



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

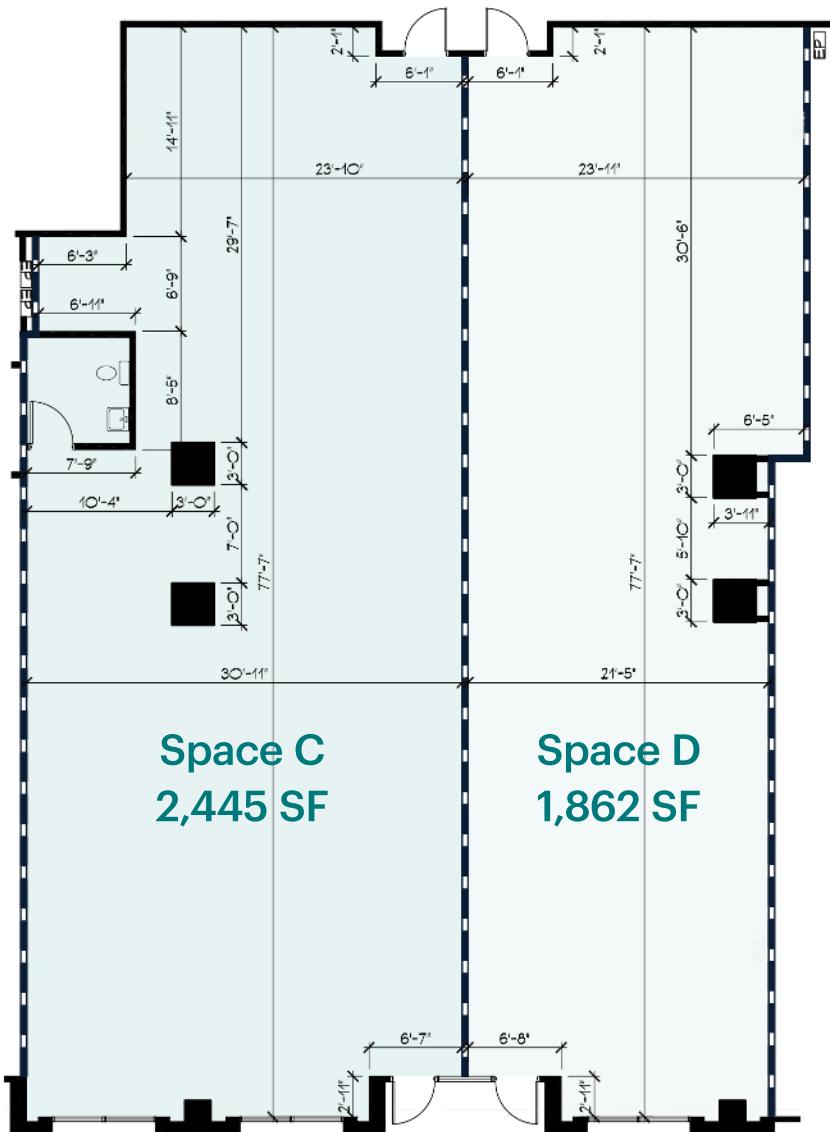
Fitness, Retail, Medical Space

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 | |

