

RETAIL/MEDICAL SPACE

POMPTON LAKES, NJ

POMPTON LAKES TOWNE SQUARE

1-55 WANAQUE AVENUE AT RINGWOOD AVE



**3,619 SF
& 4,200 SF
AVAILABLE**



HAND & STONE
MASSAGE AND FACIAL SPA



EUROPEAN
WAX
CENTER

SPACE AVAILABLE

Space 16a 3,619 SF

Space 19 4,200 SF (pre-leasing)

GLA

125,000 SF

ASKING RENT

Upon Request

PARKING

+/- 500 stalls

CO-TENANTS

Lidl, Starbucks, Planet Fitness, Hand & Stone, Frank's Pizza, Supercuts, TD Bank, Wendy's, Beeftrust Kitchen & Bar, LabCorp., Atlantic Health, European Wax Center, Four3 Rehab & Performance, Eden Nails, Home Towne Pet Shoppe, Sombrero Tacoria, Frutta Bowls

ATTRIBUTES

- 40,000 visits/wk*
- Top 19% busiest of all NJ shopping centers*
- Top 13% busiest of all shopping centers w/in 10 Miles*
 - #1 busiest Starbucks in NJ*
 - Top 10 busiest Lidl in NJ*
- Solid population with 112,150 people living in 5-mile radius
- Strong incomes with median household income of \$129,403 per year
- Signalized Access
- Bus stop across from site
- Great national co-tenancy
- Oversized pylon signage available

CONTACT EXCLUSIVE AGENTS

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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.

