

RETAIL SPACE

CHANGEBRIDGE PLAZA

Changebridge Road & Stiles Lane

263 CHANGEBRIDGE ROAD

PINE BROOK | NEW JERSEY

1,126 SF

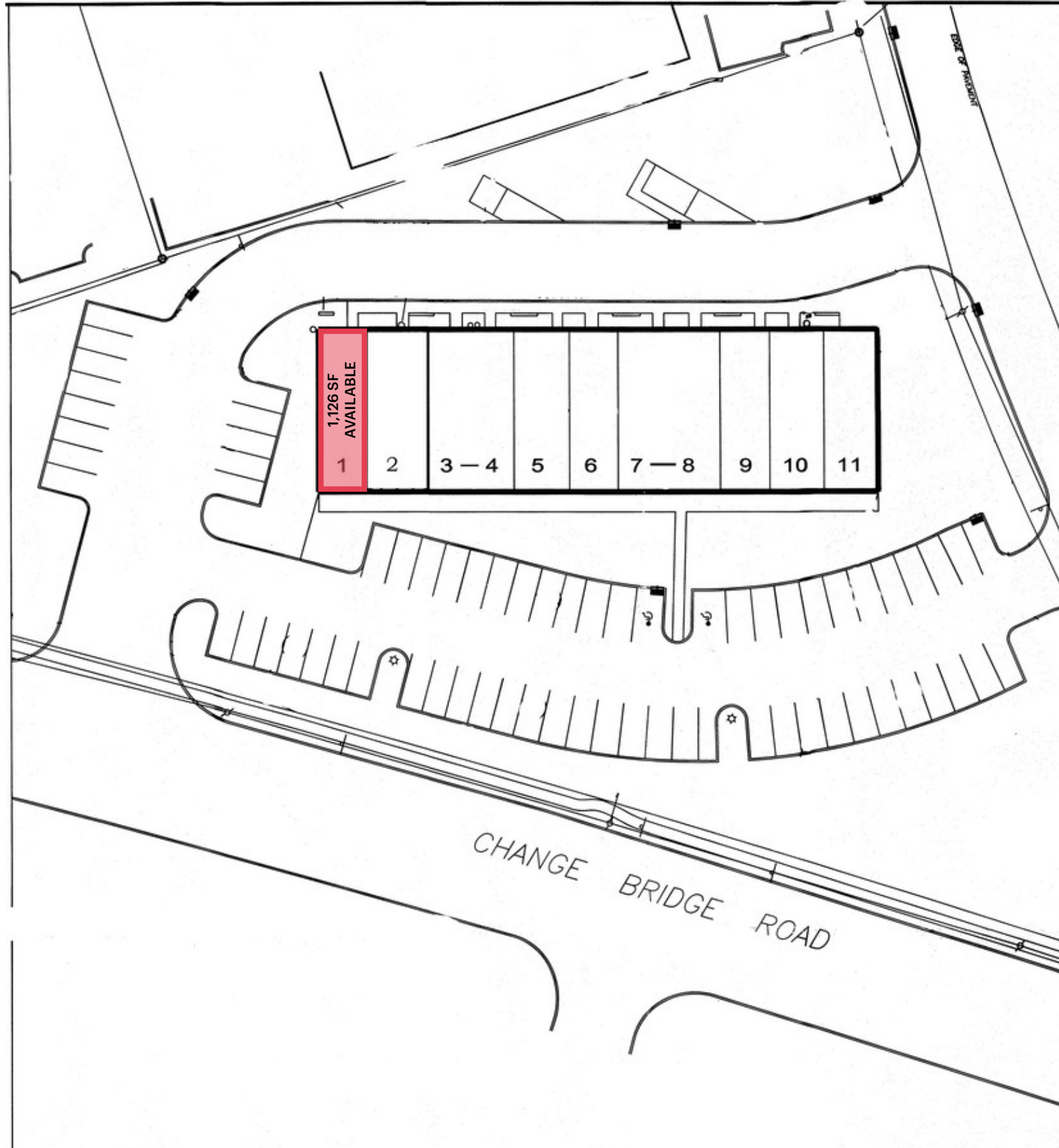
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RENOVATIONS UNDERWAY! COMING IN 2019!

