

AVAILABLE FOR SALE  
ASKING PRICE \$1,950,000

# 72-80 SOUTH STREET

New Providence, NJ 07974 | **Union County**



**RIPCO**  
REAL ESTATE

## PROPERTY OVERVIEW

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **72-80 SOUTH STREET** in New Providence, New Jersey.

## ZONING INFORMATION

### C-CENTRAL COMMERCIAL

#### Permitted Principal Uses

- Mixed-use Buildings (Residential Permitted on Upper Floors)
- Brewery
- Brewpub
- Child Care Centers
- Micro Distillery
- Eating and Drinking Establishments
- Educational Use: Specialized or Vocational Schools
- Essential Services
- Financial Institutions (without Drive-thrus)
- Institutional and Public Uses
- Co-working Office Space
- Flex Office Space
- Professional Office Space
- Personal Services
- Restaurants (without Drive-thrus)
- Restaurant Fast Service
- Retail Convenience
- Retail Sales
- Retail Sales, Food
- Retail Services

#### Conditional Uses

- Places of Worship

**PLEASE NOTE THAT ALL PURCHASE PROPOSALS, IN ORDER TO BE CONSIDERED, MUST BE SUBMITTED USING THIS LOI TEMPLATE:**

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<https://www.ripcony.com/wp-content/uploads/2024/06/New-Providence-Sale-LOI-Template.docx>

## PROPERTY SUMMARY

### PROPERTY INFORMATION

Property Address	72-80 South Street
Municipality	New Providence
County	Union
Block / Lot	Lot 3.01 / Block 150
Property Size	0.86 Acres
Real Estate Taxes	\$40,556

### BUILDING INFORMATION

Number of Buildings	1
Building Sq. Ft.	3,669 SF (approx.)
Dive-thru Lanes	3
Parking Spaces	33

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FOR SALE

RETAIL MAP



The Shoppes at New Providence

CENTRAL FARMERS MARKET

**FITNESS** HEALTH CLUB

**COPPOLA** RESTORANTE & PIZZERIA

**Affinity** Federal Credit Union

72-80 SOUTH STREET  
FOR SALE

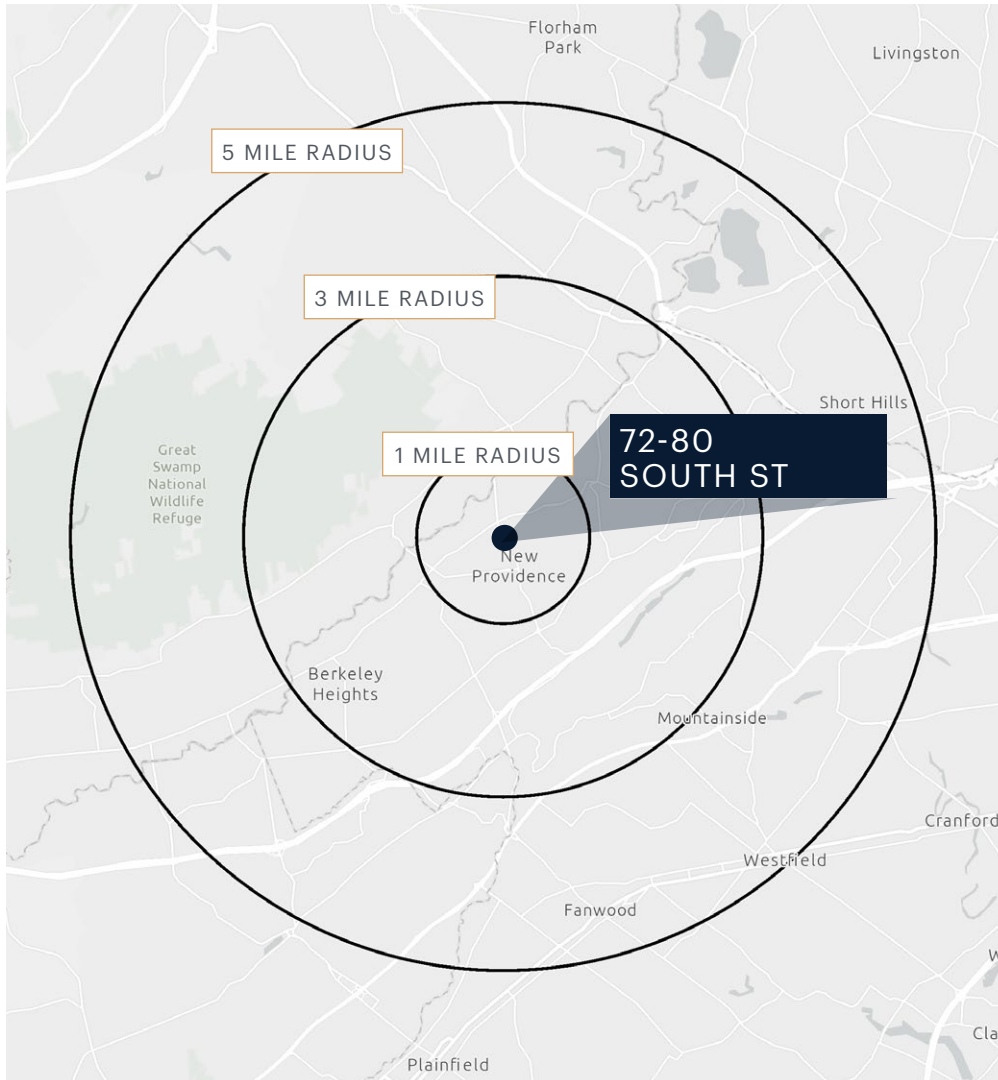
# LOW LEVEL MAP



# SITE RENDERING



## AREA DEMOGRAPHICS



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	10,616	64,582	183,828
<b>NUMBER OF HOUSEHOLDS</b>	3,719	22,881	64,748
<b>AVERAGE HOUSEHOLD INCOME</b>	\$230,123	\$271,027	\$241,987
<b>MEDIAN HOUSEHOLD INCOME</b>	\$158,361	\$195,340	\$167,353
<b>COLLEGE GRADUATES</b>	5,012 71%	32,951 77%	87,244 70%
<b>TOTAL BUSINESSES</b>	413	2,558	7,619
<b>TOTAL EMPLOYEES</b>	6,756	39,067	115,002
<b>DAYTIME POPULATION</b>	12,291	72,563	207,451

# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES:

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