

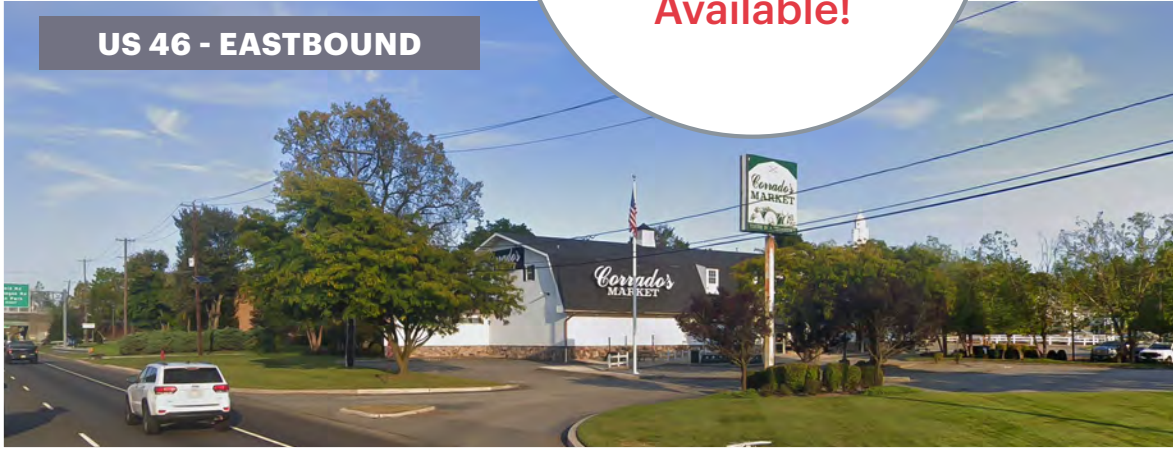
**NEW RETAIL CENTER**

# FAIRFIELD MARKETPLACE

**480 US-46 EAST & FAIRFIELD ROAD**

FAIRFIELD, NJ | ESSEX COUNTY

New Retail Center  
**1,500 - 16,000 SF**  
Inline Spaces  
Available!



**RENDERING OF PROPOSED FACADE**

**RIPCO**  
REAL ESTATE

# SITE ATTRIBUTES



## SPACE AVAILABE

- Inline Spaces Available
- 1,500 to 16,000 SF
- - 85' Feet Deep

## LAND

3 Acres

## GLA

21,671 SF

## ASKING RENT

Upon Request

## RETAIL CO-TENANCY

McDonald's, Dunkin', Target, Manhattan Bagel, Raymour & Flanigan, Ashley Furniture, WaWa Planet Fitness, Retro Fitness, Dollar Tree, Anik Greek Kitchen

