



965 MEMORIAL PARKWAY

Phillipsburg, NJ 08865 | **Phillipsburg**

3,600 SF 2 STORY BUILDING AND LOT
AT SIGNALIZED INTERSECTION

FOR SALE
ASKING PRICE - \$750,000

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Prime Route 22 Visibility

Prominently positioned along Memorial Parkway (Route 22), the property benefits from outstanding visibility, easy ingress/egress, and exposure to one of Phillipsburg's busiest commercial corridors.

#2

Flexible ±3,600 SF Building

The property features ±2,800 SF of ground-floor commercial space with an additional ±800 SF second floor, providing an efficient layout for retail, office, showroom, or service users.

#3

Owner-User or Value-Add Opportunity

An ideal acquisition for owner-users seeking a highly visible location or investors looking to reposition, lease, or capitalize on future appreciation in an established commercial market.

#4

Excellent Regional Access

Conveniently located minutes from Route 57, I-78, and downtown Easton, PA, the property serves both the New Jersey and Pennsylvania consumer base.

#5

Strategic Commercial Location

Situated within a well-established retail corridor surrounded by national retailers, restaurants, and service businesses, the property benefits from strong consumer traffic and long-term commercial demand.



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **965 Memorial Parkway, Phillipsburg, NJ** (the 'Property').

The Property presents a rare opportunity to acquire a highly visible commercial property in Phillipsburg's primary retail corridor. The ±3,600 SF building, comprised of ±2,800 SF on the ground floor and ±800 SF on the second floor, sits on a ±0.38-acre parcel with convenient on-site parking and excellent accessibility. Positioned along Memorial Parkway (Route 22), the Property benefits from strong daily traffic, exceptional frontage, and immediate access to Route 57, I-78, and neighboring Easton, PA. Located directly across the street from Bridge Point 78, a 3.85-million-square-foot Class A industrial and logistics campus occupied by prominent national and global tenants, the Property shares a signalized intersection with one of the development's primary access points, providing exceptional visibility and exposure to a substantial daytime workforce and continuous commercial traffic. Its functional layout and strategic location make it well suited for a variety of retail, showroom, office, automotive, or service-oriented users, offering an attractive opportunity for both owner-users and investors.



PROPERTY SUMMARY

THE OFFERING

Property Address	965 Memorial Parkway, Phillipsburg, NJ 08865
County	Warren
Location	Memorial Parkway & S Third Street
Block / Lot	69 / 4

PROPERTY INFORMATION

Lot Acres	.38 acres
Stories	2
Ground Floor	2,800 SF
Second Floor	800 SF
Total Gross SF	3,600 SF

