

For Lease

RIPCO
RETAIL LEASING

18 Central Avenue

West Orange, NJ
Essex County

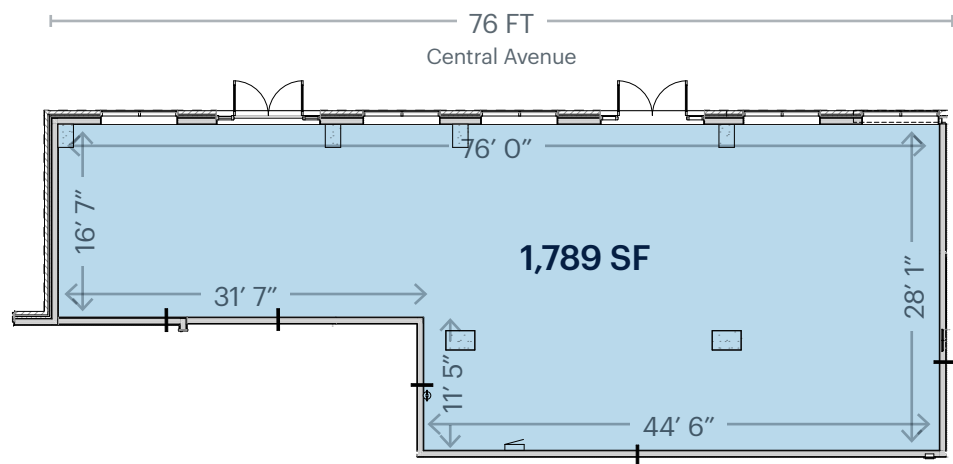


1,746 SF & 1,789 SF Retail Space

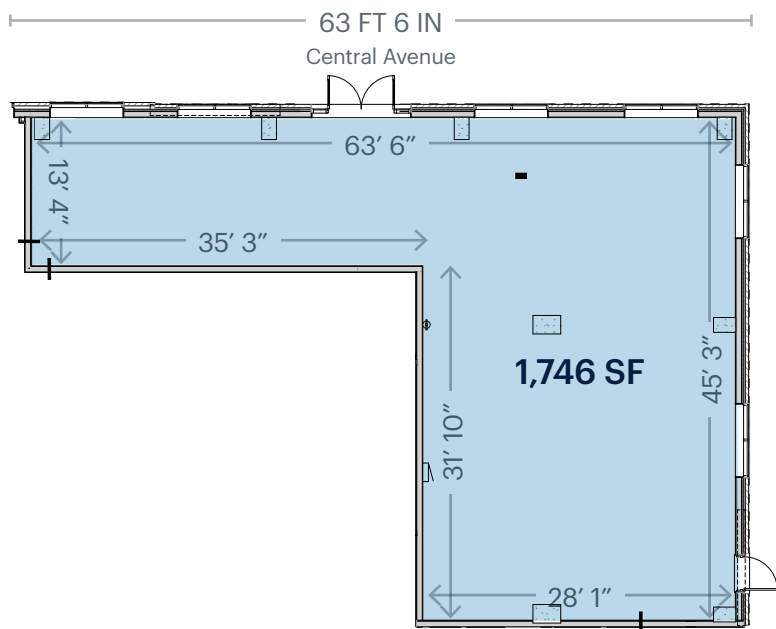
Two retail spaces available at the base of a new residential development