RIPCO
REAL ESTATE

SPACE DETAILS



LOCATION

263 Changebridge Road
Pine Brook, New Jersey

SIZE

Suite 1 - Current Nail Salon 1,126 SF

FRONTAGE

19 FT + frontages facing Changebridge Road

PROPERTY FACTS

12,430 SF
2.10 Acre

PARKING

68 spaces

NNN

\$14.86

NEIGHBORS

Montville Wine & Spirit, Marra's Italian Deli, Kessler Rehabilitation, Dunkin', Montville Pizza, China Pavilion II, 7-Eleven, Kearny Bank, Changebridge Nails, Sprouts Cleaners

COMMENTS

Neighborhood center on main road
Affluent market
Daily uses and service in the center
Renovations in 2019

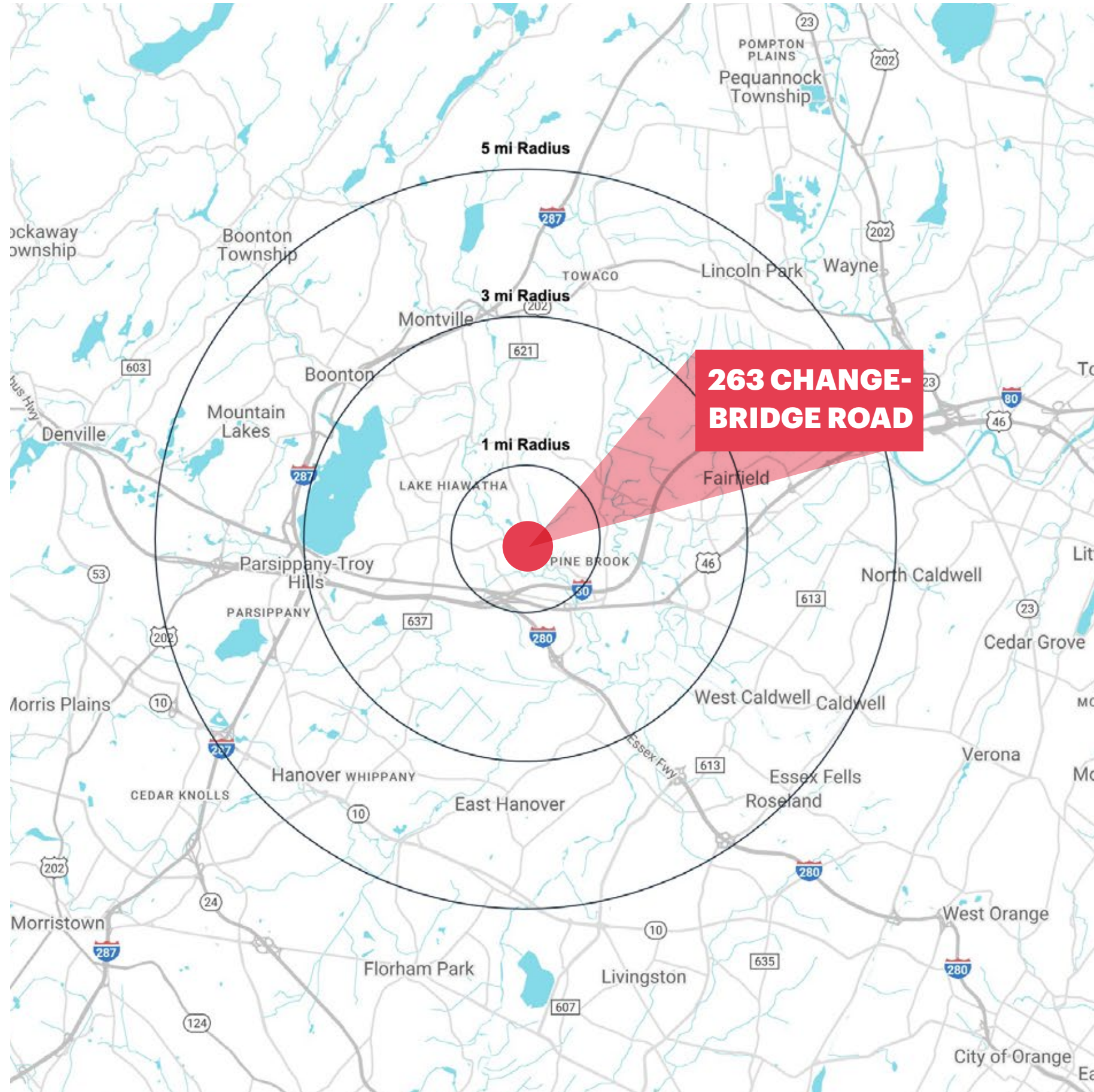
PYLON SIGNAGE

New pylon sign
12'6" wide; 7'0" tall - 75 square feet
Externally illuminated

AREA NEIGHBORS/ADDITIONAL PHOTOS



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	7,665
3 miles	47,233
5 miles	131,297

