



For Lease

**RIPCO**  
RETAIL LEASING

# 127 Water Street at US-206

Sussex County  
Newton, NJ

## Pad Sites Available

ShopRite expanding! Major renovation, pad sites available at lighted intersection

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Contact  
Exclusive Agents

Curtis Nassau  
[cnassau@ripconj.com](mailto:cnassau@ripconj.com) | 917.940.2789

Matt Grundy  
[mgrundy@ripconj.com](mailto:mgrundy@ripconj.com) | 201.983.8170

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**611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com**  
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.

# Regional Pull from NY, NJ, & PA



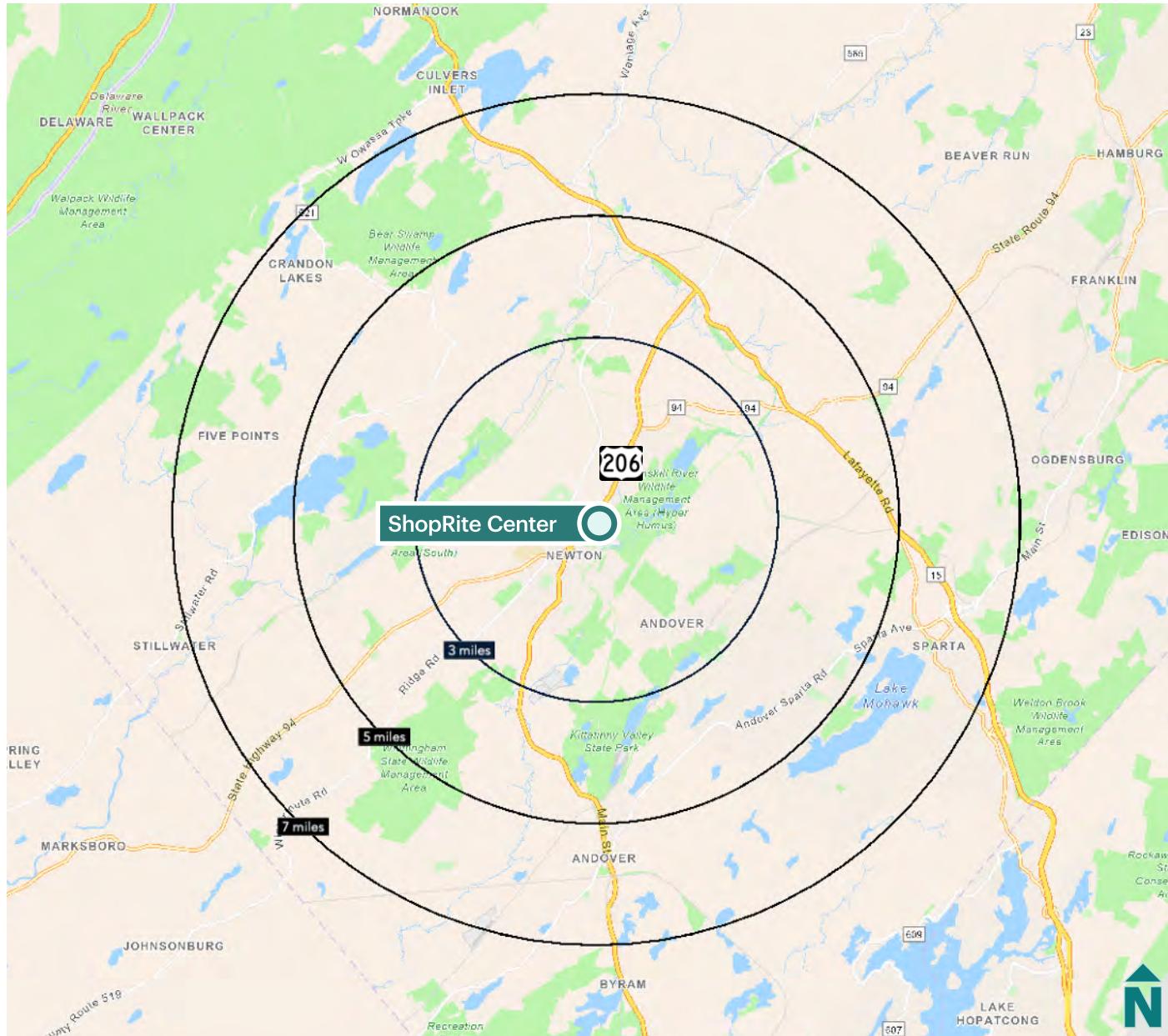
# Centrally Located



# Best Intersection in the County



# Demographics



<b>Population</b>	3 miles	14,353
	5 miles	27,518
	7 miles	51,056
 <b>Households</b>		
	3 miles	5,991
	5 miles	10,954
	7 miles	20,043
 <b>College Graduates</b>		
<b>(Bachelor's +)</b>	3 miles	4,207
	5 miles	9,129
	7 miles	18,480
 <b>Total Businesses</b>		
	3 miles	835
	5 miles	1,579
	7 miles	2,505
 <b>Total Employees</b>		
	3 miles	10,602
	5 miles	17,510
	7 miles	27,059
 <b>Average Household Incomes</b>		
	3 miles	\$126,390
	5 miles	\$148,365
	7 miles	\$158,364