



RETAIL SPACE

POMPTON LAKES, NJ

11 LAKESIDE AVENUE

@ Colfax Avenue

SIZE

Lot .31 acres
Building 1,482 SF

ASKING RENT

Upon Request

RE TAXES

\$14,716 (2024)

ATTRIBUTES

- Centrally located. Across the street from Pompton Lakes High School & US Post Office
- In redevelopment zone
- Corner location at 4-way intersection
- 2 bay service station with canopy
- Pylon signage available
- USTs removed
- Gas Station/Repair Shop approvals still in effect

CONTACT EXCLUSIVE AGENTS

CURTIS NASSAU

cnassau@ripconj.com
917.940.2789

MATT GRUNDY

mgrundy@ripconj.com
201.983.8170

RIPCO
REAL ESTATE

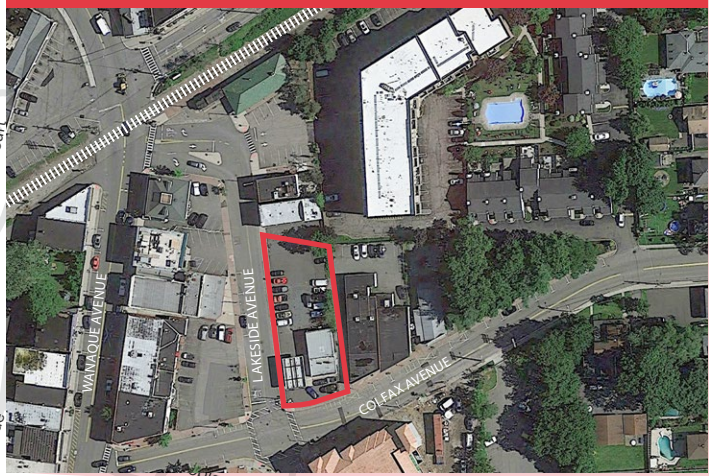
611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

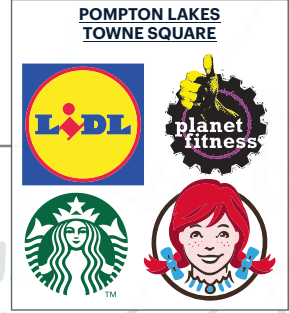
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

