New York metropolitan area.

The Property is surrounded by exceptional demographics, with more than 180,000 residents within three miles and over 580,000 residents within five miles, complemented by a daytime population exceeding 500,000 people. Strong household incomes, more than $2 billion in annual retail spending within the surrounding trade area, and limited availability of well-located retail properties continue to support long-term tenant demand and stable investment fundamentals, making Ridge Road one of Bergen County's most desirable neighborhood retail corridors.



CITY OF NORTH ARLINGTON

Located in southern Bergen County, North Arlington offers investors a strategic location within one of the nation's most desirable commercial real estate markets. Positioned just minutes from New York City, Newark, and the Meadowlands, the borough provides exceptional connectivity via Route 3, Route 21, Interstate 280, the New Jersey Turnpike, and the Garden State Parkway. This accessibility, combined with a stable residential base and proximity to major employment centers, continues to support strong demand for retail, office, and mixed-use properties.

North Arlington benefits from limited commercial inventory, affluent surrounding demographics, and ongoing public and private investment that continues to strengthen its long-term fundamentals. Municipal redevelopment initiatives, including the Ridge Road Redevelopment Area, have encouraged reinvestment along the borough's primary commercial corridor, positioning North Arlington as an attractive destination for investors seeking stable cash flow, durable tenant demand, and long-term value appreciation within the Northern New Jersey market.