ZONING INFORMATION

Zoning	RB - Retail Business Zone
--------	---------------------------

TAX INFORMATION

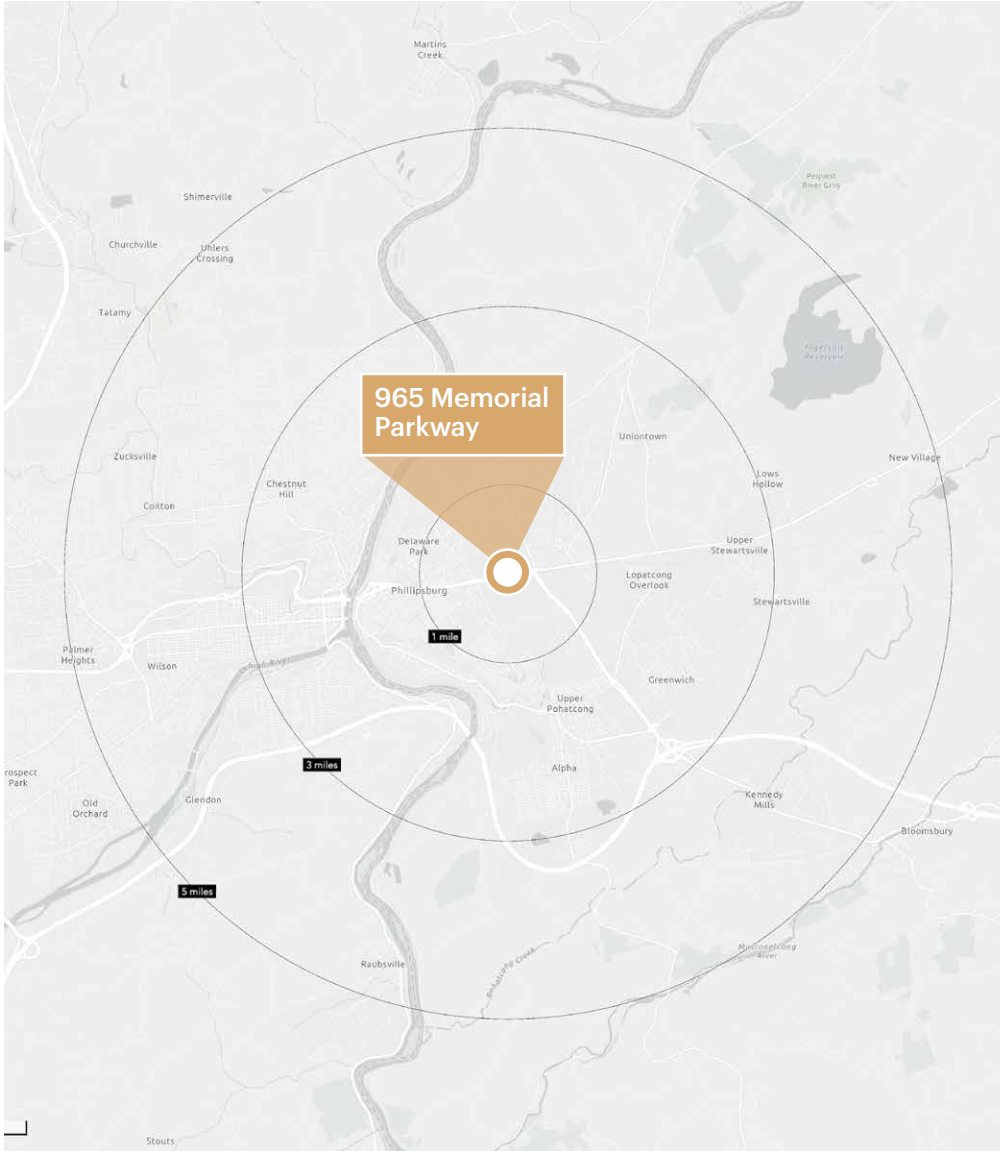
Assessed Land Value	\$276,000
Assessed Improvement Value	\$51,200
Total Assessed Value	\$327,200
Improvement %	15.64%
Property Tax	\$9,773
Tax Year	2024
Assessed year	2025

MARKET OVERVIEW

PHILLIPSBURG is a well-established Warren County community strategically positioned along the Delaware River at New Jersey's western gateway to the Lehigh Valley. Anchored by Memorial Parkway (Route 22), the town benefits from direct access to Route 78, Route 57, and major regional transportation networks, providing exceptional connectivity to New Jersey, eastern Pennsylvania, and the greater New York metropolitan area. The Route 22 corridor has emerged as the area's premier retail destination, attracting continued investment from national retailers, restaurants, automotive users, and financial institutions, reinforcing its position as a dominant commercial corridor with strong daily traffic and consumer activity. Recent developments along Memorial Parkway—including new QuickChek, Arby's, and Popeyes locations—underscore the corridor's continued momentum and investor confidence. Complementing this growth, Phillipsburg's ongoing downtown revitalization and immediate proximity to Easton, Pennsylvania expand the property's consumer draw while supporting sustained demand for retail, service, and commercial real estate throughout the market.



