

THE

ELIZABETH CENTER

AT 13A



RETAIL & RESTAURANT SPACE AVAILABLE



RIPCO
REAL ESTATE

RETAIL & RESTAURANT SPACE

NORTH AVENUE @ IKEA DRIVE

THE ELIZABETH CENTER AT 13A

ELIZABETH | NEW JERSEY

Strategically positioned in the heart of Northern New Jersey with proximity to New York City, Staten Island, Newark Liberty International Airport, major highways, and the Mills at Jersey Gardens, one of the highest performing outlet centers in the region.

OVERVIEW

- Elizabeth Center is a partially developed 73-acre retail, restaurant and hospitality center anchored by a highly successful $\pm 350,000$ SF IKEA, a 98,000 SF Floor & Decor, and a 150,000 SF Raymour & Flanigan.
- Elizabeth Center is located in Elizabeth, New Jersey, along the New Jersey Turnpike with $\pm 2,500'$ of frontage and directly off Exit 13A of the NJ Turnpike, across from Newark Liberty International Airport
- The Mills at Jersey Gardens is 1/2 mile away along Kapkowski Road with reported sales of more than \$985/SF second only to Sawgrass Mills (Sunrise, FL) within the Simon Mills Portfolio.

FOR LEASE

Restaurant and retail pad sites along North Avenue on Parcel 1, (± 9.86 Acres), as well as Parcel 4, (± 3.98 Acres), along IKEA Drive, as identified within.

ASKING RENT

Upon Request

CO-TENANTS & NEIGHBORS

IKEA, Raymour & Flanigan, Floor & Decor, and The Mills at Jersey Gardens

COMMENTS

- Located at Interchange 13A off the New Jersey Turnpike with over 227,000 cars passing daily
- Newark Liberty International Airport is the busiest airport in the metropolitan area, handling over 43.4 million passengers
- More than 6.7 million people live within a 45 minute drive
- The Mills at Jersey Gardens - It's the largest outlet mall in New Jersey and closer to New York City than it's largest outlet mall competitor, Woodbury Commons

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripconj.com for more information

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.



