



Can be combined
for 4,307 SF

2,445 SF

1,862SF

JAG
PHYSICAL THERAPY

RUTHERFORD
NJ TRANSIT STATION
1,369 average daily riders

For Lease

RIPCO
RETAIL LEASING

1 Orient Way

Rutherford, NJ
Station Square at Rutherford
Circle

Adjacent to the
Rutherford Train Station

1,862 - 4,307 SF Available in Downtown Rutherford

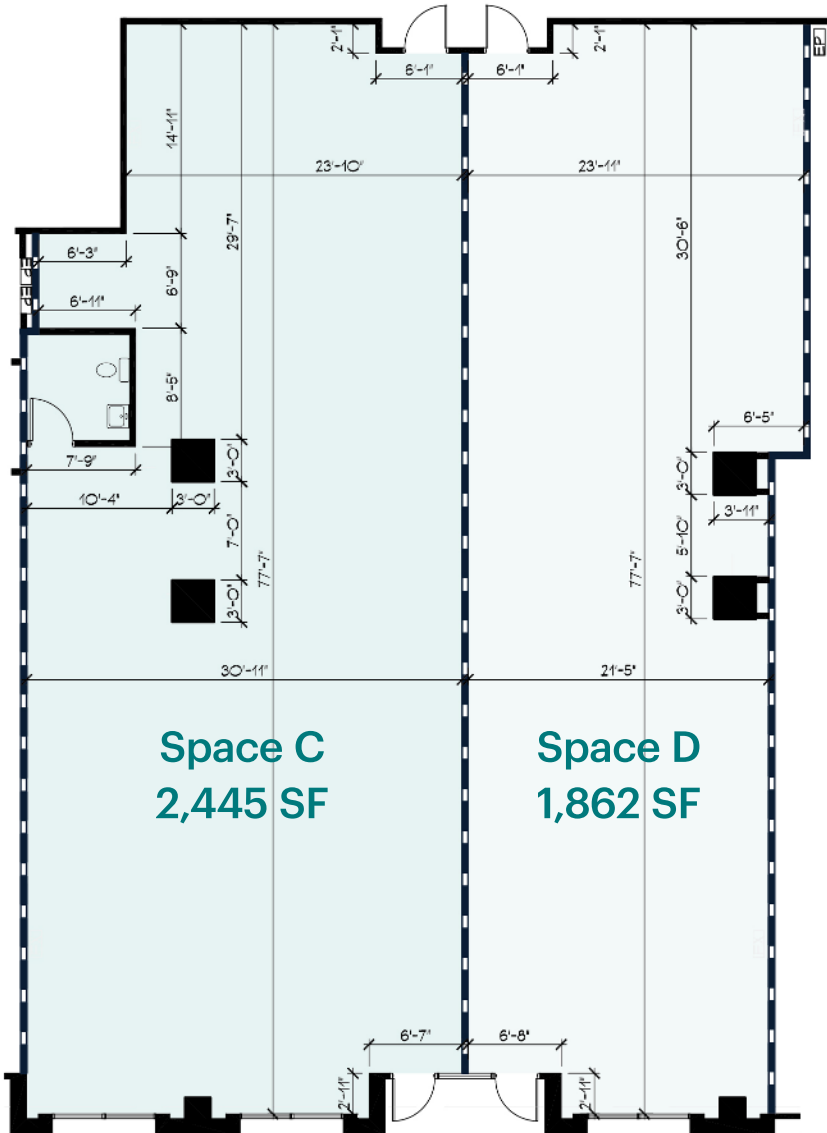
Fitness, Retail, Medical Space

Contact
Exclusive Agent

Deborah Stone
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Space Details

Can be combined for 4,307 SF



Size	Ground Floor	
	Suite C	2,445 SF
	Suite D	1,862 SF
	Ground Floor Total	*4,307 SF
*Spaces can be combined as needed		
Asking Rent	Upon request	
NNN	Taxes	\$4.58 PSF
	CAM	\$5.25 PSF
	Insurance	\$0.43 PSF
	NNN Total	\$10.26 PSF
