

# Rochelle Park Shopping Center

444 Rochelle Ave, Rochelle Park, NJ



**AZARIAN**  
REALTY CO.



## LEASING AVAILABILITY:

1,124 SF available

## PROPERTY HIGHLIGHTS:

- **Layout:** 6,300 SF one-story shopping center with 6 stores and large pylon sign.
- **Parking:** 30 spaces conveniently located on side and rear.
- **Use:** Retail, Restaurants, Services.
- **Neighborhood:** Single-family homes, apartment buildings, and offices nearby. Minutes from major highways and regional malls.
  - 0.2 miles from Rt-17 Passaic St/Rochelle Pk. exit
  - 0.5 miles from Westfield Garden State Plaza
  - 1.5 miles from Bergen Town Center
  - 3.5 miles from The Shoppes at Riverside
- **Location:** Located at signalized corner of Rochelle Avenue and Passaic Street.

## TENANT MIX:

- Maguro Sushi
- Ted's Deli
- Moe's Pizzeria
- YourCBD Store
- Black Onyx Tattoo

**BUSIEST  
INTERSECTION IN  
BERGEN COUNTY!**



### Kevin Pelio

Executive Vice President  
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201-444-9888 x 103



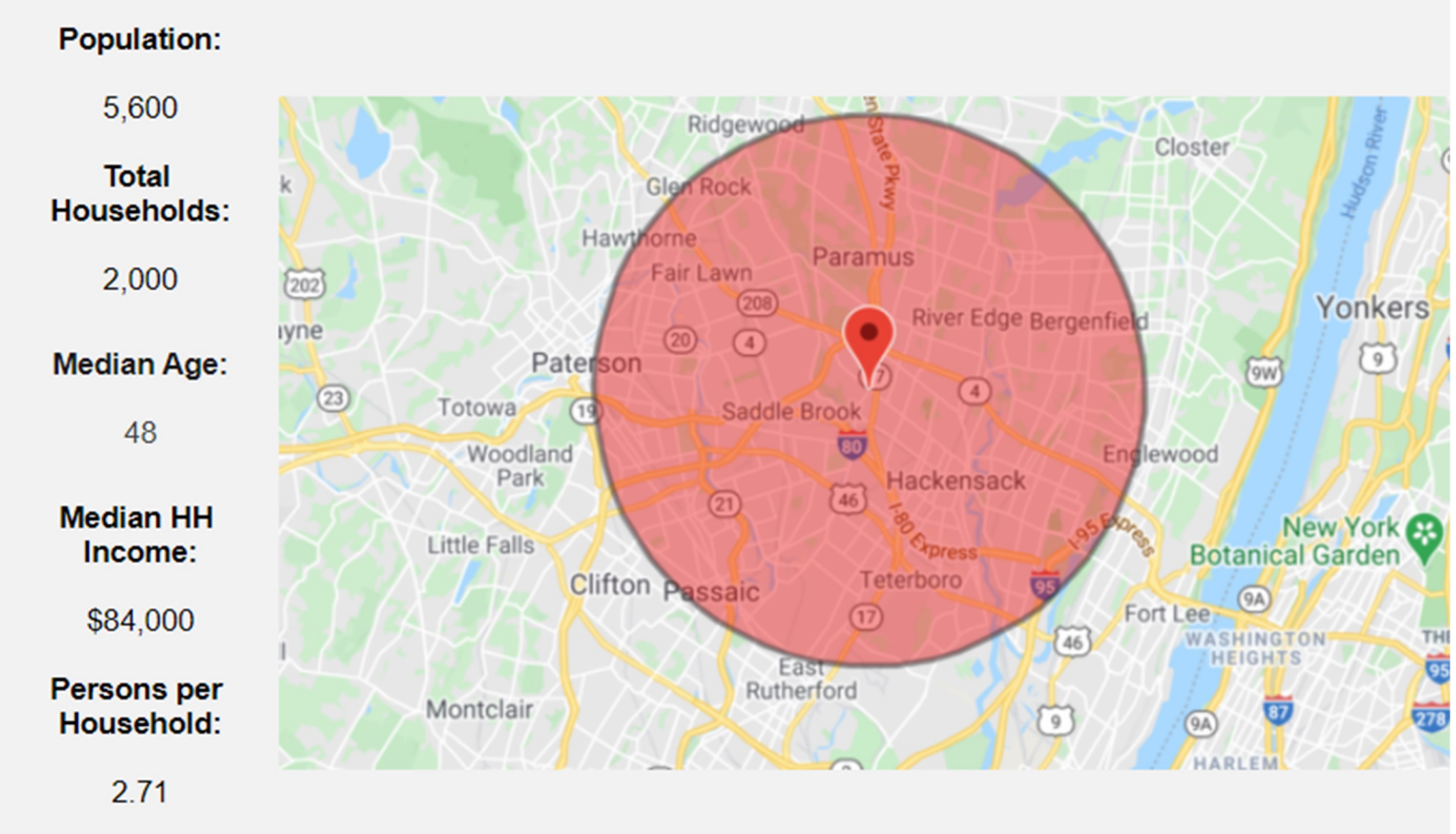
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## NEIGHBORHOOD DEMOGRAPHICS:

5 Mile Radius



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## NEIGHBORING TENANTS



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## ROCHELLE PARK SHOPPING CENTER

444 ROCHELLE AVE  
ROCHELLE PARK, NJ 07662



**Moe's Pizza n' Pasta**  
1,124 SF

**Your CBD Store**  
1,099 SF

**AVAILABLE**  
1,124 SF

**Ted's Deli**  
1,288 SF

**Maguro Sushi**  
790 SF

**Black Onyx Tattoo**  
890 SF

-  Anchor / Junior Anchor Tenant
-  National / Regional Tenant
-  Local Tenant
-  Vacant

For tenant and square foot reference only.  
Actual proportions and site details may vary.



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