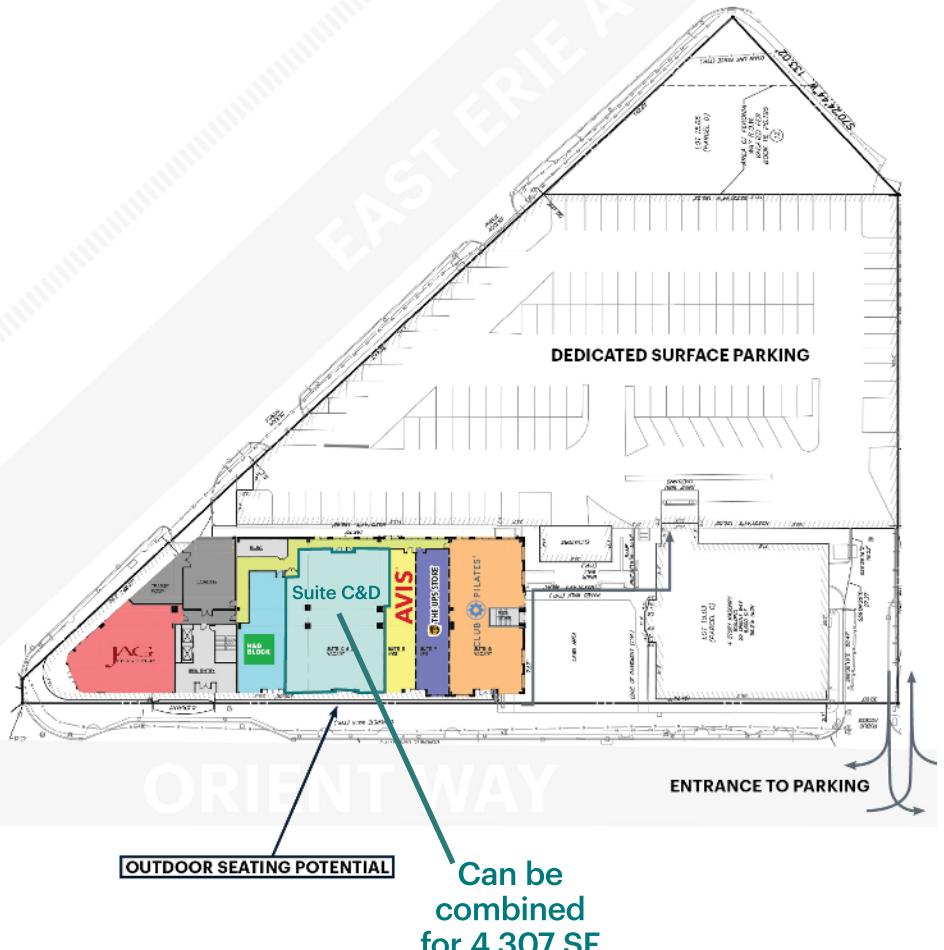
Floor Plans

Ceiling Heights: Slab to Slab 15 Feet

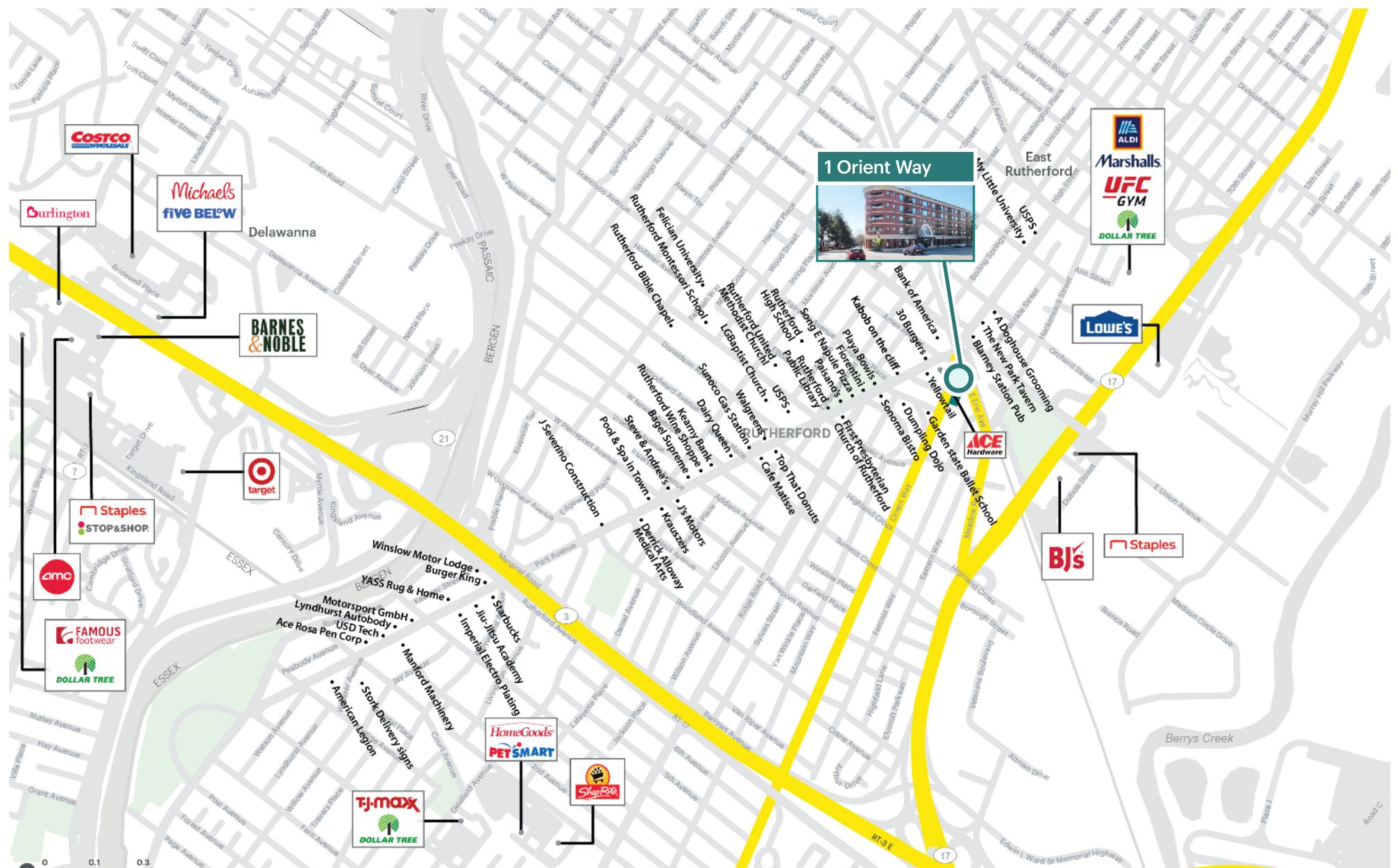
Floor thickness: 6"