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DEVELOPMENTS ON RIDGE ROAD

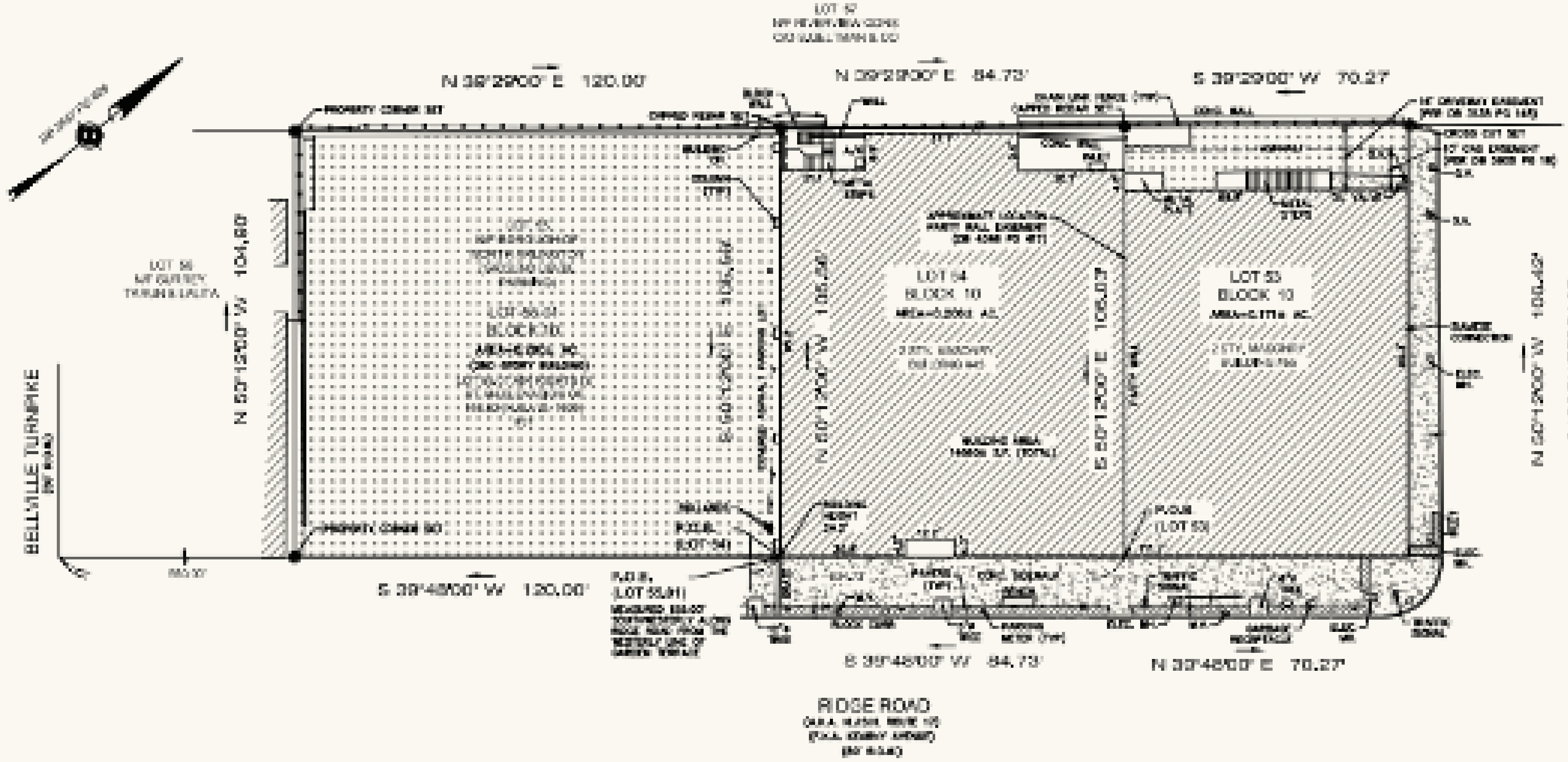
The Opus

The Opus was completed in 2021 and is a luxury apartment community located at 77 Ridge Road in North Arlington. The five-story development features 49 modern residential units with upscale finishes and amenities, including a rooftop terrace, fitness center, resident lounge, secure parking, and contemporary common spaces. Designed to attract professionals seeking convenient access to New York City and Northern New Jersey, The Opus has become one of the borough's premier Class A rental communities.

The Ridge

The Ridge is a newly developed mixed-use community, built in 2018, located along Ridge Road in North Arlington, featuring 30 luxury apartments above approximately 2,500 square feet of ground-floor retail space. The project offers contemporary residences with modern finishes, on-site parking, and convenient access to shopping, dining, public transportation, and major regional highways.

SURVEY



N 39°29'00" E 120.00'
N 39°29'00" E 84.73'
S 39°29'00" W 70.27'
LOT 54
BLOCK 10
LOT 53
BLOCK 10
BELLVILLE TURNPIKE
GARDEN TERRACE
N 50°12'00" W 104.80'
N 50°12'00" W 105.49'
S 39°48'00" W 120.00'
S 39°48'00" W 84.73'
N 39°48'00" E 70.27'
RIDGE ROAD

ABOUT IPRG

Investment Property Realty Group (IPRG) is a real estate brokerage firm that specializes in the sale and acquisition of investment properties. With a strong focus on urban markets, particularly in New York City, IPRG handles a wide variety of asset types including multi-family, mixed-use, retail, development, and industrial properties. The firm serves a diverse client base ranging from private investors and family offices to institutional firms and developers.

IPRG distinguishes itself through its deep market knowledge and strategic advisory approach. The firm's professionals provide comprehensive guidance throughout the transaction process—from property valuation and marketing to negotiation and closing. This hands-on involvement helps clients make informed decisions and maximize their return on investment.

At the core of IPRG's approach is a commitment to integrity, transparency, and long-term client relationships. The firm prioritizes open communication and client education, ensuring that investors fully understand their options and opportunities. This personalized service model has contributed to IPRG's reputation for reliability and consistent performance in the highly competitive real estate investment space.

In addition to its brokerage services, IPRG leverages data-driven insights and in-depth research to stay ahead of market trends. The team uses proprietary tools and analytics to track property values, assess market shifts, and identify emerging opportunities. This analytical edge enables IPRG to provide clients with accurate evaluations and strategic investment guidance in an ever-evolving real estate landscape.

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