CENTRALLY LOCATED

11 LAKESIDE AVENUE



HOLIDAY BOWL



SITE

POMPTON LAKES HIGH SCHOOL

Pompton Junction

POMPTON LAKES

Pompton Lake

Pines Lake

Pines Lake

Pompton



Riverdale



DOLLAR GENERAL



LOWE'S



Raymour & Flanigan
FURNITURE | MATTRESSES



MARKET AERIAL

POMPTON LAKES TOWNE SQUARE



Soojian Resi Development



SITE

Lakeside Residence

UNITED STATES POST OFFICE



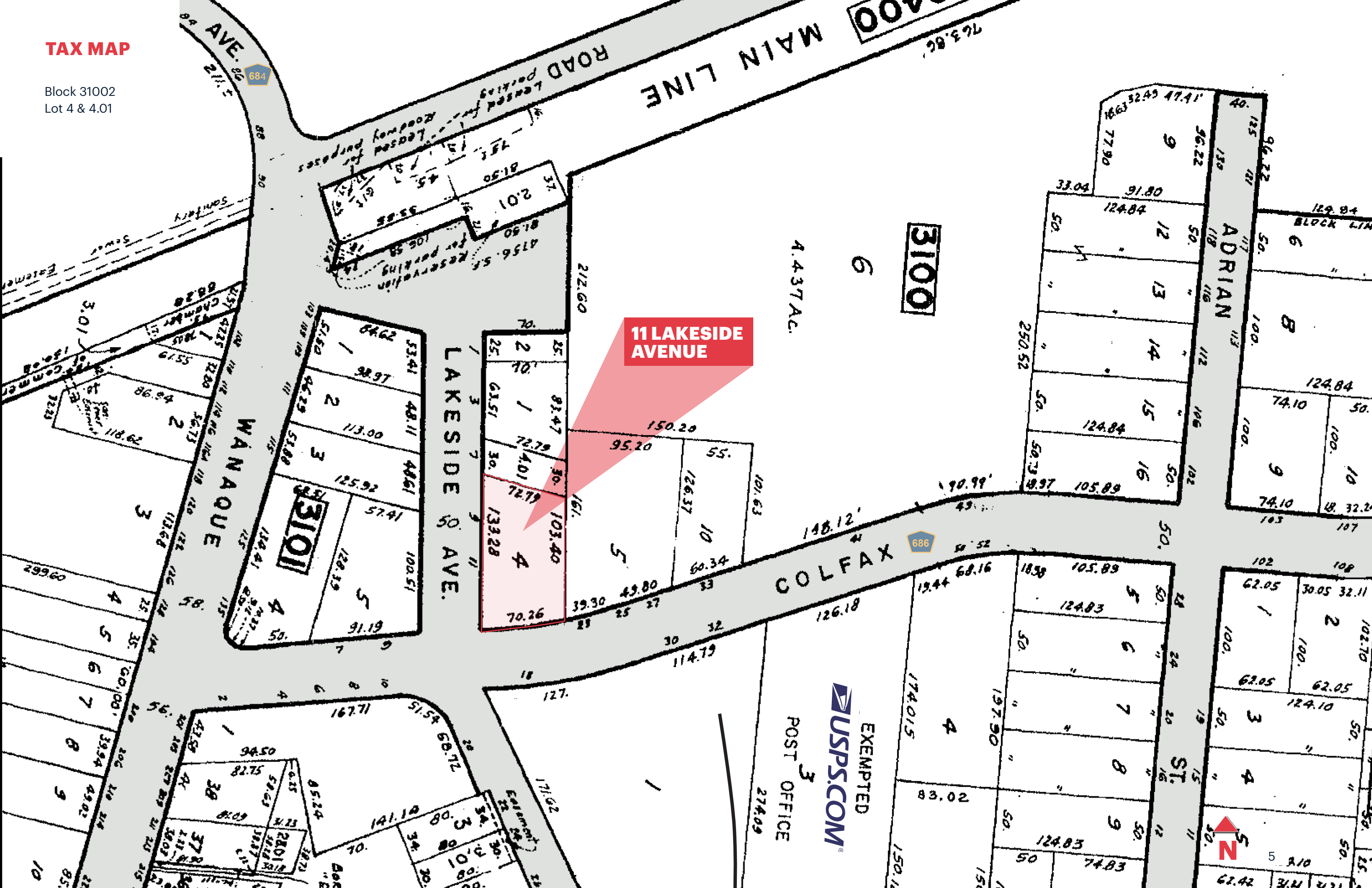
POMPTON LAKES HIGH SCHOOL

Merida Resi Development



TAX MAP

Block 31002
Lot 4 & 4.01



11 LAKESIDE AVENUE

3100

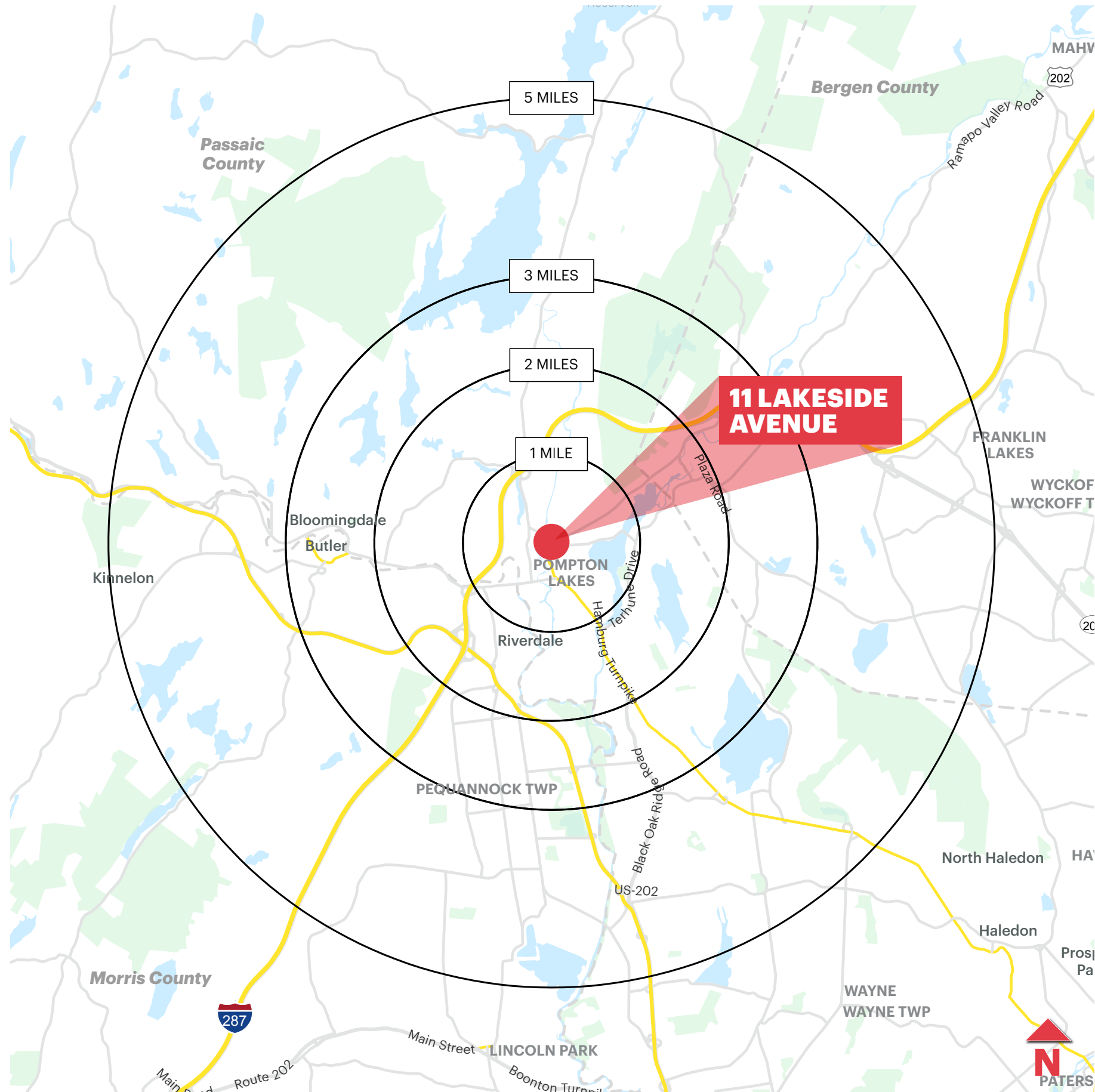
3101

USPS.COM

EXEMPTED
POST OFFICE



STRONG DEMOGRAPHICS



1 MILE RADIUS

POPULATION
8,617

HOUSEHOLDS
3,357

MEDIAN AGE
42.6

COLLEGE GRADUATES (Bachelor's +)
3,057 - 47%

TOTAL BUSINESSES
439

TOTAL EMPLOYEES