Floor Load: 100 lbs PSF

Potential for outdoor seating



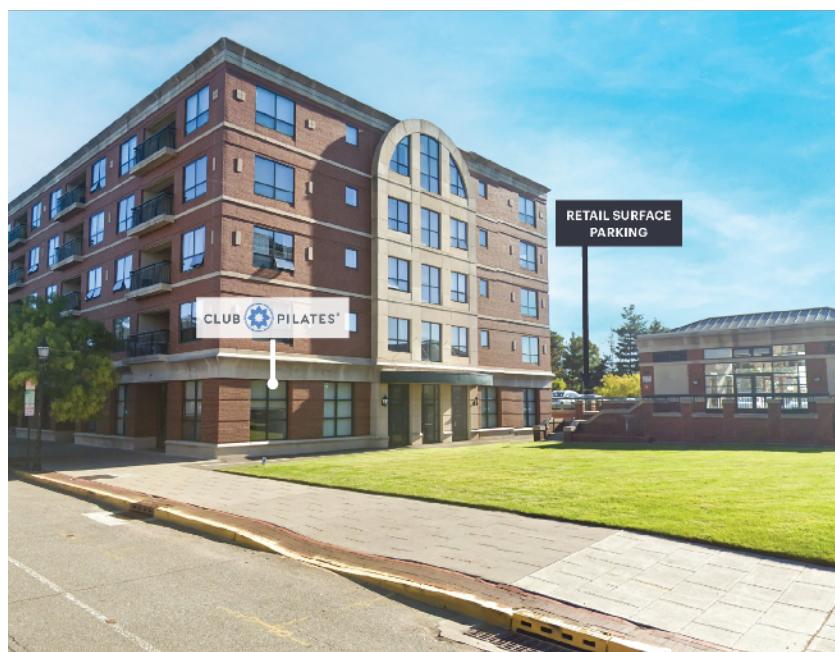
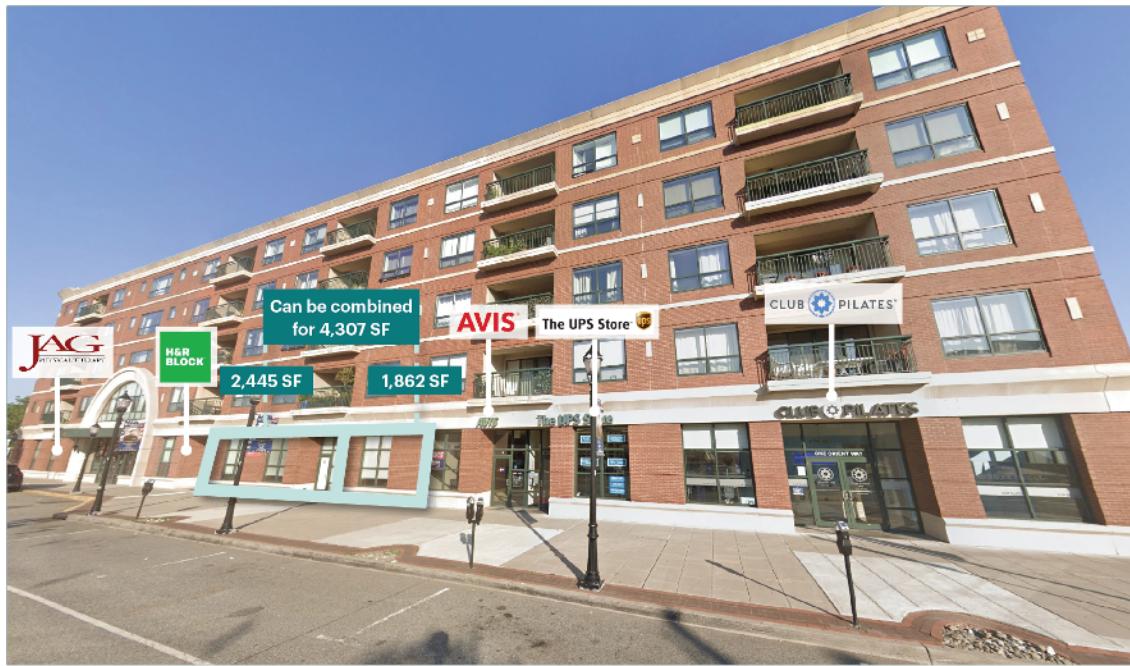
Centrally Located in Downtown