* Source: Placer.ai cell phone tracking,
PSF basis, 10/2/24

GREAT NATIONAL CO-TENANCY



SITE PLAN



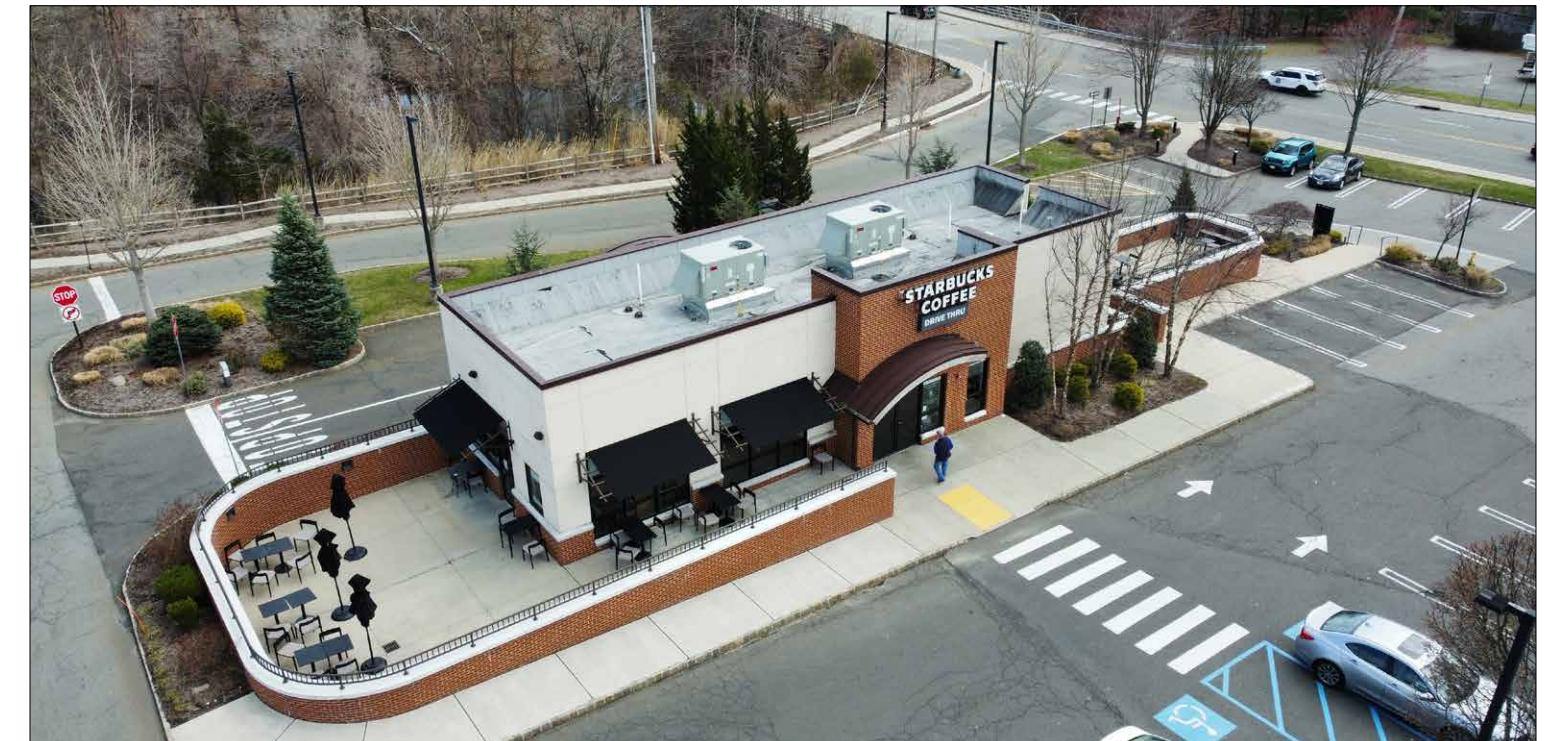
1	TD Bank	3,800 SF
2	Wendy's	4,000 SF
3	Cookies N' Cream	1,116 SF
4	Hand & Stone	3,083 SF
5	LabCorp	1,871 SF
6/7	Atlantic Health System	3,638 SF
8	Home Towne Pet Shoppe	3,900 SF
9	Frank's Pizza	2,700 SF
10	Beeftrust Kitchen & Bar	1,560 SF
11	Frutta Bowls	1,560 SF
12	European Wax Center	1,560 SF
13	Four3 Rehab & Performance	1,560 SF
14	Eden Nails	1,560 SF
15	Just-A-Buck	2,960 SF
16a	AVAILABLE	3,619 SF
16b	Extra Space Storage	94,000 SF
16c	Lidl	30,000 SF
17	Supercuts	1,650 SF
18	Sombrero Tacoria	1,900 SF
19	in Pre-Lease	4,200 SF
20	Planet Fitness	18,000 SF
21	Starbucks	1,750 SF