Co-Tenants	The UPS Store, Avis Car Rental, Jag PT, StretchLab, Club Pilates	
Neighbors	Bank of America, Ace Hardware, 30 Burgers, Yellowtail, Playa Bowls, BJ's, Dumpling Dojo, Kabob on the Cliff, Fiorentini, Sonoma Bistro, Cafe Matisse	
Site Attributes	At Rutherford Train Station	
	Parking: Dedicated surface parking lot, street parking	
	Across from Bus Stop	
	50 residential units above	
	Walk Score - 97 "Walker's Paradise"	
	Ground floor retail/medical/restaurant space in the heart of downtown	
	Densely-populated and vibrant neighborhood	
	Convenient access to Route 17 and Route 3	
	Felician College Rutherford - 2,109 Students, 244 Faculty	

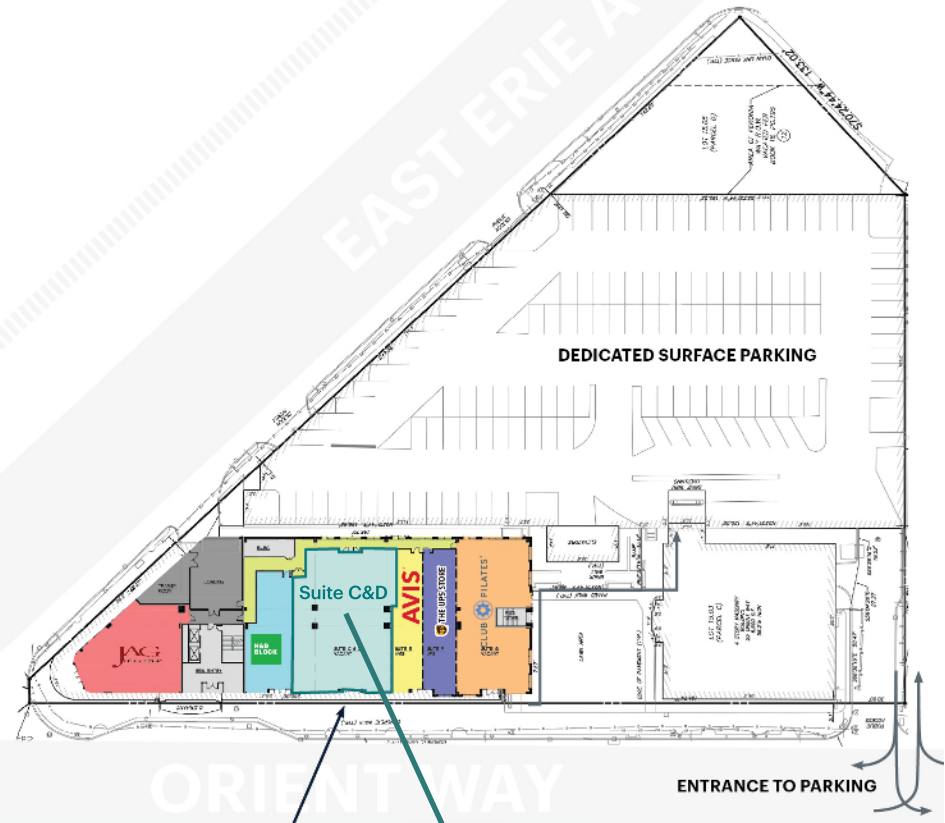
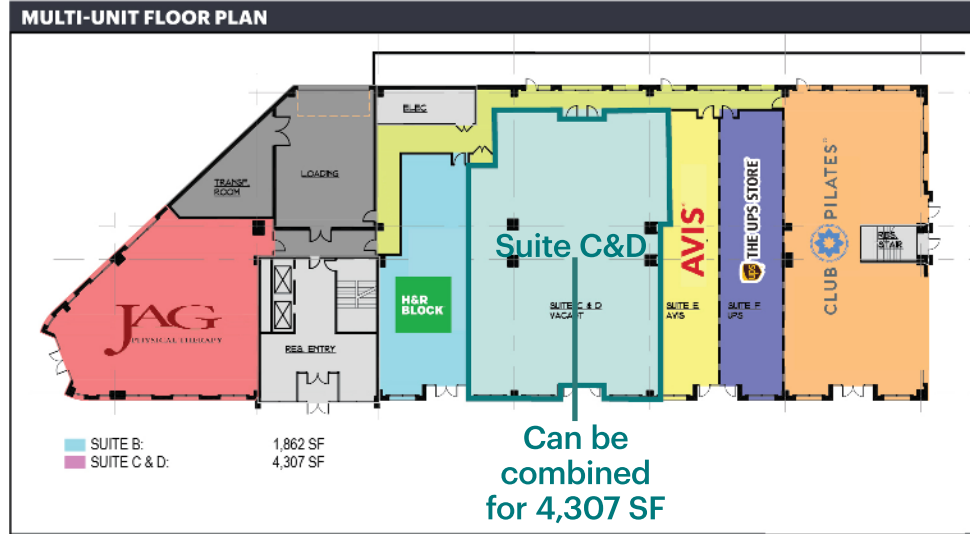
Floor Plans

