



RETAIL SPACE

WATCHUNG, NJ

WATCHUNG CIRCLE

60 Stirling Road

SIZE

Suite 1 2,000 SF

ASKING RENT

Upon Request

TERM

Existing Sublease Expiration: 10/31/2026
Long term lease available

CO-TENANTS

Portuga Coffee House, Signature Salon

COMMENTS

Strategically located between Route 22 and Route 78
at the intersection of Valley, Mountain, Stirling and
Somerset

Easy left and right turn in access

CONTACT EXCLUSIVE AGENTS

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973.420.9029

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201.777.2301

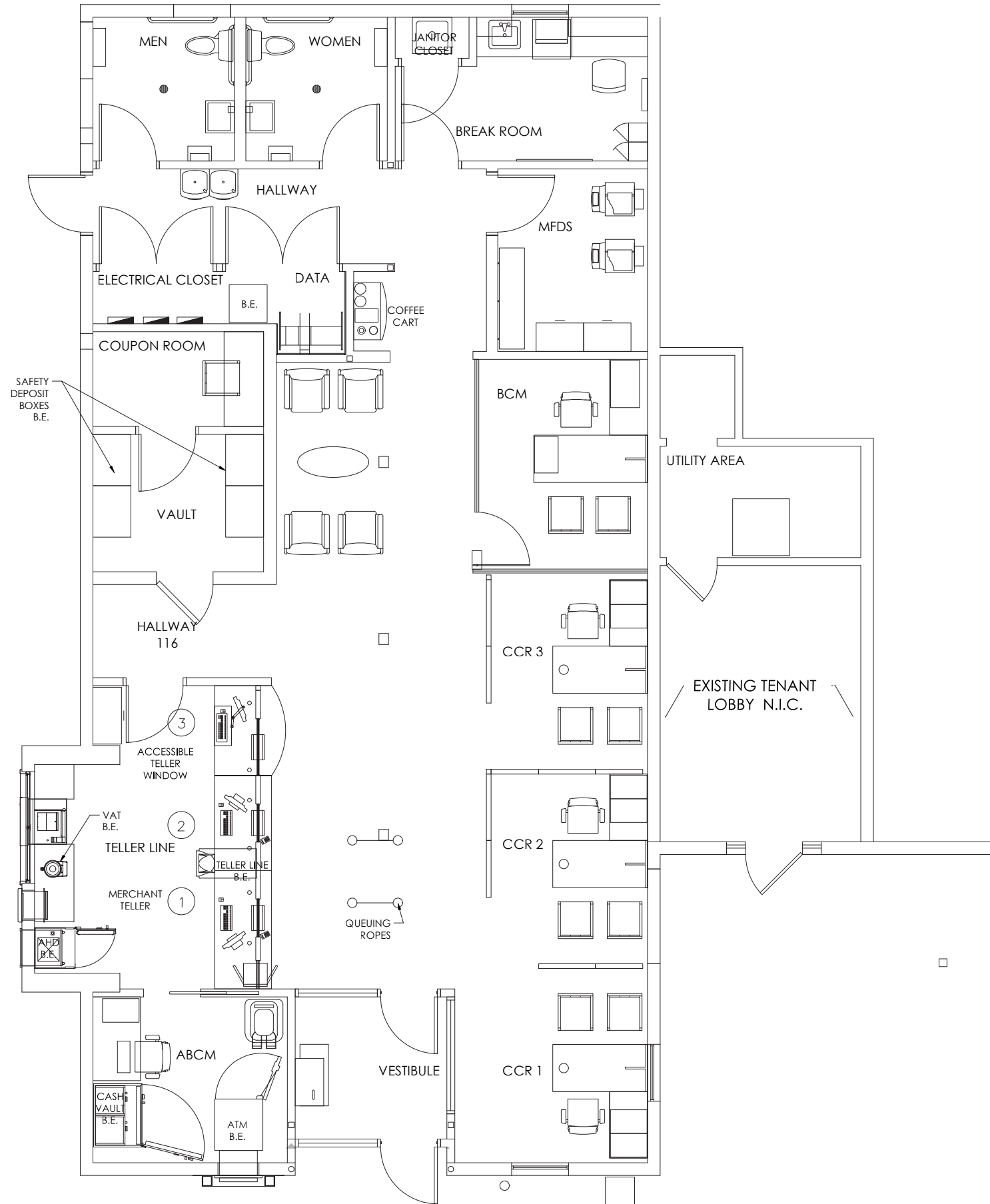
RIPCO
REAL ESTATE

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

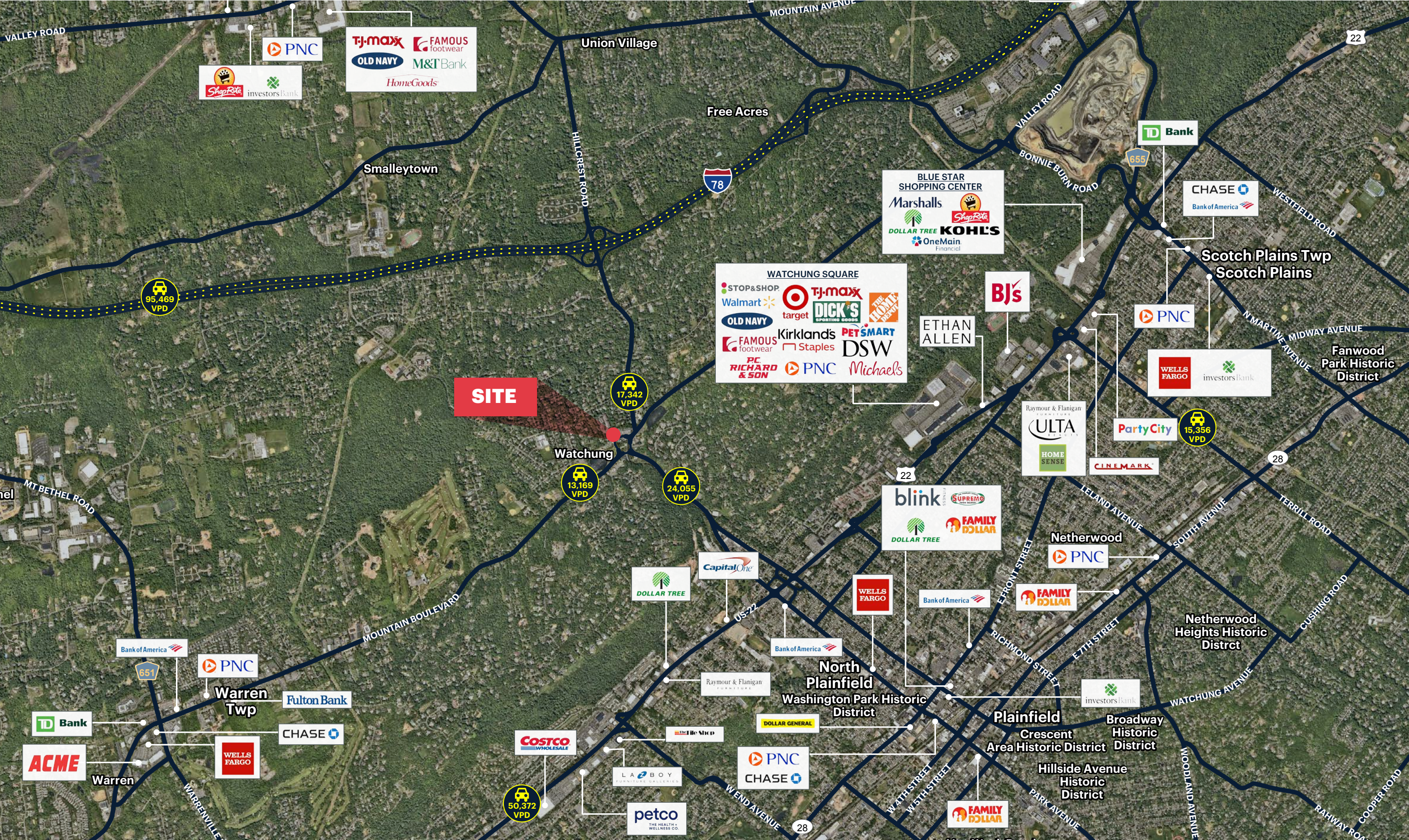
Please visit us at ripconj.com for more information

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.

