

For Lease

RIPCO  
RETAIL LEASING

# 18 Central Avenue

West Orange, NJ  
Essex County



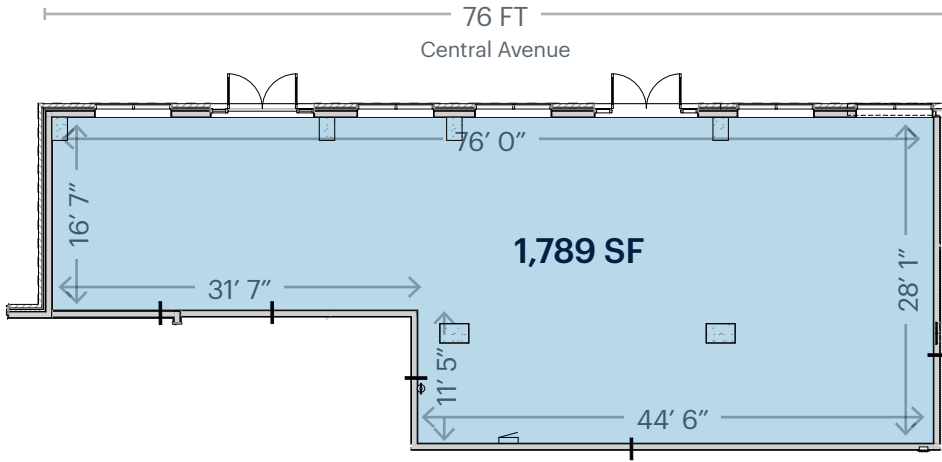
Digitally Enhanced

1,746 SF & 1,789 SF Retail Space

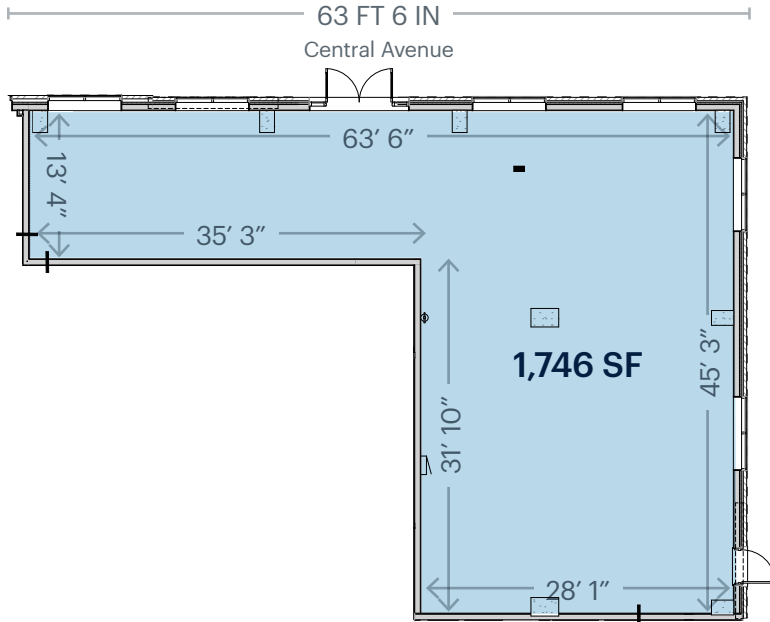
Two retail spaces available at the base of a new residential development

