



ONYX PROPERTIES

RIDGEWOOD, NEW JERSEY

ABOUT RIDGEWOOD

Located in Bergen County, one of New Jersey's most affluent and densely populated markets, Ridgewood's downtown is a sought after destination by local and regional shoppers and diners. Ridgewood was ranked by Money Magazine as one the "Best Places to Live in America", and also ranked as one of CNN Money's "Top Earning Towns in America."

Ridgewood is known for its classic architecture, beautiful public spaces, sophisticated restaurants, national retailers, trendy shops, luxury item boutiques, alfresco dining options, vintage movie theater, train station and walkable conveniences. Plans for two new residential developments are underway to meet the rise in housing demands, as are approvals for additional, downtown customer parking.

AN UPSCALE DOWNTOWN EXPERIENCE



ABOUT RIDGEWOOD



DENSE TRADE AREA

938,506 County Residents
Ridgewood draws consumers from New Jersey's most densely populated county.



AVG HHI

The average household income exceeds \$200,000, within a one-mile radius of Downtown.



TRAIN SERVICE

Travel time from Ridgewood Station to NYC is less than 1 hour. Trains to and from Secaucus every 30 minutes.



HOME VALUE

The median home value is \$676,700, and continues to rise. The median price PSF in Ridgewood is higher than the New York Metro average.



SF RETAIL/CAPITA

Within a 3 mile radius, there are 58 sq.ft. of retail per person.



MONEY MAG

Ranked 26th among Money Magazine's "Top 100 Best Places to Live in the United States."



DEMOGRAPHICS



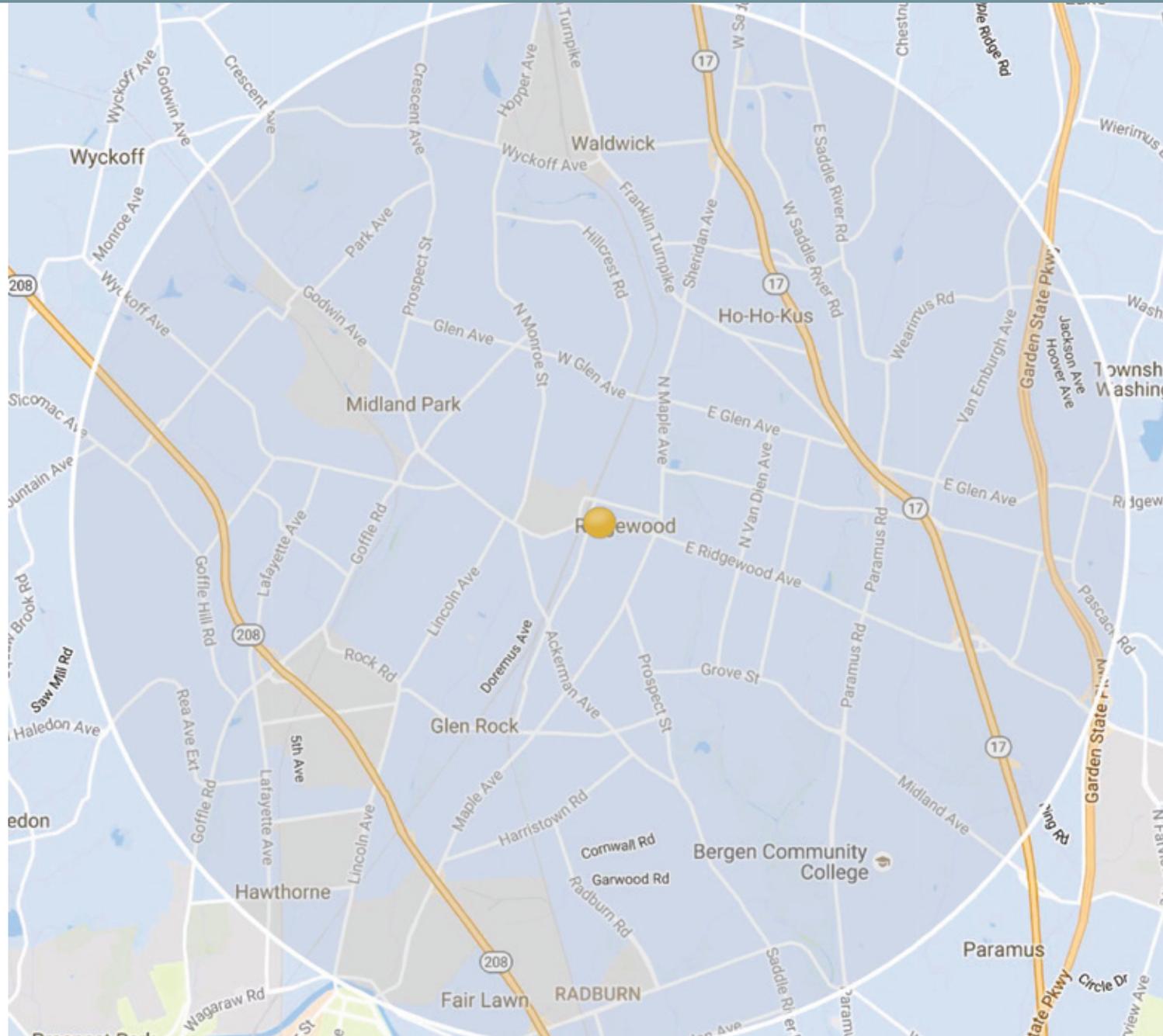
	1 MILES	3 MILES	5 MILES
POPULATION	15,381	107,592	322,299
AVERAGE HHI	\$174,289	\$152,131	\$124,869
AVERAGE HOME VALUE	\$528,287	\$505,236	\$628,126
HOUSEHOLDS	5,550	37,707	109,097
DAYTIME POPULATION	19,499	123,497	351,266
RETAIL SALES VOLUME	\$304 M	\$1.86 B	\$4.37 B
RETAIL SF PER CAPITA	34	58	53