## PARKING RATIO

Just over 5:1

## ATTRIBUTES

### Strong Traffic Count

- 45,000+/- VPD on US-46
- 8,400+/- VPD on Fairfield Rd

### Great Access

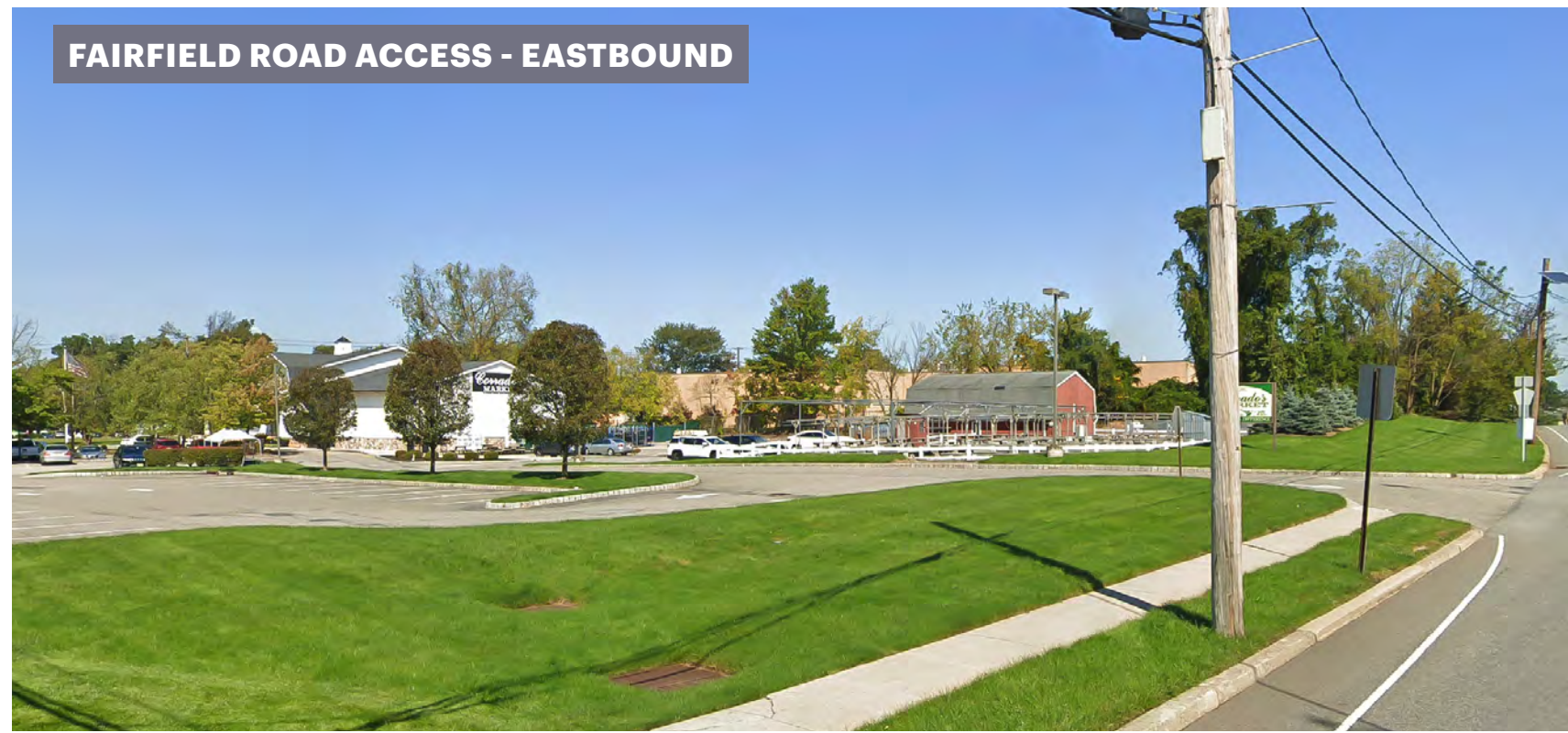
- US-46, just west of east/west turn-around for regional traffic
- Fairfield Rd for local traffic

### Highway Signage

- On US-46 & Fairfield Rd

### Outdoor Seating

## FAIRFIELD ROAD ACCESS - EASTBOUND





**GREAT ACCESS VIA US-46 TURN-AROUND & FAIRFIELD RD**



Ashley  
HOMESTORE

Raymour & Flanigan  
FURNITURE

PNC

QuickChek

CROWNE PLAZA  
BRITISH SWIM SCHOOL  
DOLLAR TREE  
The planet fitness

NATUZZI

Flagstar  
Bank

Wawa

DUNKIN'

CHASE

46

WEST ESSEX  
BAR • DINER • BAKERY

MICHELIN

Habitat for Humanity  
ReStore

KIDS EMPIRE  
PJs COFFEE

Huffman Koss  
FURNITURE

DUNKIN'

Taqueria  
Delizia

45,903  
VPD

ALL PRO

FAIRFIELD MARKETPLACE  
NEW DEVELOPMENT  
FOR LEASE  
Tim Hortons  
Pink Pistachio  
CAFE