# Space Details

## Space 1

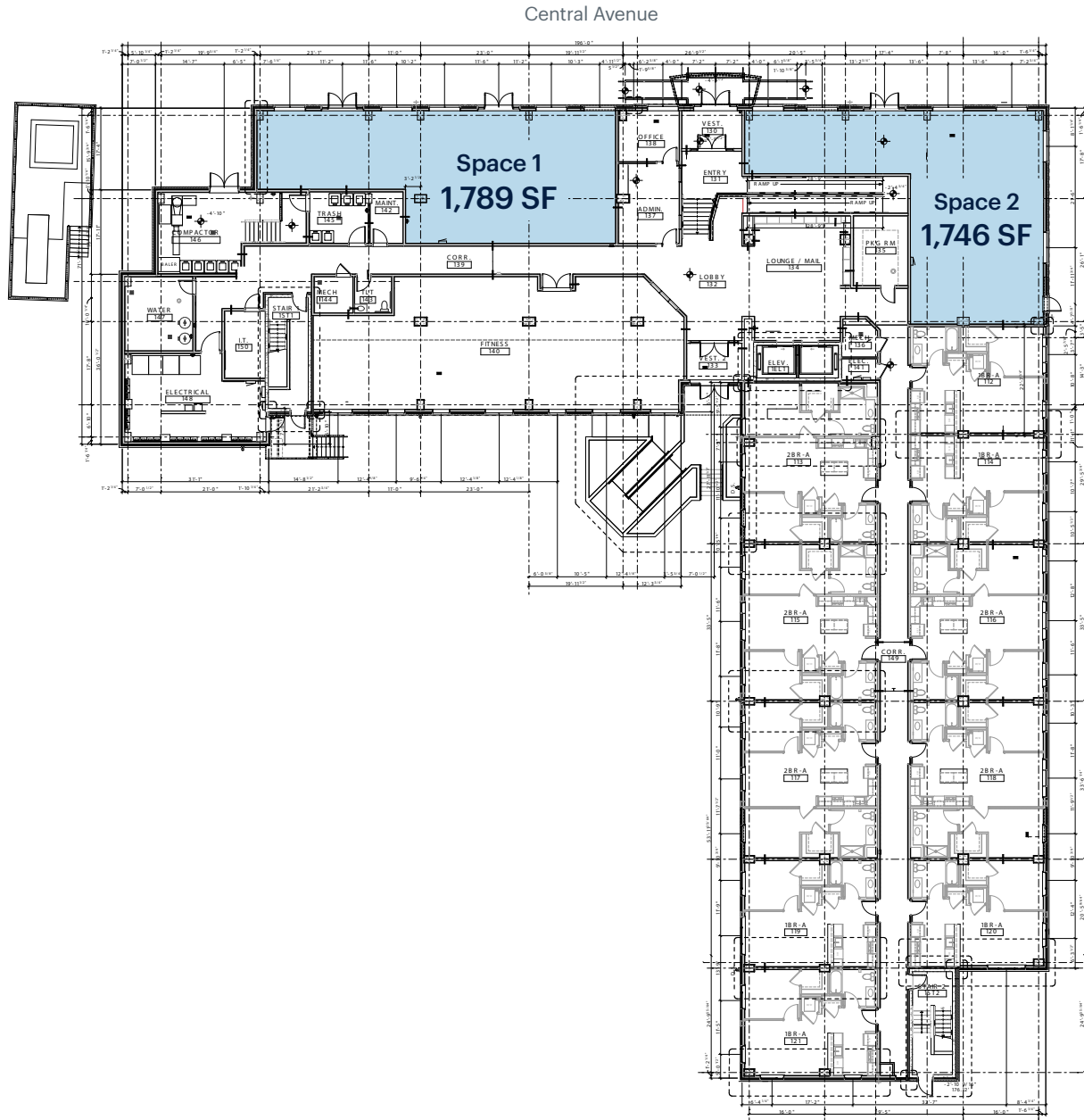


## Space 2

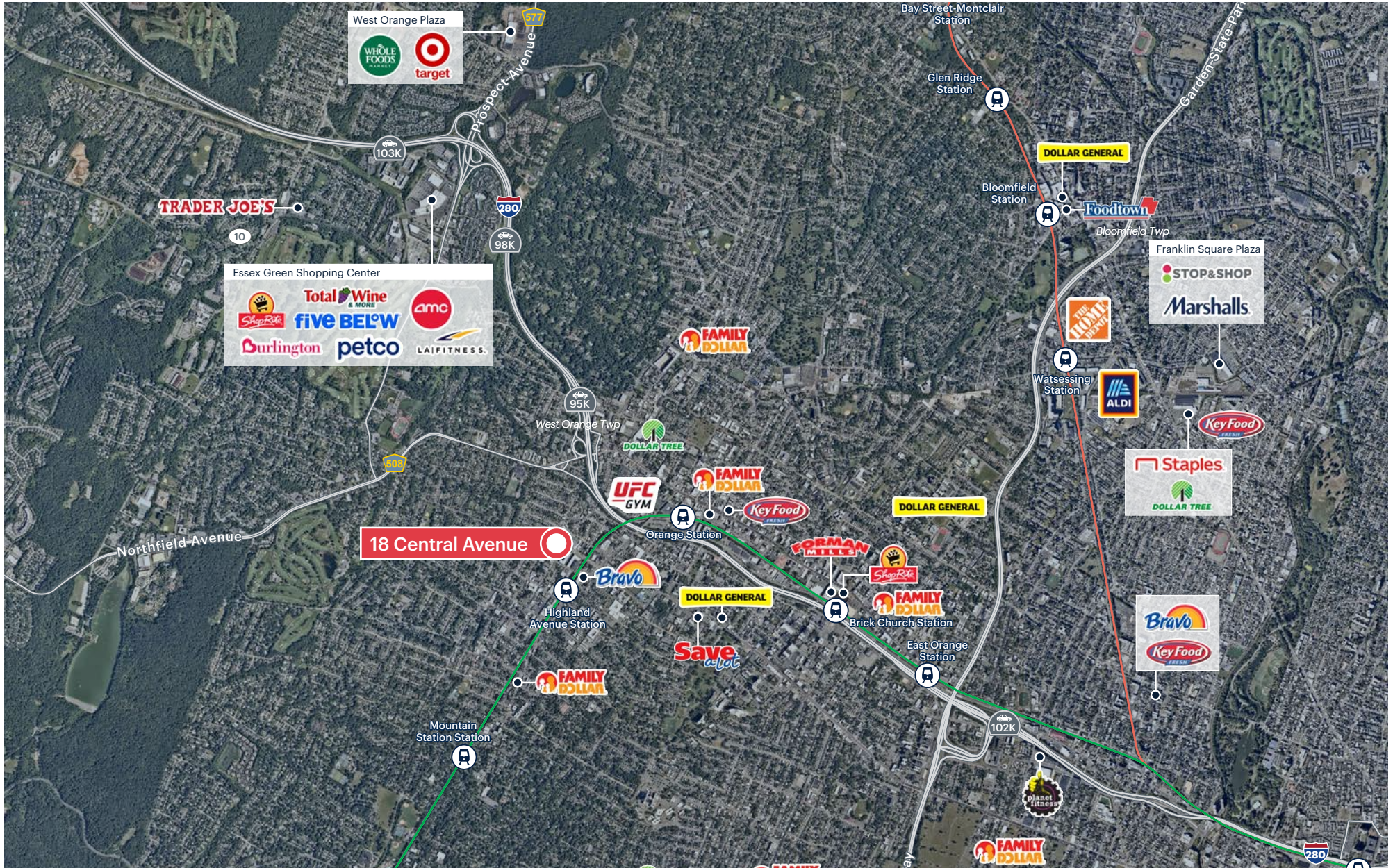


<b>Location</b>	Located on Central Avenue	
<b>Size</b>	Ground Floor	
	Space 1	1,789 SF
	Space 2	1,746 SF
<b>Frontage</b>	Space 1	76 FT
	Space 2	63 FT 6 IN
<b>Rent</b>	Upon request	
<b>Neighbors</b>	Bravo Supermarket, White Castle, UFC Gym, Family Dollar, Taco Bell, Save A Lot, Domino's	