4,031

TOTAL DAYTIME POPULATION
7,351

AVERAGE HOUSEHOLD INCOME
\$140,819

2 MILE RADIUS

POPULATION
26,868

HOUSEHOLDS
10,281

MEDIAN AGE
44.7

COLLEGE GRADUATES (Bachelor's +)
9,432 - 47%

TOTAL BUSINESSES
1,051

TOTAL EMPLOYEES
11,144

TOTAL DAYTIME POPULATION
22,800

AVERAGE HOUSEHOLD INCOME
\$152,139

3 MILE RADIUS

POPULATION
53,906

HOUSEHOLDS
21,461

MEDIAN AGE
45.9

COLLEGE GRADUATES (Bachelor's +)
19,945 - 49%

TOTAL BUSINESSES
2,442

TOTAL EMPLOYEES
27,608

TOTAL DAYTIME POPULATION
30,457

AVERAGE HOUSEHOLD INCOME
\$159,619

5 MILE RADIUS

POPULATION
116,556

HOUSEHOLDS
44,142

MEDIAN AGE
44.8

COLLEGE GRADUATES (Bachelor's +)
45,770 - 54%

TOTAL BUSINESSES
4,594

TOTAL EMPLOYEES
57,841

TOTAL DAYTIME POPULATION
112,237

AVERAGE HOUSEHOLD INCOME
\$180,636

*2025 estimates