Ceiling Heights: Slab to Slab 15 Feet

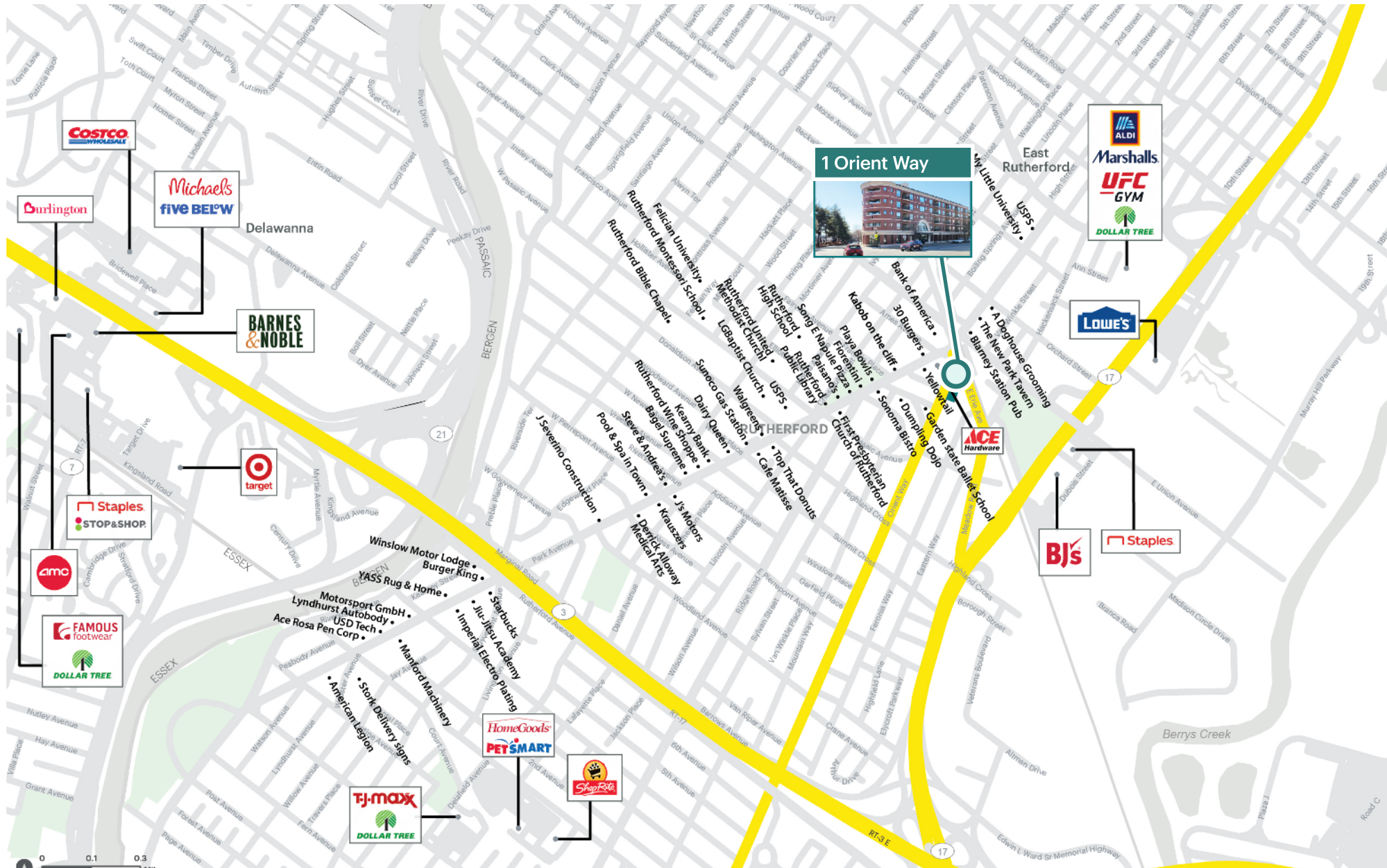
Floor thickness: 6"