# Site Plan

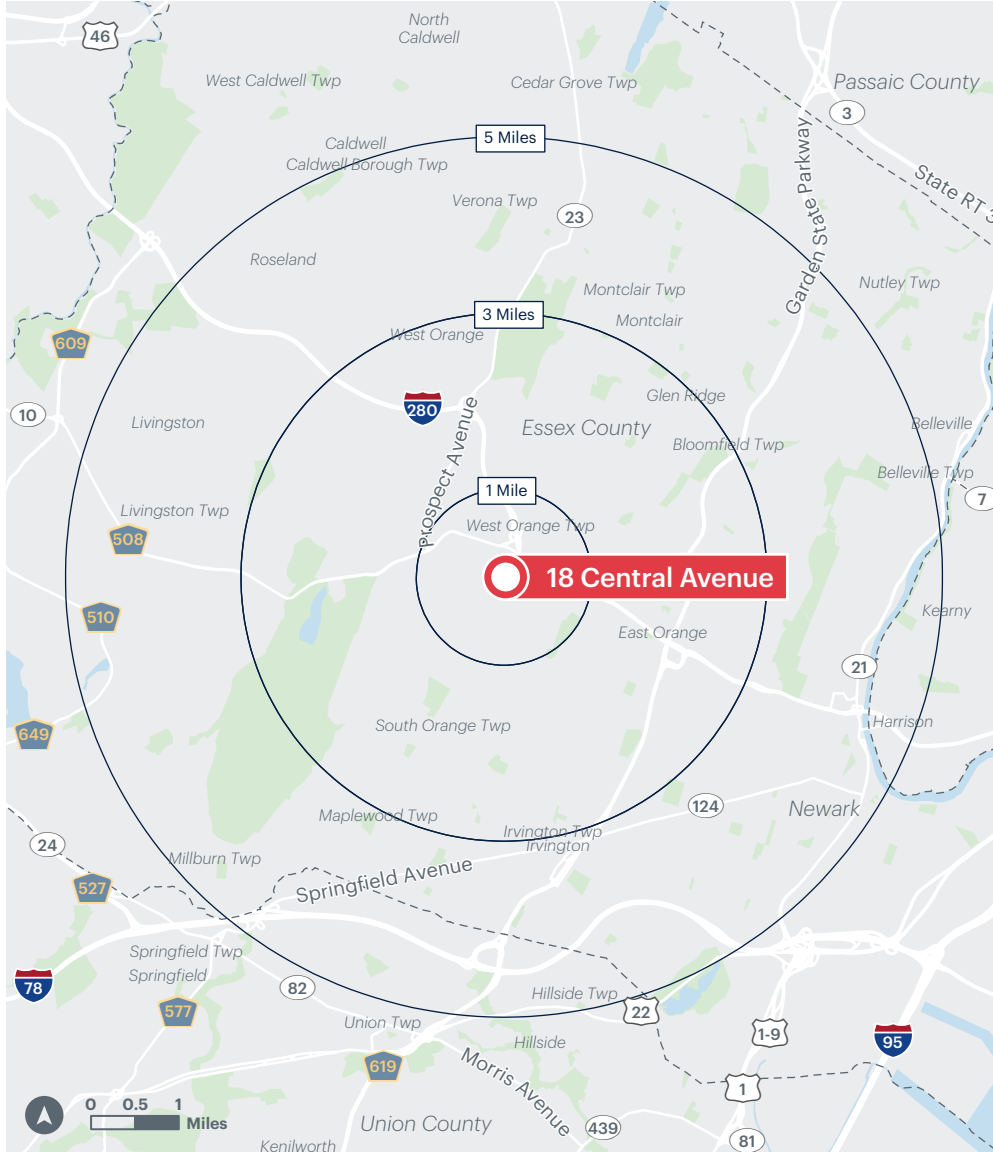


# Area Retail



# Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
<b>Total Population</b>	38,602	290,838	758,810
<b>Total Households</b>	14,281	108,281	281,859
<b>Average Household Income</b>	\$113,911	\$128,266	\$131,063
<b>Median Household Income</b>	\$71,107	\$79,122	\$79,628
<b>% Population with Bachelors +</b>	30.49%	35.69%	37.60%
<b>Daytime Population</b>	30,256	224,358	707,171
<b>Total Daytime Employees</b>	10,009	72,420	311,018
<b>Total Businesses</b>	1,142	6,033	19,579

# Area Developments

## West Orange Plaza



**\$2.6M**

Visitors annually at West Orange Plaza



**150K SF**

New Target now open at the center



**38K SF**

Of total new construction is approved for access, parking, landscaping, signage, and lighting

## About the Area

West Orange, NJ is in the midst of a significant retail renaissance, anchored by the ongoing transformation of West Orange Plaza at 235 Prospect Avenue. The recent addition of Target — now open in the former Kmart space — joins Whole Foods Market to create a powerful dual-anchor environment drawing over 2.6 million annual visits. A wave of new tenants including Club Pilates, VIO Med Spa, Dogtopia, and Honeygrow reflects strong consumer demand for wellness, dining, and service retail, while center-wide upgrades to facades, signage, and parking reinforce the corridor's position as Essex County's go-to retail destination just off I-280.

On the residential side, Stonehill at West Orange has brought 423 new luxury rental units to the market, transforming a former office park into a vibrant community with a new public library, dog park, and NJ Transit shuttle access. With several additional residential projects in the pipeline — potentially adding hundreds more units in the coming years — West Orange's consumer base is growing steadily, making it an increasingly attractive market for retailers looking to capitalize on rising foot traffic and strong neighborhood momentum.