ESTIMATED DAYTIME POPULATION

1 mile	5,903
3 miles	52,688
5 miles	181,292

AVERAGE HOUSEHOLD INCOME

1 mile	\$172,542
3 miles	\$150,415
5 miles	\$161,969

TOTAL HOUSEHOLDS

1 mile	2,579
3 miles	17,816
5 miles	49,296

TOTAL BUSINESSES

1 mile	367
3 miles	2,703
5 miles	9,237

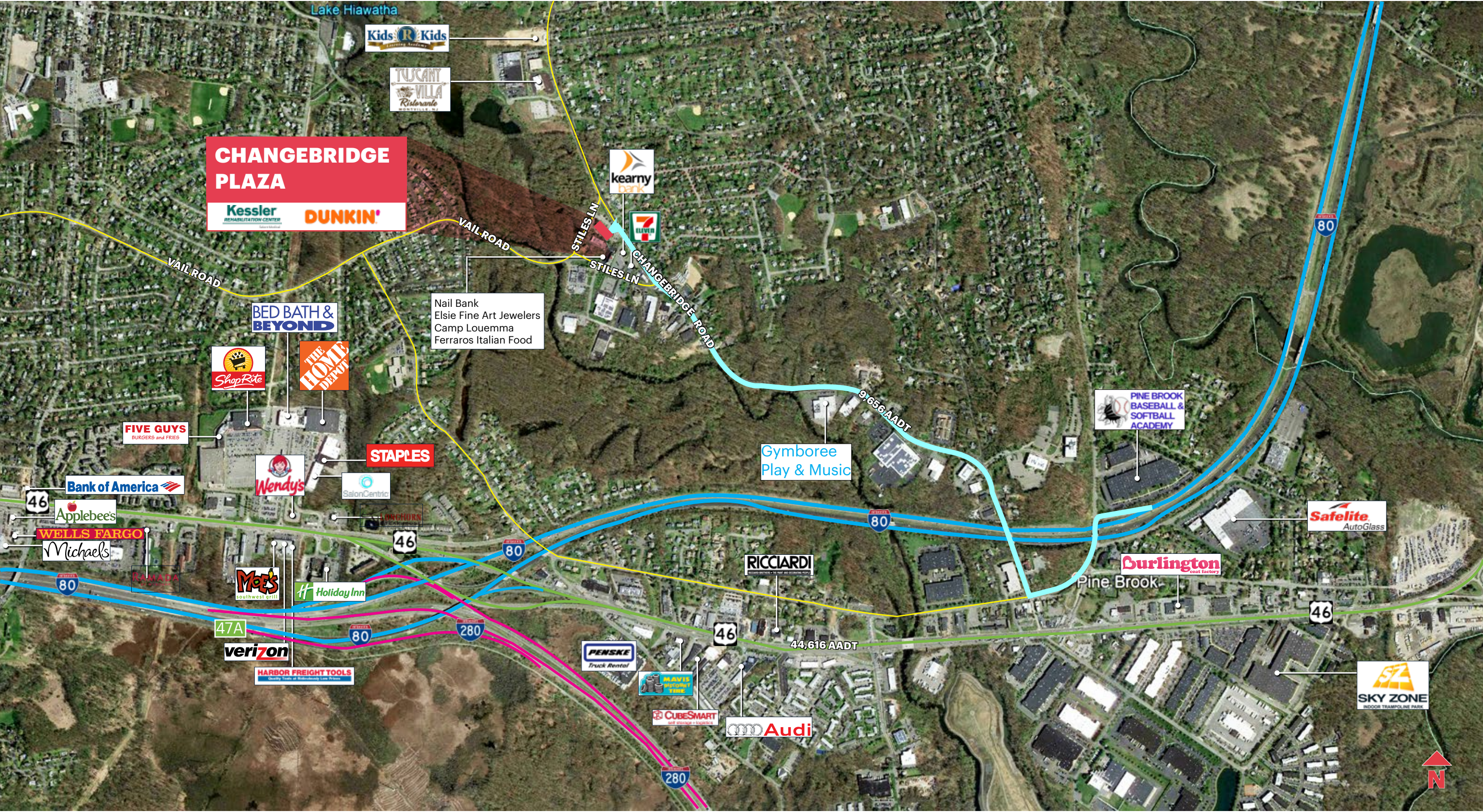
TOTAL EMPLOYEES

1 mile	3,609
3 miles	37,598
5 miles	137,790

NUMBER OF COLLEGE GRADUATES

1 mile	3,217
3 miles	19,884
5 miles	54,077

MARKET AERIAL





**CONTACT
EXCLUSIVE
AGENTS**

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