8,410  
VPD

McDonald's

antik  
greek kitchen

FLOOR EXPO

JOHNSON  
FURNITURE & WALLCOVERINGS

MEDRITE  
URGENT CARE

GLOW  
BEAUTY BAR

ZEN  
KITCHEN & BATH

Retro Fitness

FERGUSON

MK  
POWERED

SiteOne  
LANDSCAPE SUPPLY

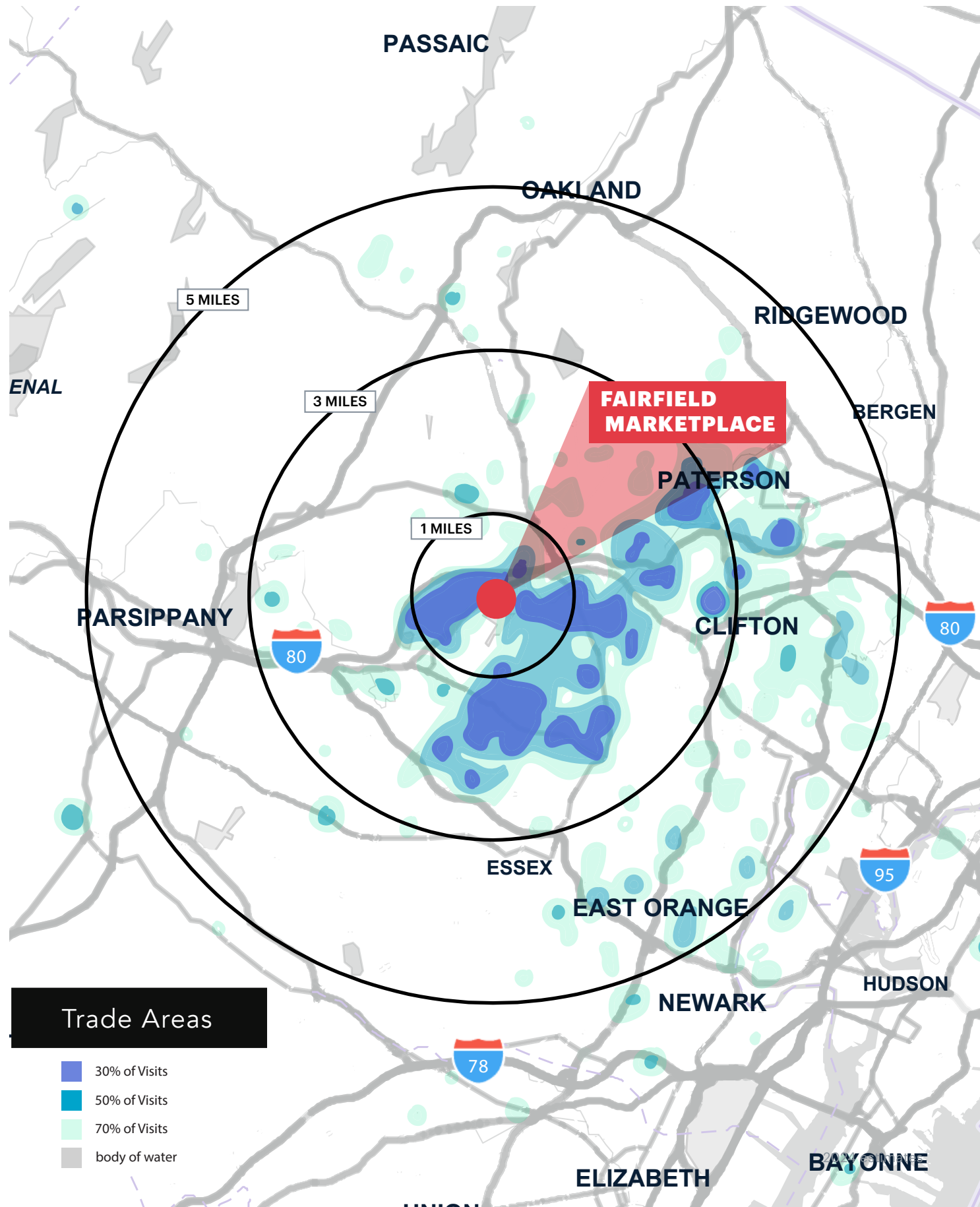
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MANHATTAN  
BAGEL

TD Bank



# STRONG DEMOGRAPHICS



## Trade Areas

- 30% of Visits
- 50% of Visits
- 70% of Visits
- body of water

## TOTAL POPULATION

<b>3,876</b> 1 mile	<b>46,113</b> 3 miles	<b>182,484</b> 5 miles	<b>536,285</b> Trade Area*
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## MEDIAN HOUSEHOLD INCOME

<b>\$135,914</b> 1 mile	<b>\$127,808</b> 3 miles	<b>\$136,569</b> 5 miles	<b>\$87,244</b> Trade Area*
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## TOTAL EMPLOYEES

<b>14,880</b> 1 mile	<b>55,633</b> 3 miles	<b>131,375</b> 5 miles	<b>13,007</b> Trade Area*
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## NUMBER OF COLLEGE GRADUATES

<b>1,631</b> 1 mile	<b>18,841</b> 3 miles	<b>74,325</b> 5 miles	<b>159,493</b> Trade Area*
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2024 Esri estimates

## TRADE AREA - PLACER.AI (CELL PHONE TRACKING DATA)

	30% OF VISITS	50% OF VISITS	70% OF VISITS*
Population	75,654	261,784	828,342
Employees	39,335	130,742	413,351
Median Household Income	\$101,109	\$82,793	\$76,521
Bachelor's Degree or Higher	21,196	57,591	174,312

\*2024 estimates



## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripconj.com](http://ripconj.com) for more information

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