## Stonehill



**400 units**

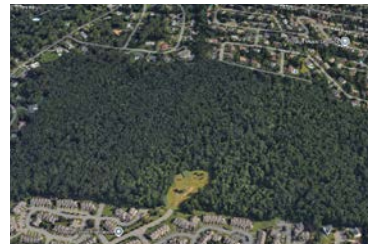
New apartments revitalized the previous office park



**32K SF**

Public Library and a 2-acre dog park

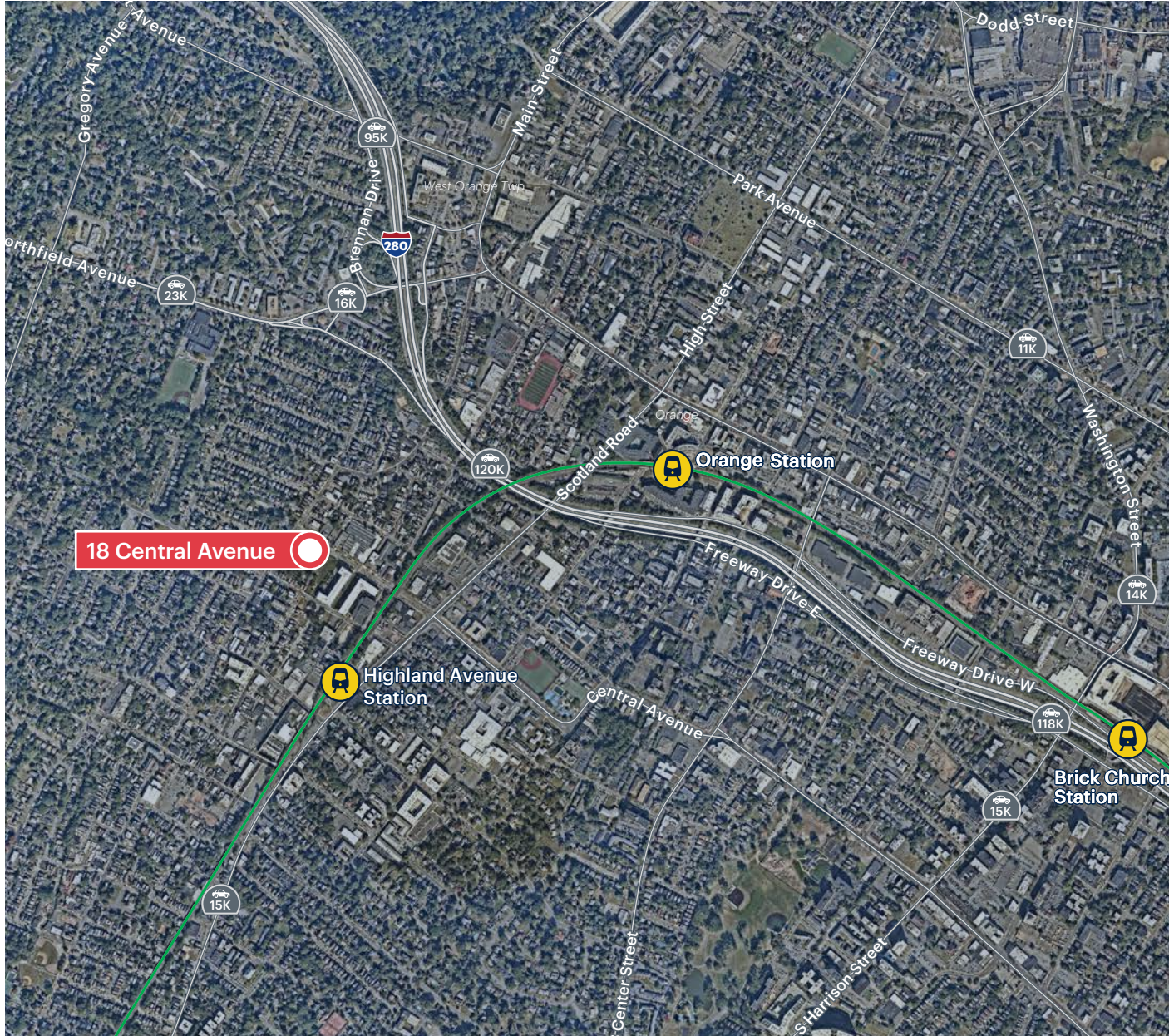
## Upcoming



**550+ units**

Of affordable housing rentals are being proposed as part of West Orange's Fair Share Housing compliance

# Exceptional Transit Access



## Contact Exclusive Agents

Lisa Ricca  
[lricca@ripconj.com](mailto:lricca@ripconj.com) | 201.636.7449

Jake Frantzman  
[jfrantzman@ripconj.com](mailto:jfrantzman@ripconj.com) | 201.777.2309