DEMOGRAPHICS

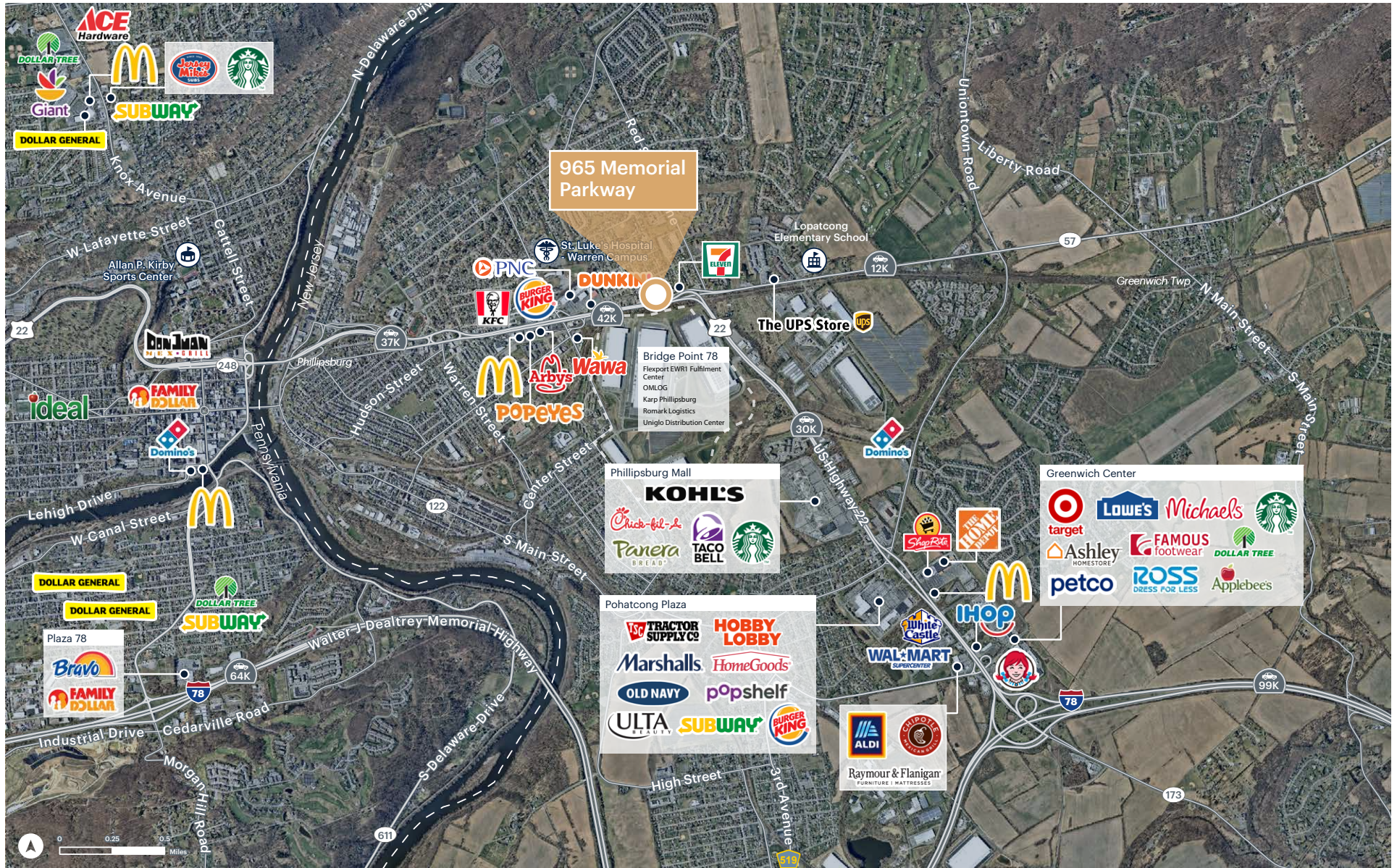


	1 MILE	3 MILES	5 MILES
Population	9,170	63,705	107,593
Number of Households	4,161	24,243	41,290
Average Household Income	\$88,593	\$105,517	\$115,582
Median Household Income	\$70,504	\$83,590	\$91,492
College Graduates	2,414	15,097	26,732
Total Businesses	415	2,025	3,383
Total Employees	5,372	20,598	37,617
Daytime Population	10,185	55,233	97,770

EXTERIOR PHOTOS



SURROUNDING AREA



**965 MEMORIAL PARKWAY, PHILLIPSBURG, NJ
FOR SALE**

CONTACT EXCLUSIVE AGENT

FOR SALE INQUIRIES:

SETH POLLACK

spollack@ripconj.com
201.636.7507

RIPCO
INVESTMENT SALES

611 RIVER DRIVE, 3RD FLOOR, ELMWOOD PARK, NJ 07407 | RIPCONJ.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.