Space Details

Space 1

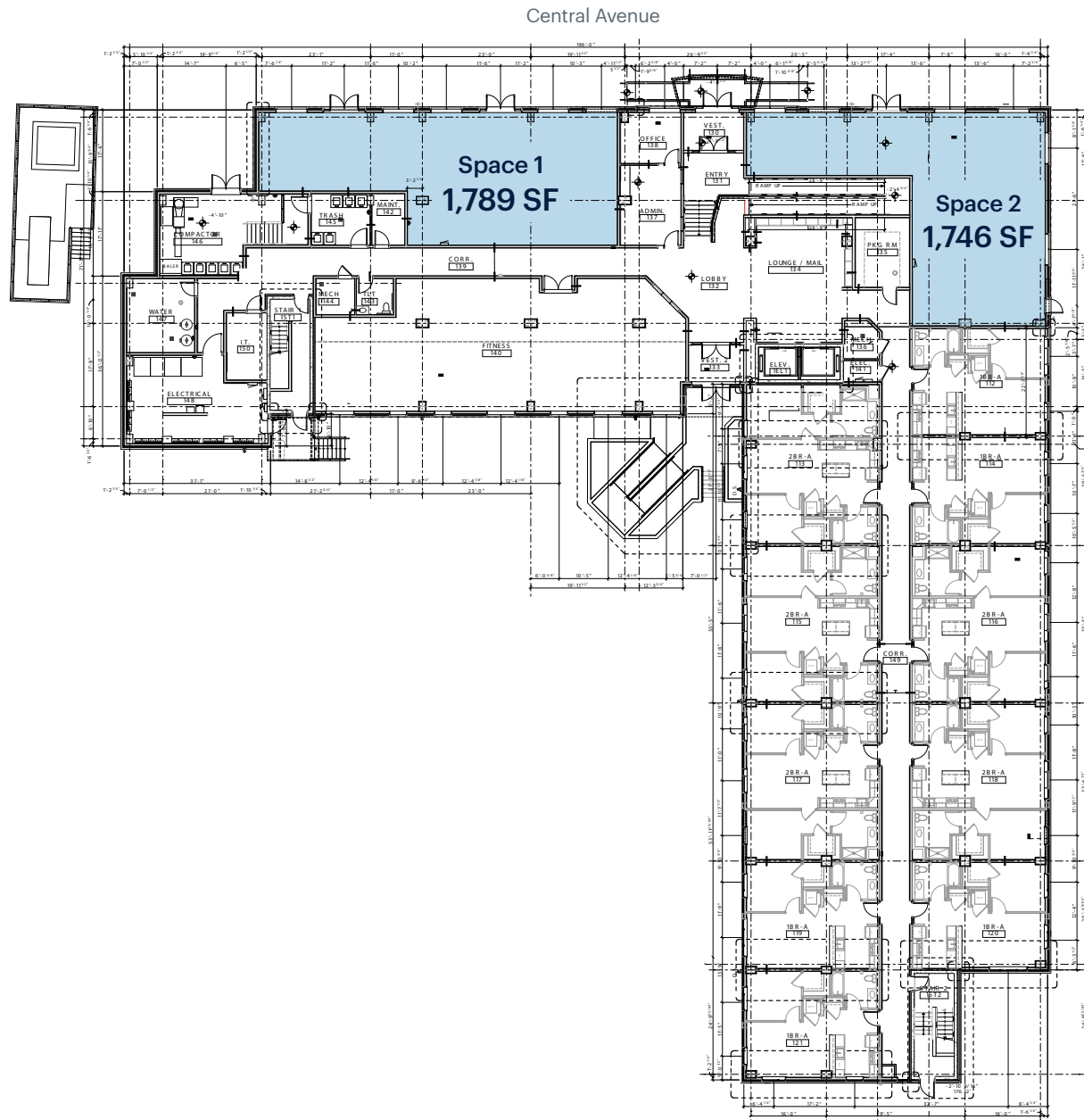


Space 2

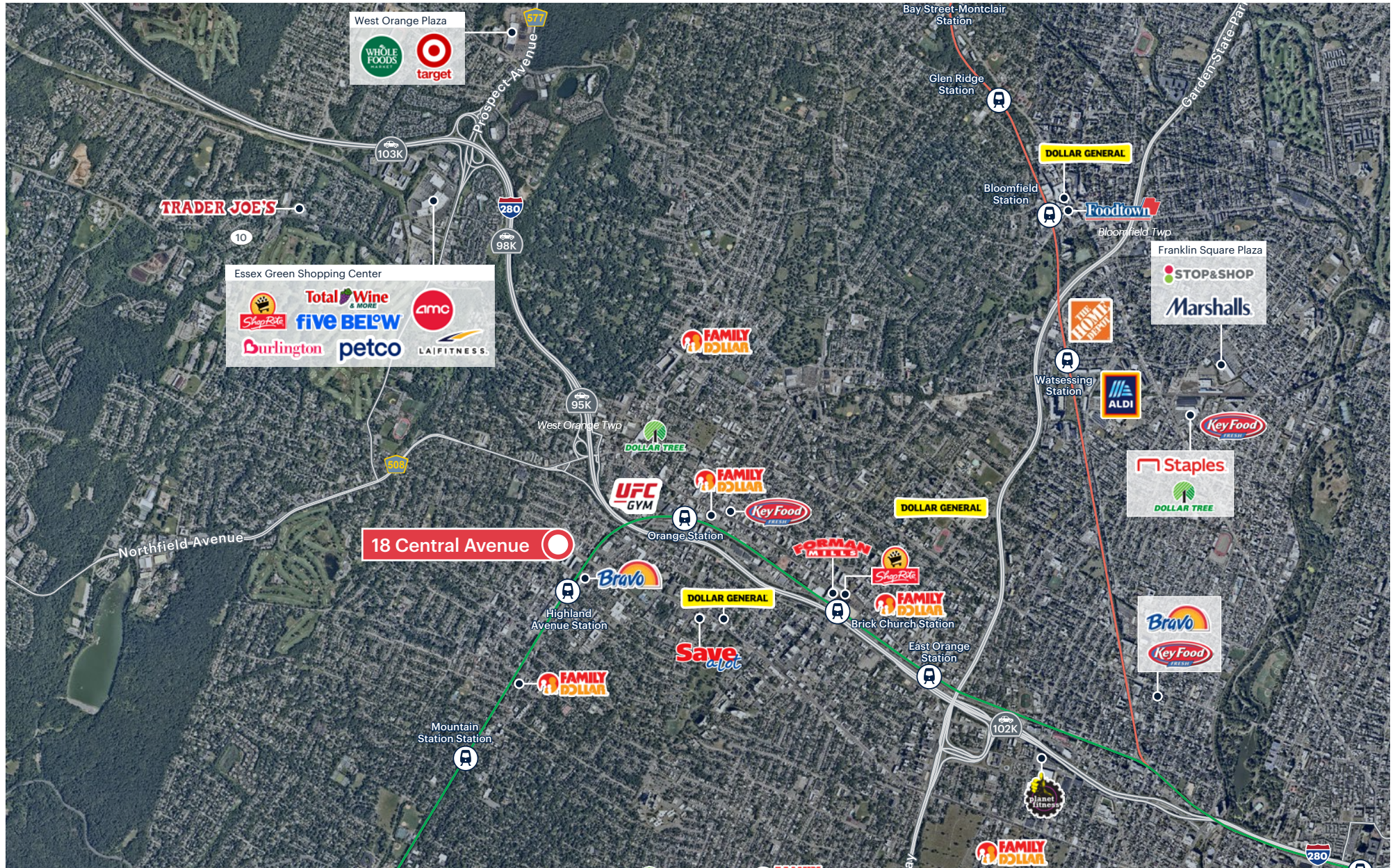


Location	Located on Central Avenue	
Size	Ground Floor	
	Space 1	1,789 SF
	Space 2	1,746 SF
Frontage	Space 1	76 FT
	Space 2	63 FT 6 IN
Rent	Upon request	
Neighbors	Bravo Supermarket, White Castle, UFC Gym, Family Dollar, Taco Bell, Save A Lot, Domino's	

