



## RETAIL SPACE

# EWING, NJ

**1852 N OLDEN AVE EXT**

At the corner of Pennington Road and N Olden Ave

### SIZE

Ground Floor 4,062 SF

### ASKING RENT

Upon Request

### TERM

Existing Sublease Expiration: 1/31/2026

Long term lease available

### NEIGHBORS

7-Eleven, Mavis Discount Tire, McDonald's, Wells Fargo

## CONTACT EXCLUSIVE AGENTS

### JON CORBISCELLO

jcorbiscello@ripconj.com

201.254.7330

### FLORIAN SUSERMAN

fsuserman@ripconj.com

201.777.2301

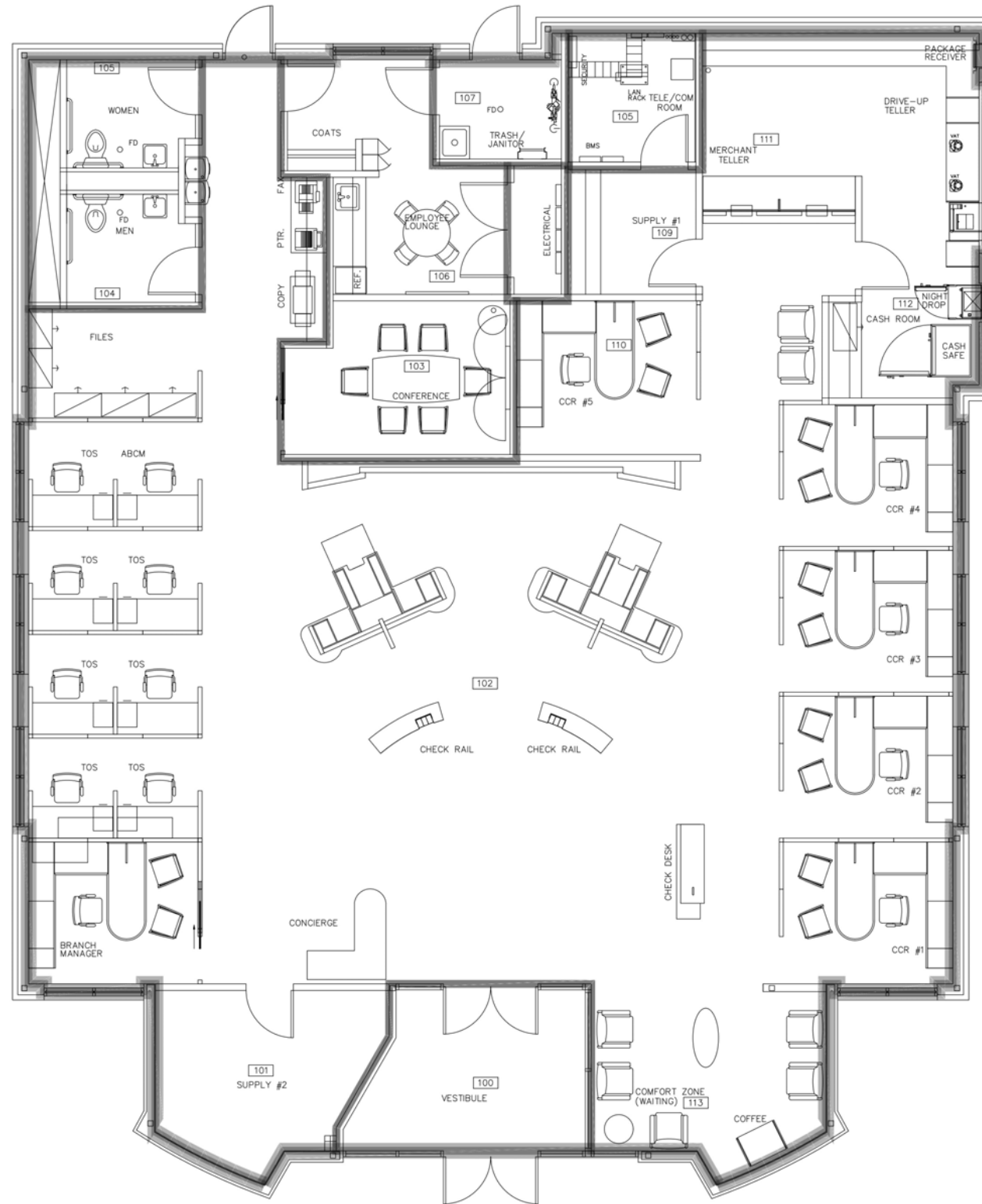
**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

Please visit us at [ripconj.com](http://ripconj.com) for more information

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.

