

Fairfield Marketplace

RIPCO
RETAIL LEASING

480 US-46 East & Fairfield Road
Fairfield, NJ | Essex County

For Lease

US-46 Eastbound



1,500 - 16,000 SF Inline Spaces Available!

New Retail Center

Space Details



Space Available	Inline spaces available	1,500 - 16,000 SF 85' feet deep
GLA	21,671 SF	
Rent	Upon request	
Parking Ratio	Just over 5:1	
Co-Tenants	McDonald's, Dunkin', Target, Manhattan Bagel, Raymour & Flanigan, Ashley Furniture, WaWa, Planet Fitness, Retro Fitness, Dollar Tree, Anik Greek Kitchen	
Attributes	<p>Strong Traffic Counts</p> <ul style="list-style-type: none"> - 45,000 VPD on US-46 - 8,400 VPD on Fairfield Road <p>Great Access</p> <ul style="list-style-type: none"> - US-46, just west of east/west turn-around for regional traffic - Fairfield Road for local traffic <p>Highway Signage</p> <ul style="list-style-type: none"> - On US-46 & Fairfield Road <p>Outdoor Seating</p>	



Site Plan

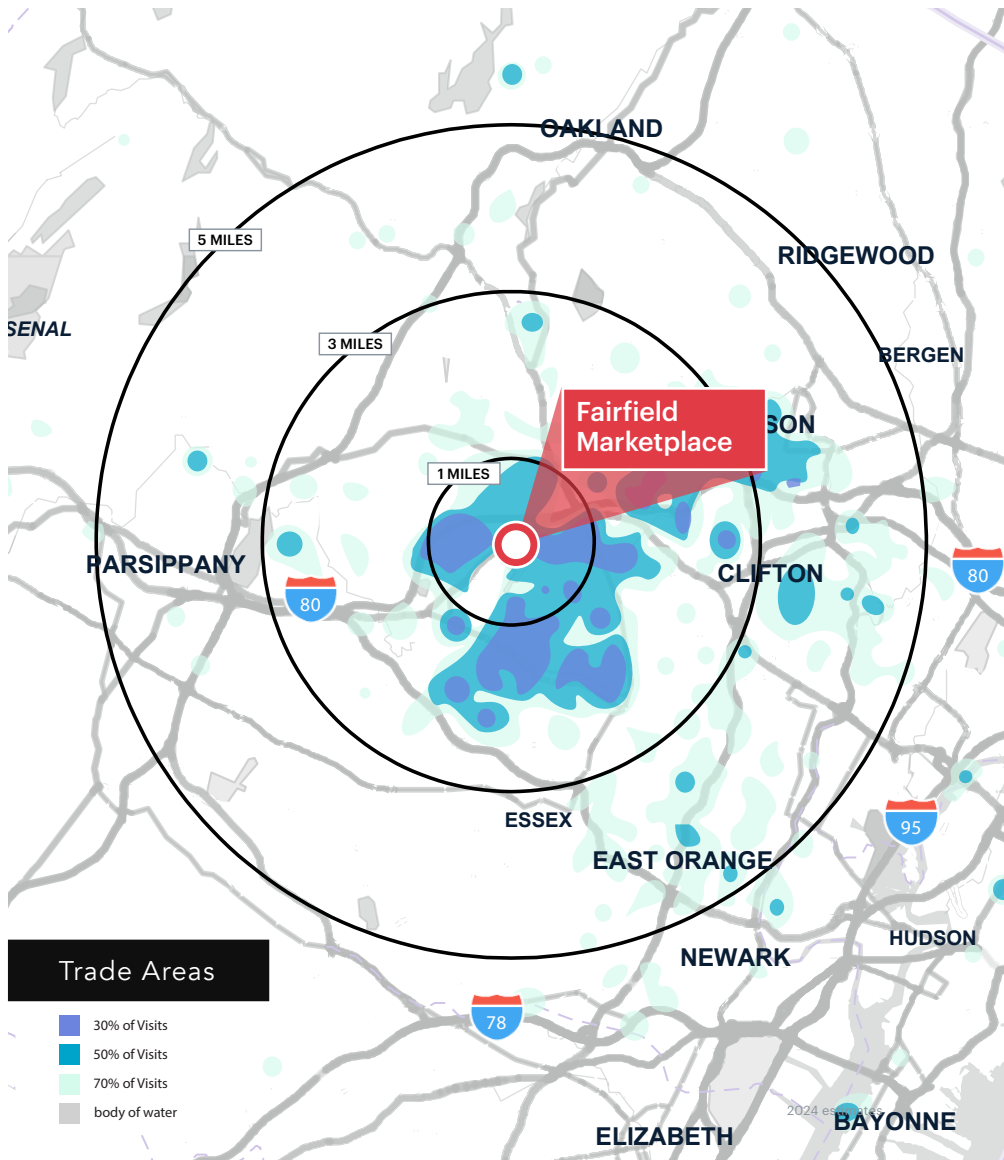


Strong National & Local Co-Tenancy



Great Access - US-46 Turn-Around & Fairfield Rd





Strong Demographics

2025 ESRI Summary Report

	1 mile	3 miles	5 miles	Trade Area
Total Population	3,876	46,113	182,484	536,285
Median Household Income	\$135,915	\$127,808	\$136,569	\$87,244
Total Employees	14,880	55,633	131,375	13,007
Number of College Graduates	1,631	18,841	74,325	159,493

Trade Area - Placer.ai

2025 Cell Phone Tracking Data

	30 % of Visits	50% of Visits	70% of Visits
Total Population	110,945	318,376	942,192
Total Employees	31,584	84,910	246,923
Median Household Income	\$95,977	\$81,261	\$84,439
Bachelor's Degree or Higher	25,871	61,084	195,684



Contact Exclusive Agents

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.