Site Plan

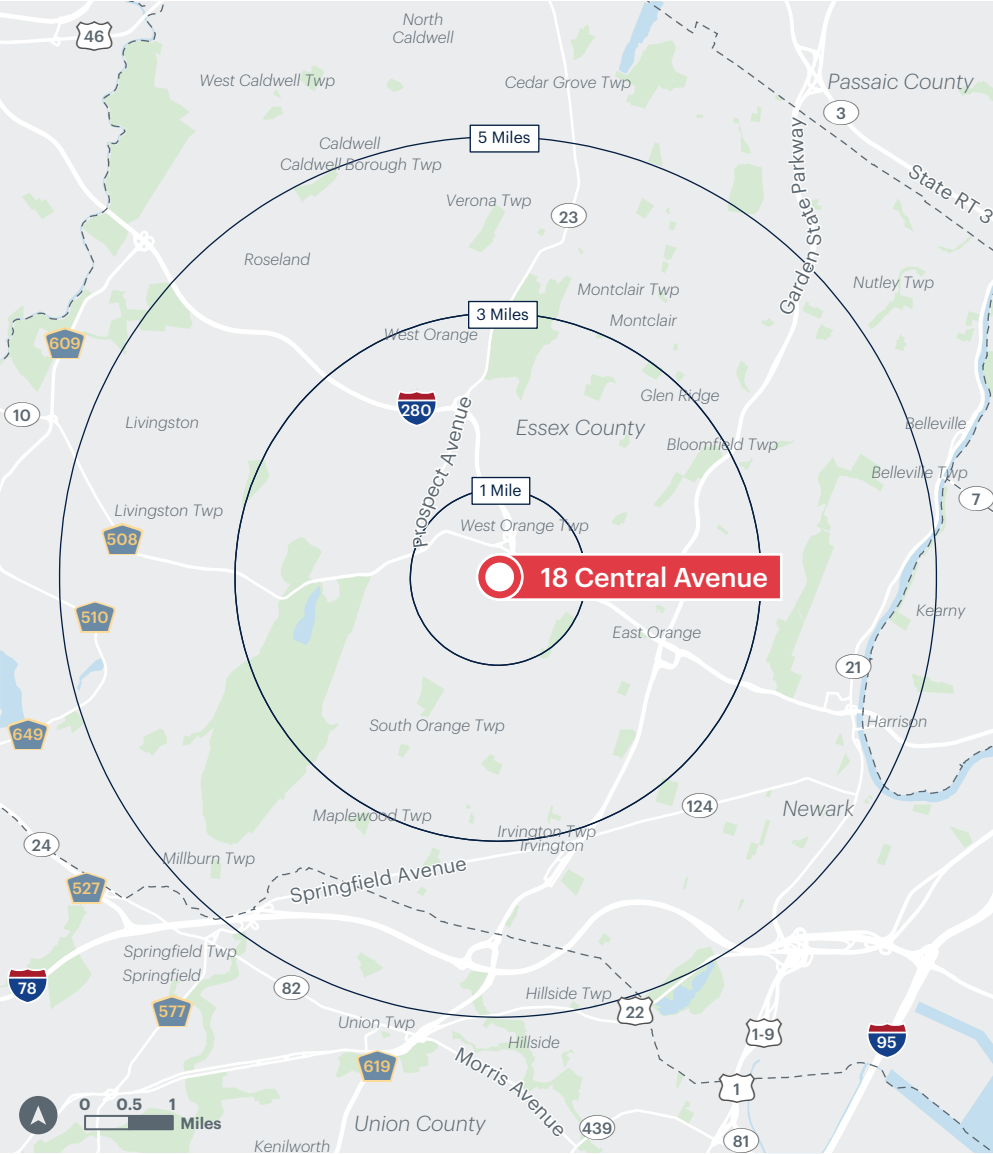


Area Retail



Area Demographics

2025 ESRI Summary Report



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

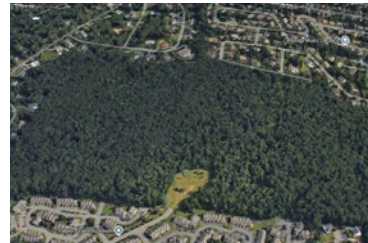
New apartments revitalized the previous office park