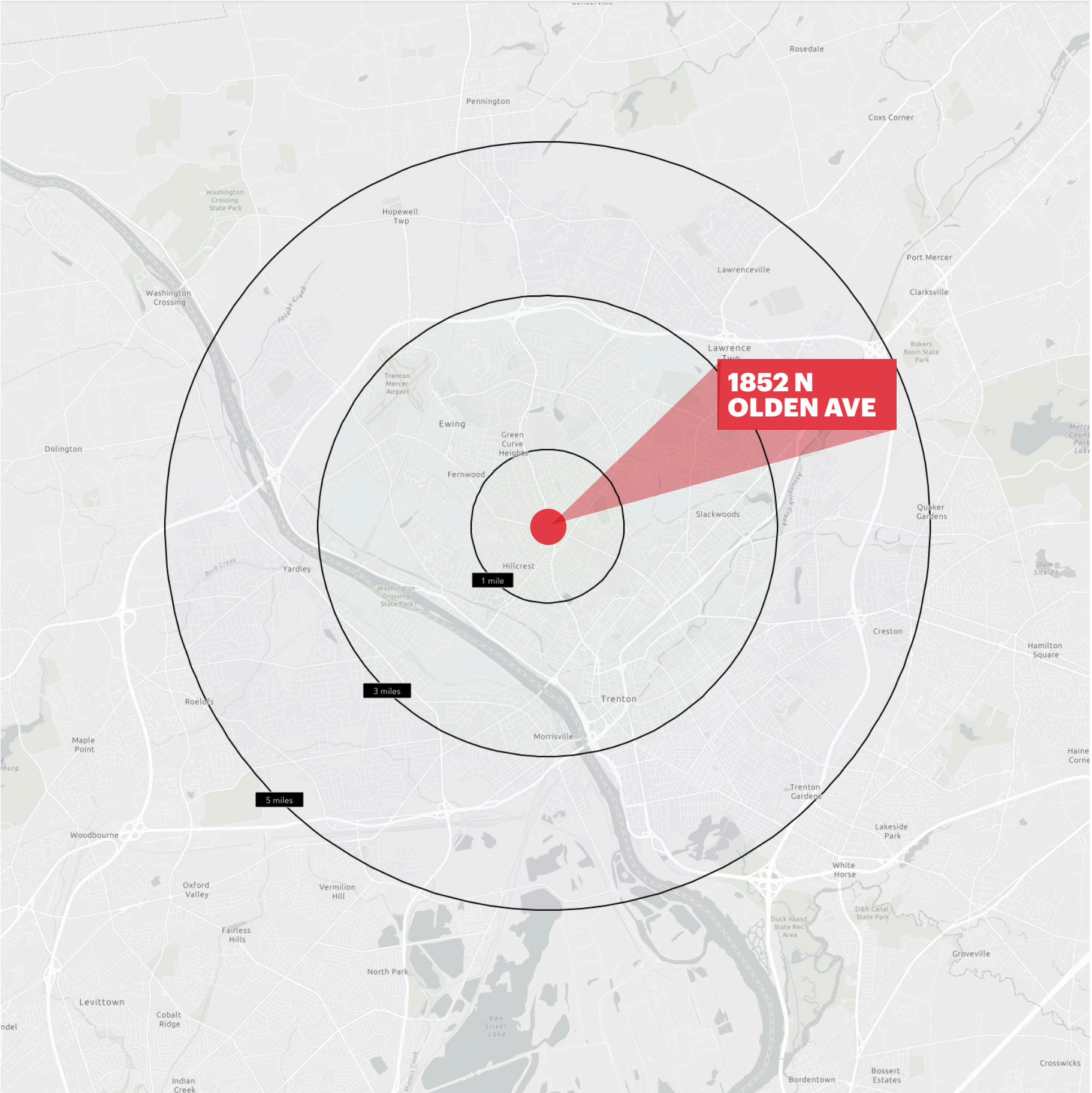
# FLOOR PLAN



# MARKET AERIAL



# DEMOGRAPHICS



## 1 MILE RADIUS

<b>POPULATION</b>	17,428	<b>TOTAL BUSINESSES</b>	520
<b>HOUSEHOLDS</b>	7,143	<b>TOTAL EMPLOYEES</b>	4,055
<b>MEDIAN AGE</b>	39.8	<b>TOTAL DAYTIME POPULATION</b>	13,168
<b>COLLEGE GRADUATES (Bachelor's +)</b>	3,709 - 29.9%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$82,482

## 3 MILE RADIUS

<b>POPULATION</b>	112,965	<b>TOTAL BUSINESSES</b>	4,171
<b>HOUSEHOLDS</b>	42,485	<b>TOTAL EMPLOYEES</b>	85,549
<b>MEDIAN AGE</b>	37.7	<b>TOTAL DAYTIME POPULATION</b>	145,444
<b>COLLEGE GRADUATES (Bachelor's +)</b>	25,272 - 33.0%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$98,969

## 5 MILE RADIUS

<b>POPULATION</b>	239,992	<b>TOTAL BUSINESSES</b>	7,978
<b>HOUSEHOLDS</b>	87,823	<b>TOTAL EMPLOYEES</b>	136,870
<b>MEDIAN AGE</b>	38.3	<b>TOTAL DAYTIME POPULATION</b>	256,603
<b>COLLEGE GRADUATES (Bachelor's +)</b>	59,772 - 36.4%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$118,689

\*2024 estimates