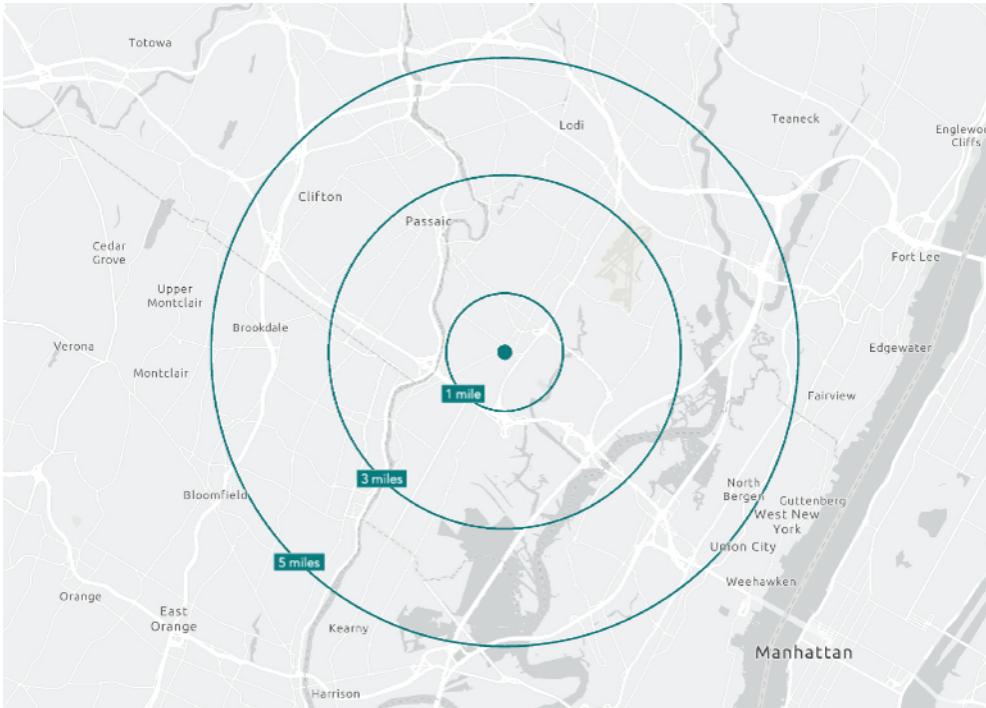


Vibrant Downtown Rutherford

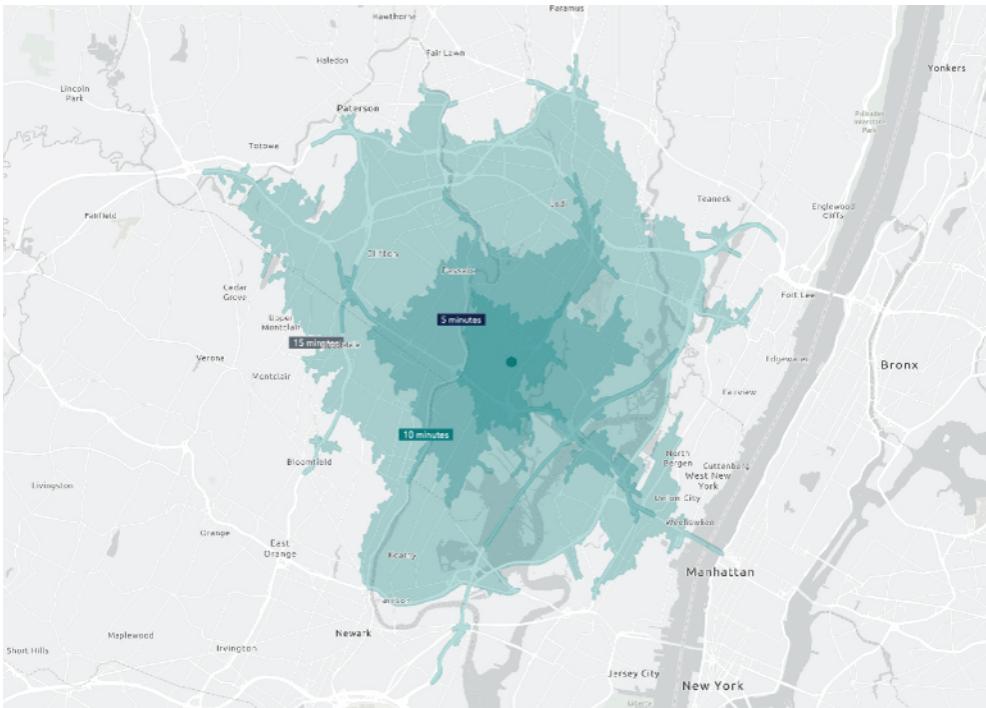


Prominent Site & Great Visibility





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.