



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

**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

# Pad Sites Available





# Regional Pull from NY, NJ, & PA





# Centrally Located





verizon  
AspenDental  
FIVE GUYS

ShopRite  
LIQUORS

weis

WATER STREET LOFTS

Panera

STARBUCKS

NEWTON TOWN POOL

NAPA

206

HAMPTON HOUSE ROAD

WATER STREET

24,002 VPD

PNC

MAVIS VIDEO SERVICES

DUNKIN'

WELLS FARGO

AutoZone

QuickChk

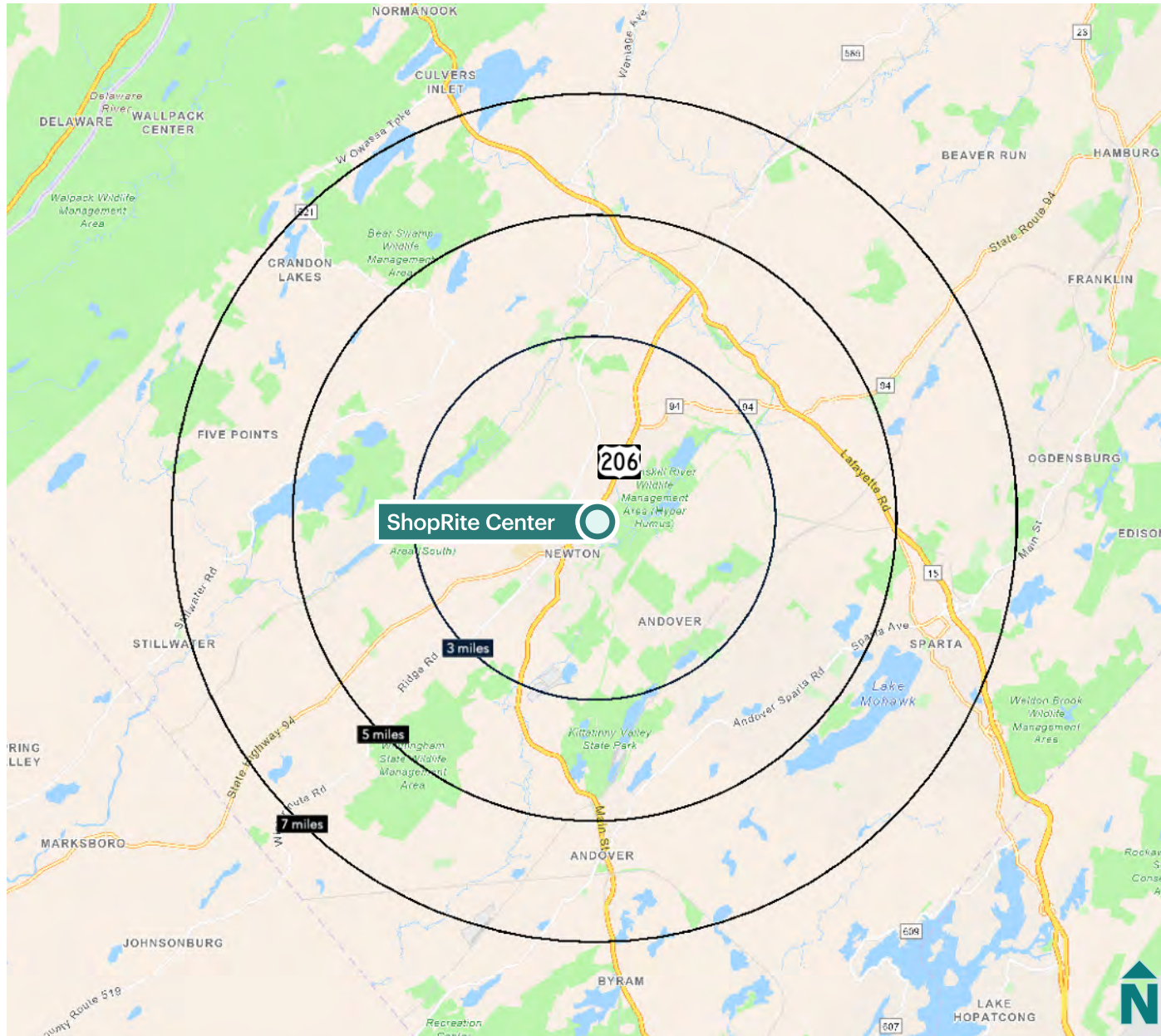
Marshall's  
HomeGoods

THE HOME DEPOT

MEMORIAL PARK



# 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 (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