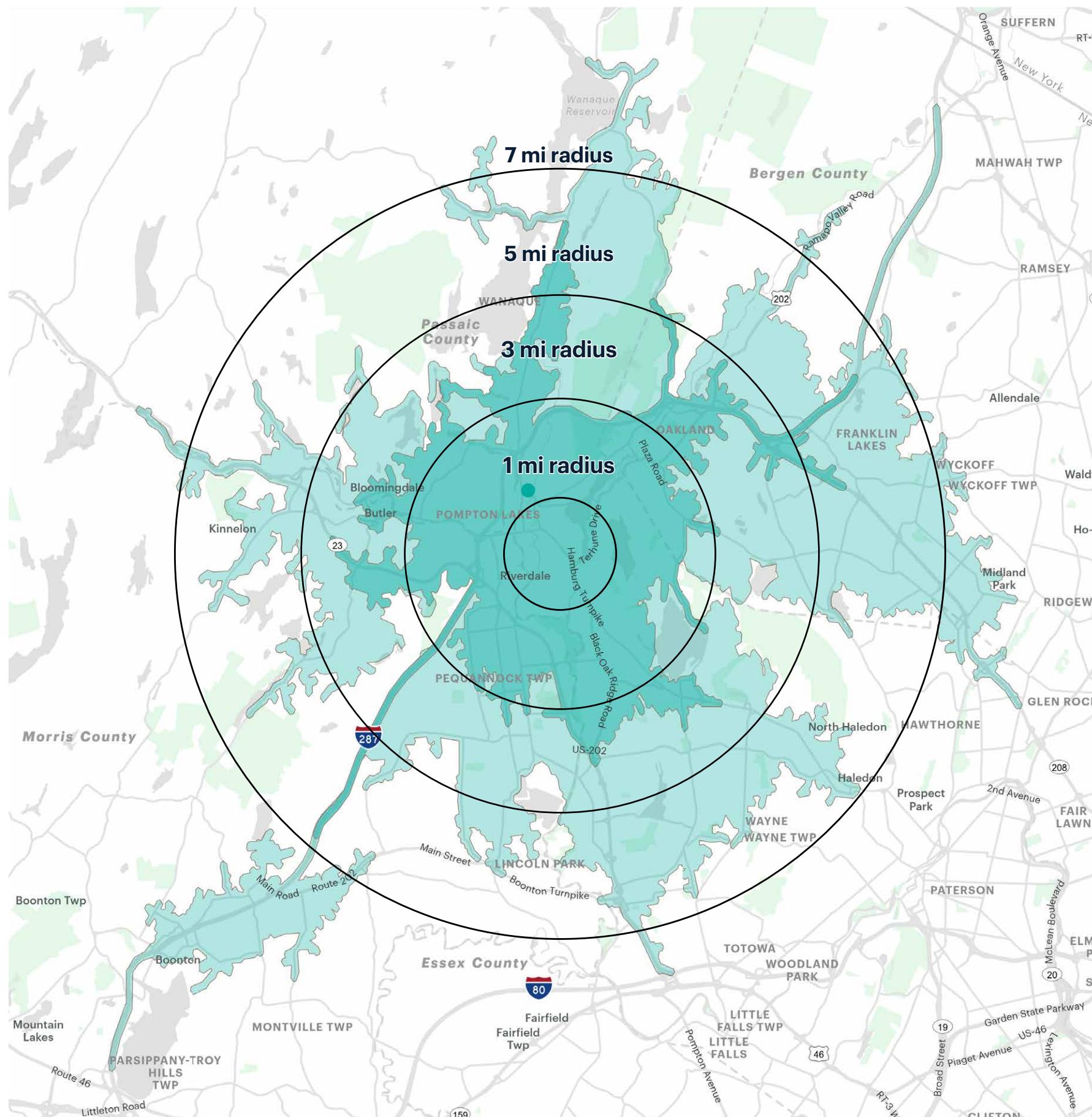
SPACE PLANS



SITE PHOTOS



GREAT INCOMES & STRONG REGIONAL PULL



3 MILE RADIUS

POPULATION

52,544

HOUSEHOLDS

20,970

AVERAGE HOUSEHOLD INCOME

\$156,897

MEDIAN HOUSEHOLD INCOME

\$115,238

MEDIAN AGE

45.7

COLLEGE GRADUATES (Bachelor's +)

49%

TOTAL BUSINESSES

2,449

TOTAL EMPLOYEES

27,260

5 MILE RADIUS

POPULATION

112,150

HOUSEHOLDS

42,382

AVERAGE HOUSEHOLD INCOME

\$179,952

MEDIAN HOUSEHOLD INCOME

\$129,403

MEDIAN AGE

44.8

COLLEGE GRADUATES (Bachelor's +)

53%

TOTAL BUSINESSES

4,503

TOTAL EMPLOYEES

55,025

7 MILE RADIUS

POPULATION

191,827

HOUSEHOLDS

70,599

AVERAGE HOUSEHOLD INCOME

\$187,594

MEDIAN HOUSEHOLD INCOME

\$135,116

MEDIAN AGE

44.8

COLLEGE GRADUATES (Bachelor's +)

55%

TOTAL BUSINESSES

7,403

TOTAL EMPLOYEES

93,046

*2025 estimates