



## RETAIL SPACE

# VERNON, NJ

## REDEVELOPMENT SITE

81 NJ - 94

### SIZE

1.43 acres

### ASKING RENT

Upon Request

### STATUS OF PREMISES

Site available for redevelopment; **may not** be used as a gas station

### TERM

Negotiable

### COMMENTS

Land Lease or build to suit

Excellent visibility & exposure

Convenient location

Zoning permits: banks w drive thru, convenience stores, office, retail, restaurant/fast food and medical offices

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
REAL ESTATE

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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.

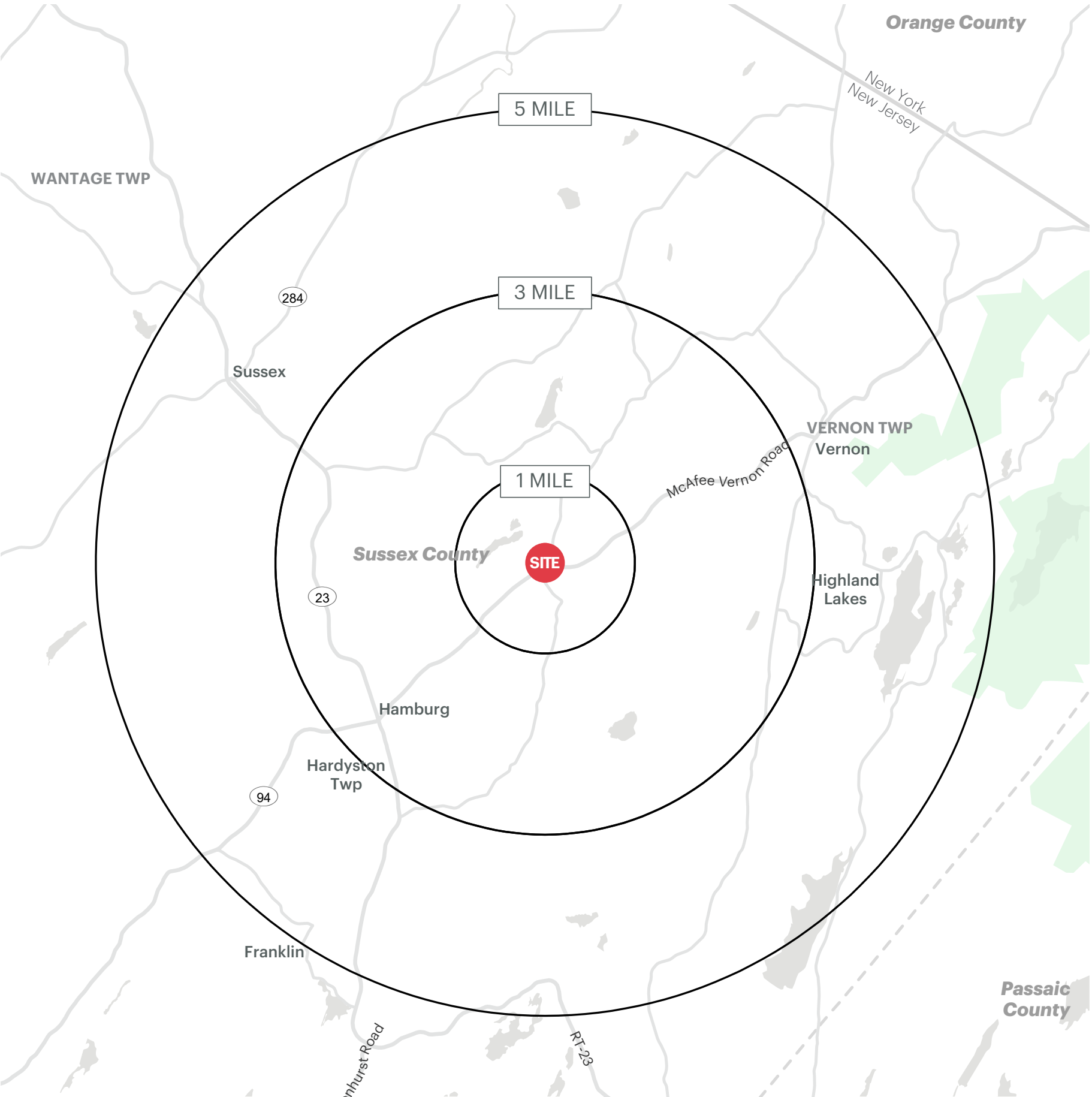


**LOW-LEVEL AERIAL**





# DEMOGRAPHICS



### 1 MILE RADIUS

**POPULATION**  
2,561

**HOUSEHOLDS**  
1,032

**MEDIAN AGE**  
43.9

**COLLEGE GRADUATES (Bachelor's +)**  
640 - 33.6%

**TOTAL BUSINESSES**  
73

**TOTAL EMPLOYEES**  
438

**AVERAGE HOUSEHOLD INCOME**  
\$134,154

### 3 MILE RADIUS

**POPULATION**  
15,340

**HOUSEHOLDS**  
6,583

**MEDIAN AGE**  
45.6

**COLLEGE GRADUATES (Bachelor's +)**  
3,998 - 34.2%

**TOTAL BUSINESSES**  
530

**TOTAL EMPLOYEES**  
4,993

**AVERAGE HOUSEHOLD INCOME**  
\$140,851

### 5 MILE RADIUS

**POPULATION**  
36,049

**HOUSEHOLDS**  
15,079

**MEDIAN AGE**  
44.9

**COLLEGE GRADUATES (Bachelor's +)**  
9,222 - 34.2%

**TOTAL BUSINESSES**  
1,140

**TOTAL EMPLOYEES**  
10,696

**AVERAGE HOUSEHOLD INCOME**  
\$135,649

\*2024 estimates