Floor Load: 100 lbs PSF

Potential for outdoor seating



Centrally Located in Downtown

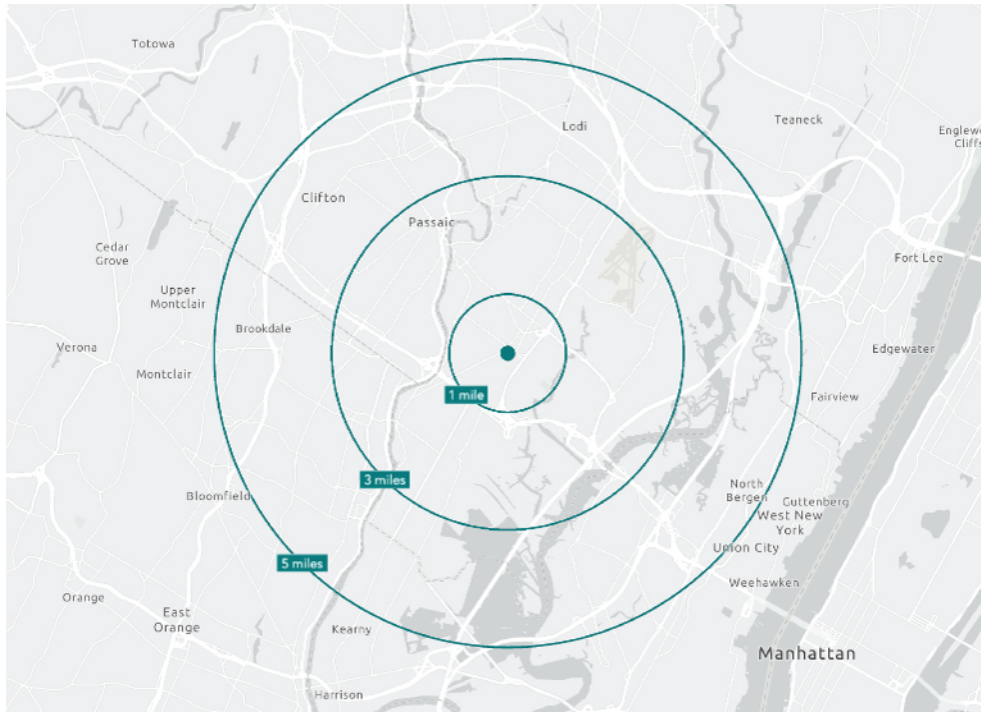


Vibrant Downtown Rutherford

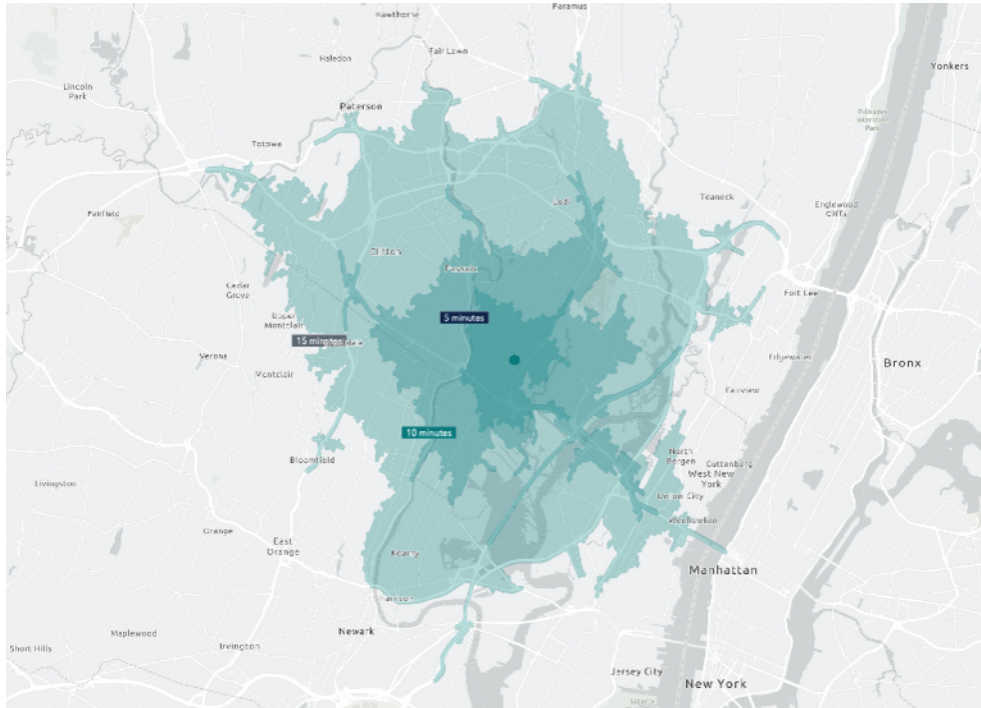


Prominent Site & Great Visibility





Radius Map



Drivetime Map

Area Demographics

Population	1 mile	24,237	% Population with Bachelors Degree +	1 mile	54.1%
	3 miles	183,194		3 miles	42.0%
	5 miles	574,233		5 miles	37.0%
Total Households	1 mile	9,290	Daytime Population	1 mile	26,233
	3 miles	67,986		3 miles	170,994
	5 miles	213,390		5 miles	536,473
Median Age	1 mile	40.4	Total Daytime Employees	1 mile	15,234
	3 miles	38.8		3 miles	81,215
	5 miles	39.3		5 miles	258,724
Average Household Income	1 mile	\$151,269	Total Businesses	1 mile	1,321
	3 miles	\$131,745		3 miles	7,161
	5 miles	\$124,128		5 miles	20,184

Drivetime Demographics

Population	5 min	41,263	% Population with Bachelors Degree +	5 min	50.9%
	10 min	187,054		10 min	42.9%
	15 min	742,777		15 min	36.3%
Total Households	5 min	16,119	Daytime Population	5 min	37,879
	10 min	69,264		10 min	182,866
	15 min	270,466		15 min	697,748
Median Age	5 min	40.4	Total Daytime Employees	5 min	19,181
	10 min	39.0		10 min	90,964
	15 min	38.9		15 min	332,066
Average Household Income	5 min	\$146,660	Total Businesses	5 min	1,831
	10 min	\$133,588		10 min	7,564
	15 min	\$122,520		15 min	26,391

Contact Exclusive Agent

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RIPCO
 RETAIL LEASING

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 Information is from sources deemed reliable, but the accuracy is not guaranteed. Square footage is approximate. Buyer must independently verify all information and assumes all risk for inaccuracies.