32K SF

Public Library and a 2-acre dog park

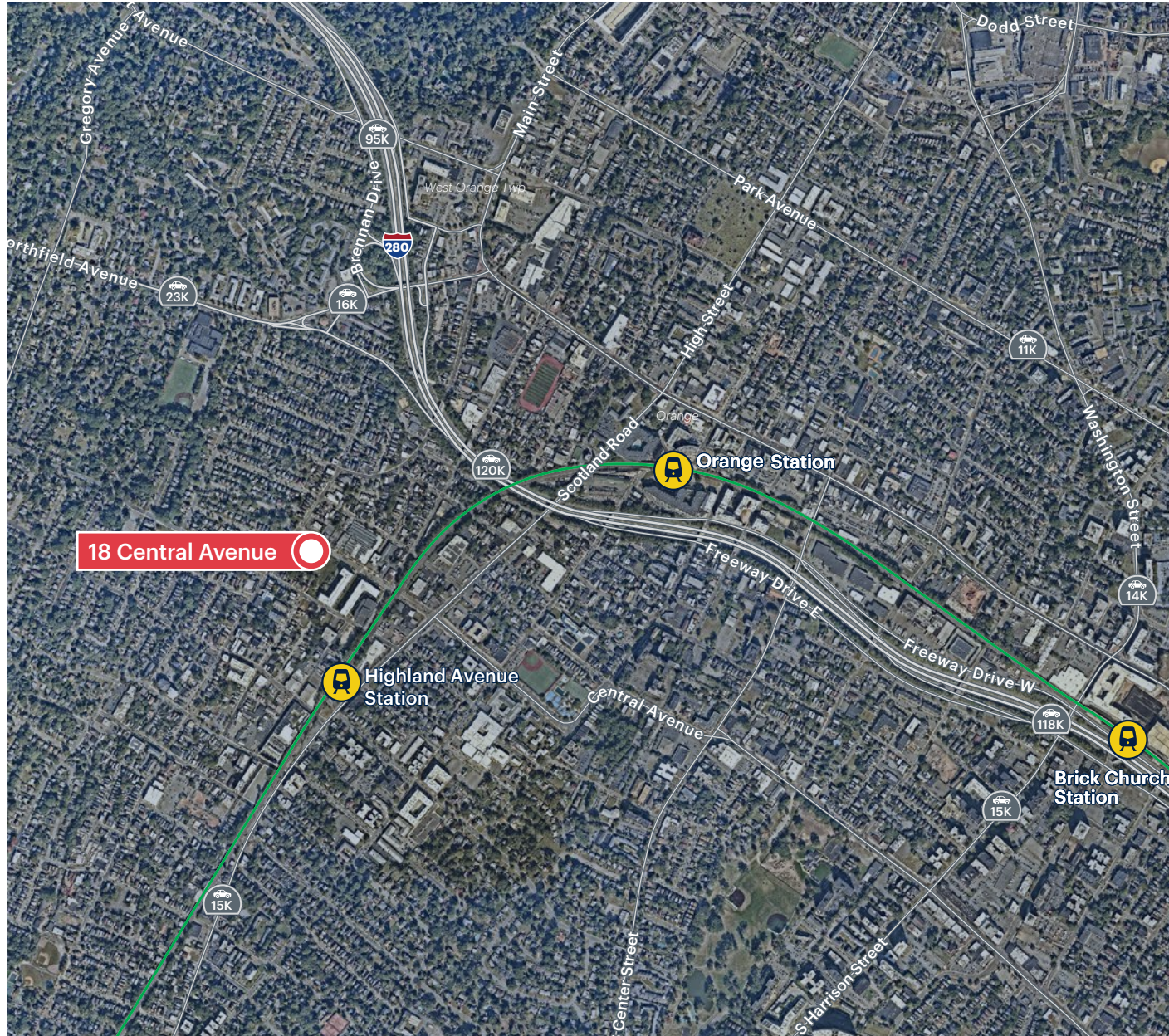
Upcoming



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
ricca@ripconj.com | 201.636.7449

Jake Frantzman
jfrantzman@ripconj.com | 201.777.2309

Jenna Bucino
jbucino@ripconj.com | 201.254.7330