MARKET AERIAL

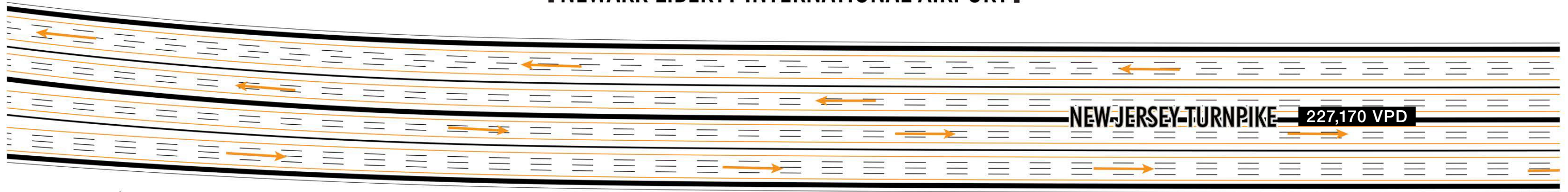


ZOOM AERIAL

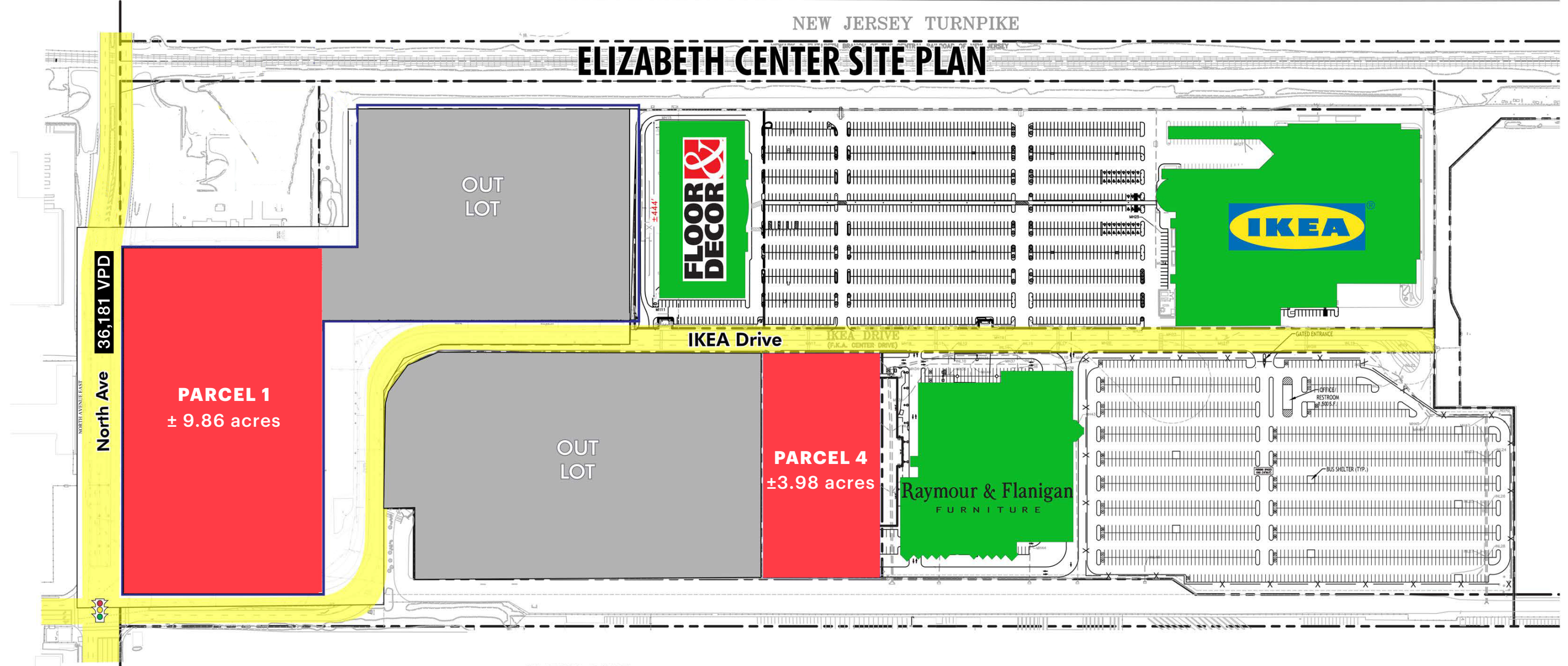


SITE PLAN

↑ NEWARK LIBERTY INTERNATIONAL AIRPORT ↑

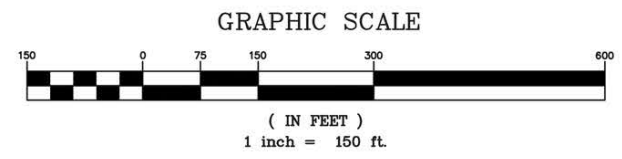


ELIZABETH CENTER SITE PLAN



0.5 MI

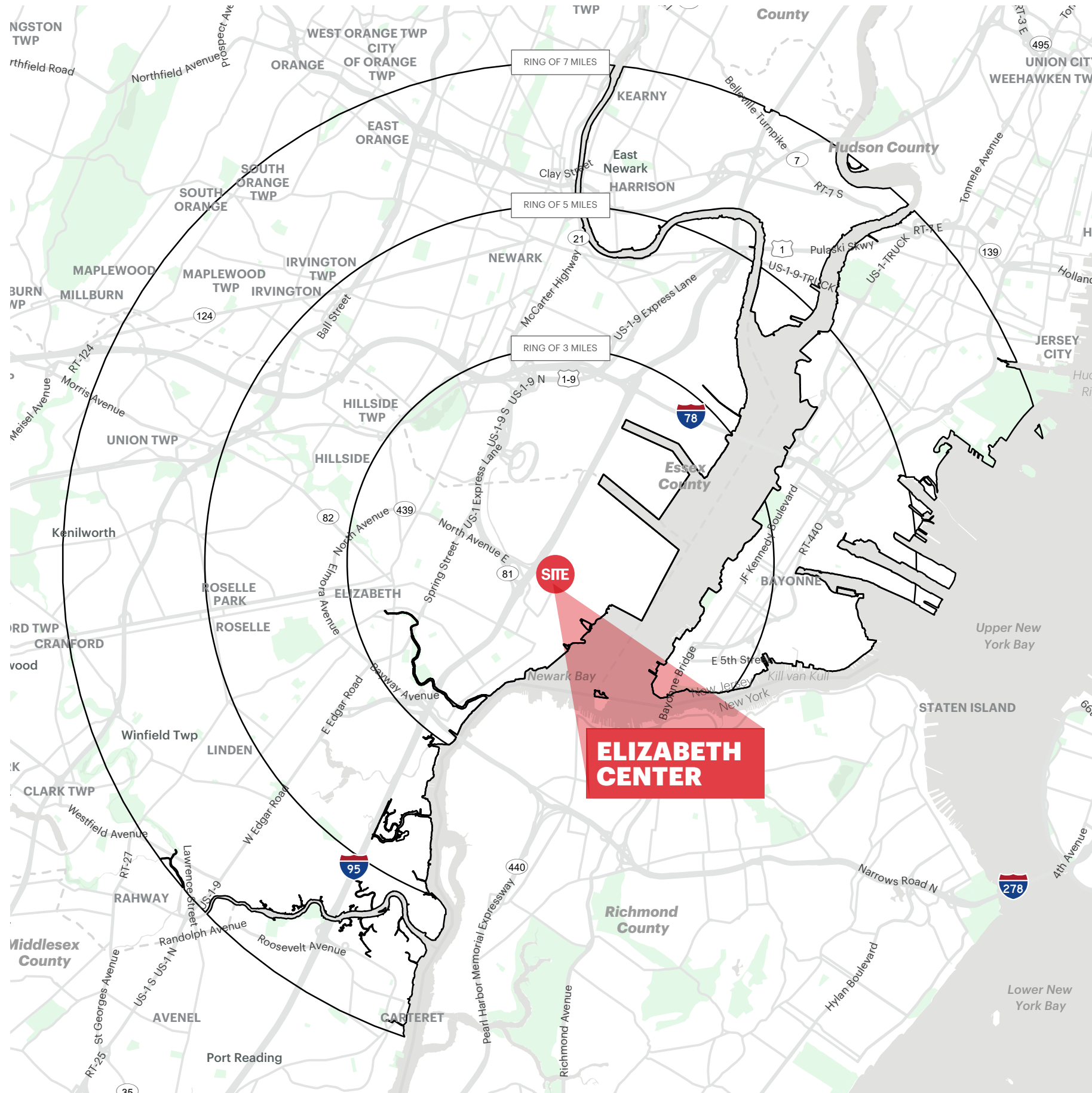
THE MILLS AT JERSEY GARDENS
A SIMON CENTER



ELIZABETH CENTER RETAILERS



DEMOGRAPHICS



3 MILE RADIUS

POPULATION
173,992

HOUSEHOLDS
60,069

MEDIAN AGE
35.5

COLLEGE GRADUATES (Bachelor's +)
24,269 - 21%

TOTAL BUSINESSES
4,395

TOTAL EMPLOYEES
78,009

TOTAL DAYTIME POPULATION
168,553

AVERAGE HOUSEHOLD INCOME
\$81,376

5 MILE RADIUS

POPULATION
541,668

HOUSEHOLDS
193,445

MEDIAN AGE
36.1

COLLEGE GRADUATES (Bachelor's +)
92,086 - 25%

TOTAL BUSINESSES
14,408

TOTAL EMPLOYEES
273,596

TOTAL DAYTIME POPULATION
561,631

AVERAGE HOUSEHOLD INCOME
\$84,372

7 MILE RADIUS

POPULATION
1,068,691

HOUSEHOLDS
385,736

MEDIAN AGE
36.3

COLLEGE GRADUATES (Bachelor's +)
210,198 - 29%

TOTAL BUSINESSES
26,937

TOTAL EMPLOYEES
444,546

TOTAL DAYTIME POPULATION
1,014,467

AVERAGE HOUSEHOLD INCOME
\$89,882

*2023 estimates - excludes NYC