AVERAGE HOUSEHOLD INCOME

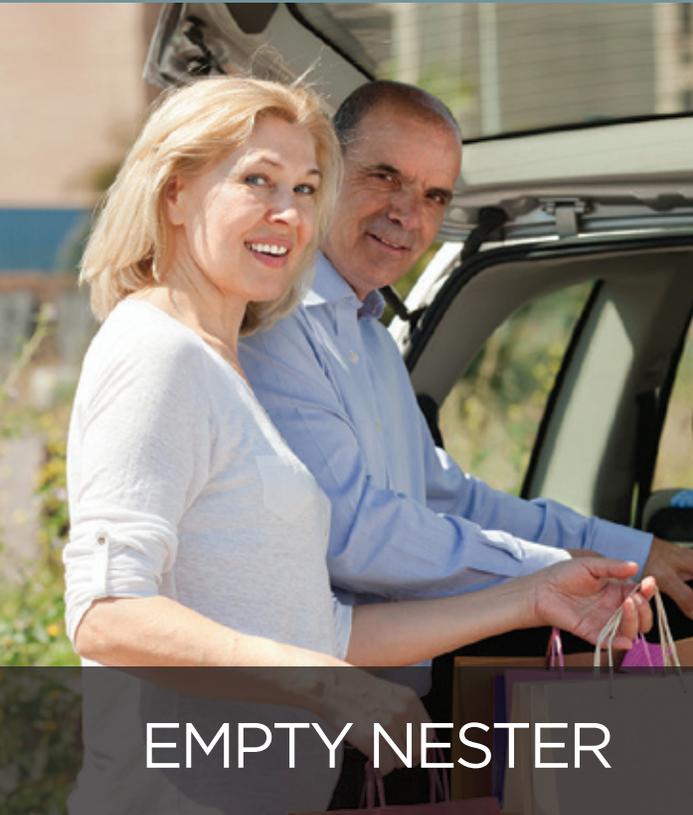
54 EAST RIDGEWOOD AVE
RIDGEWOOD, NJ 07450

Three Mile Radius
Current Year Estimated
Average Household Income
October 2016

AVERAGE HH INCOME By Block Group



THE RIDGEWOOD CONSUMER



EMPTY NESTER

The kids are gone. It's time to enjoy the fruits of their labor. They are starting off the day with a workout and possibly a leisurely brunch with friends. Perhaps browsing the shops for gifts for that upcoming birthday, or planning the next family gathering.



EXECUTIVE MOM

She's up before the sun to take on her business and family decisions. She prefers convenience, quality and options. Between networking dinners, running a household and side job as Chief of Transportation for her kids' active lives, she is also seeking those opportunities for balance, good health and relaxation.



MILLENNIALS

Whether it's date night or casual shopping with friends, they are looking for the latest trends and charming places to meet up. In search of ways to unwind from "adulting," they want to fill their valuable free time with stress free fun and downtown vibes.

DOWNTOWN RETAILERS



The Davidoff logo is a stylized, cursive script in gold.	ALEX AND ANI	ANN TAYLOR	CALIFORNIA CLOSETS [®]	chico's
The GAP logo consists of the word "GAP" in white, sans-serif capital letters on a dark blue square background.	The JOS. A. BANK logo features the name in white, serif capital letters on a black background, with "ESTABLISHED 1905" in smaller text below.	The KINGS logo has the word "KINGS" in green, sans-serif capital letters, with a stylized orange and green figure above the letter "I".	LUCKY * BRAND EST. 1988	The HEARTLAND QUALITY OMAHA STEAKS logo is a red, arched banner with white text, including "SINCE 1917" at the bottom.
The PNC logo features a stylized orange triangle with a white dot inside, followed by the letters "PNC" in blue.	The PARK WEST TAVERN logo is a circular emblem with a dark background, featuring the name in white, serif capital letters and "EST. 1908" at the bottom.	The BEN & JERRY'S logo is a black, arched banner with white, stylized capital letters.	The ROOTS STEAKHOUSE logo is a yellow, arched banner with red and black text, including "ESTABLISHED 1988" at the bottom.	The STARBUCKS COFFEE logo is a green circular emblem with a white mermaid (Siren) in the center and the words "STARBUCKS COFFEE" around the perimeter.
The Stop&Shop logo features a stylized fruit icon (apple, pear, banana) above the text "Stop&Shop" in purple.	TALBOTS	The TAMA LACROSSE logo is a red square with white text and a stylized white graphic of a lacrosse stick head.	The CARLO'S logo features the name in a large, red, serif font, with "SINCE 1910" and "BAKE SHOP" in smaller text below.	The WHOLE FOODS MARKET logo is a green circular emblem with white text and a stylized leaf icon above the word "WHOLE".