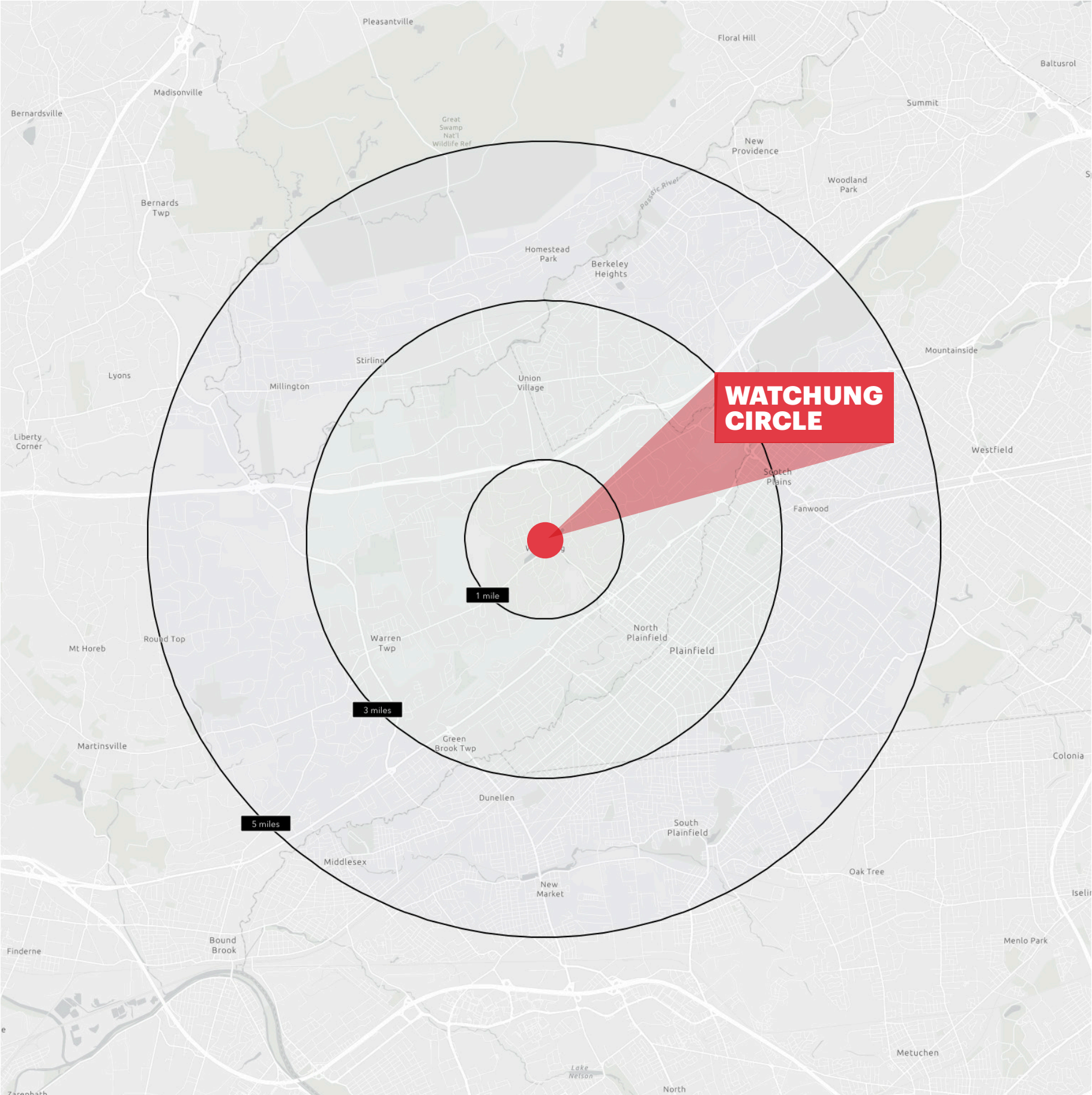
FLOOR PLAN



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
3,721
HOUSEHOLDS
1,304
MEDIAN AGE
45.5
COLLEGE GRADUATES (Bachelor's +)
1,514 - 56.5%

TOTAL BUSINESSES
160
TOTAL EMPLOYEES
1,686
TOTAL DAYTIME POPULATION
3,634
AVERAGE HOUSEHOLD INCOME
\$195,676

3 MILE RADIUS

POPULATION
98,142
HOUSEHOLDS
30,919
MEDIAN AGE
37.3
COLLEGE GRADUATES (Bachelor's +)
23,201 - 35.8%

TOTAL BUSINESSES
3,395
TOTAL EMPLOYEES
40,328
TOTAL DAYTIME POPULATION
89,843
AVERAGE HOUSEHOLD INCOME
\$142,892

5 MILE RADIUS

POPULATION
226,370
HOUSEHOLDS
75,287
MEDIAN AGE
40.2
COLLEGE GRADUATES (Bachelor's +)
74,416 - 48.0%

TOTAL BUSINESSES
7,137
TOTAL EMPLOYEES
86,165
TOTAL DAYTIME POPULATION
196,795
AVERAGE HOUSEHOLD INCOME
\$180,504

*2024 estimates