



**Up to
52,946 SF
Available**

RETAIL SPACE

WEST MILFORD, NJ

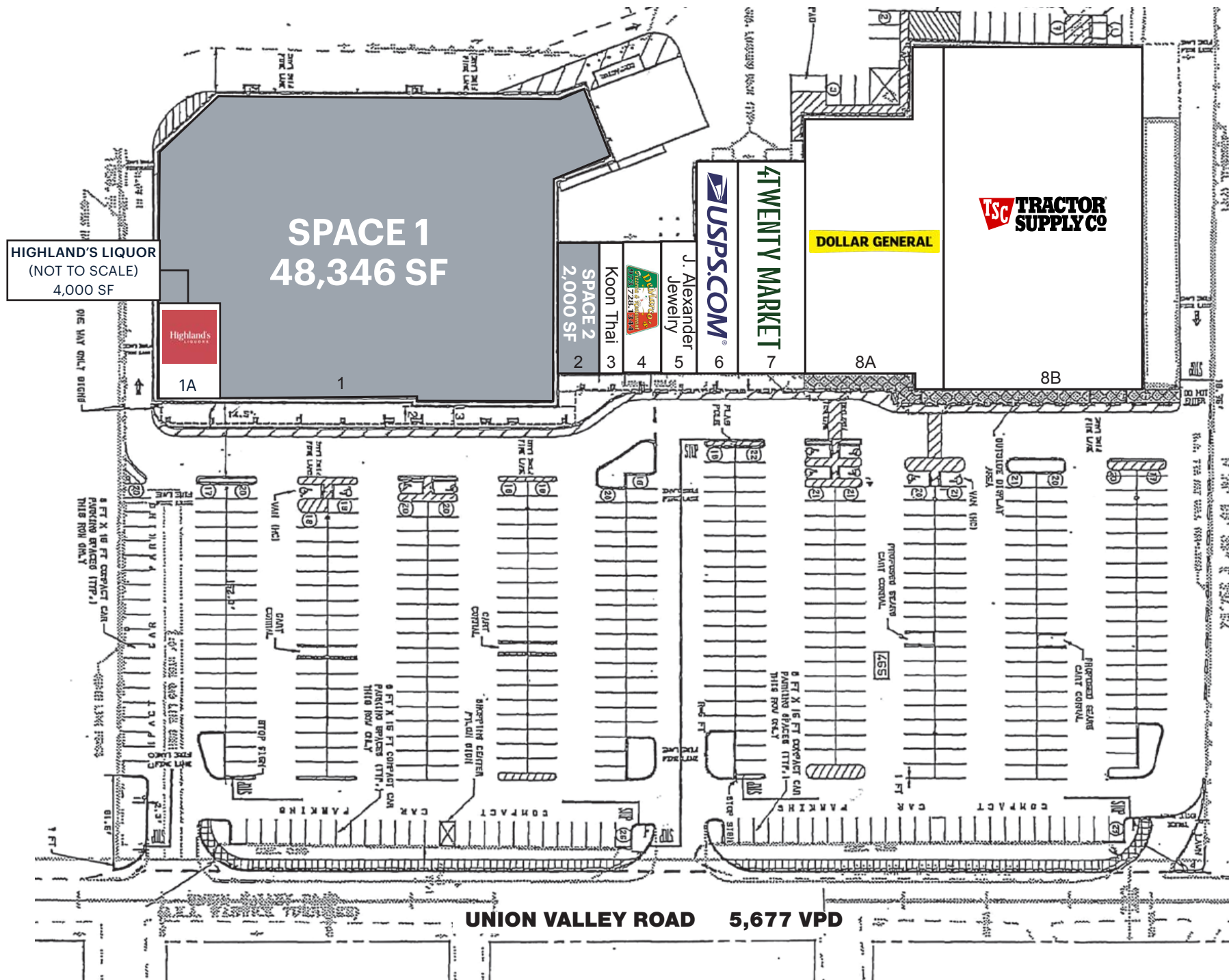
**1926-1938
UNION VALLEY ROAD
Hewitt | Passaic County**



RIPCO
REAL ESTATE

SPACE DETAILS

SITE PLAN



SIZE

Space 1 48,346 SF*
Mezzanine 2,400 SF

*will demise

Space 2 2,200 SF
Total 52,946 SF

ASKING RENT

Upon Request

NNN'S

\$5.50 psf (est.)

POSSESSION

Immediate

GLA

105,064 SF

PARKING

465 spaces

CEILING HEIGHT

22' to joist

24' to deck

CO-TENANTS

Tractor Supply Co, Dollar General, USPS, DeMarco's Pizzeria & Restaurant, J. Alexander Jewelry, 4Twenty Market, and Koon Thai

NEIGHBORS

NAPA Auto Parts, Greenwood Lake Animal Hospital, and LUKOIL

COMMENTS

Former Supermarket available (divisible)

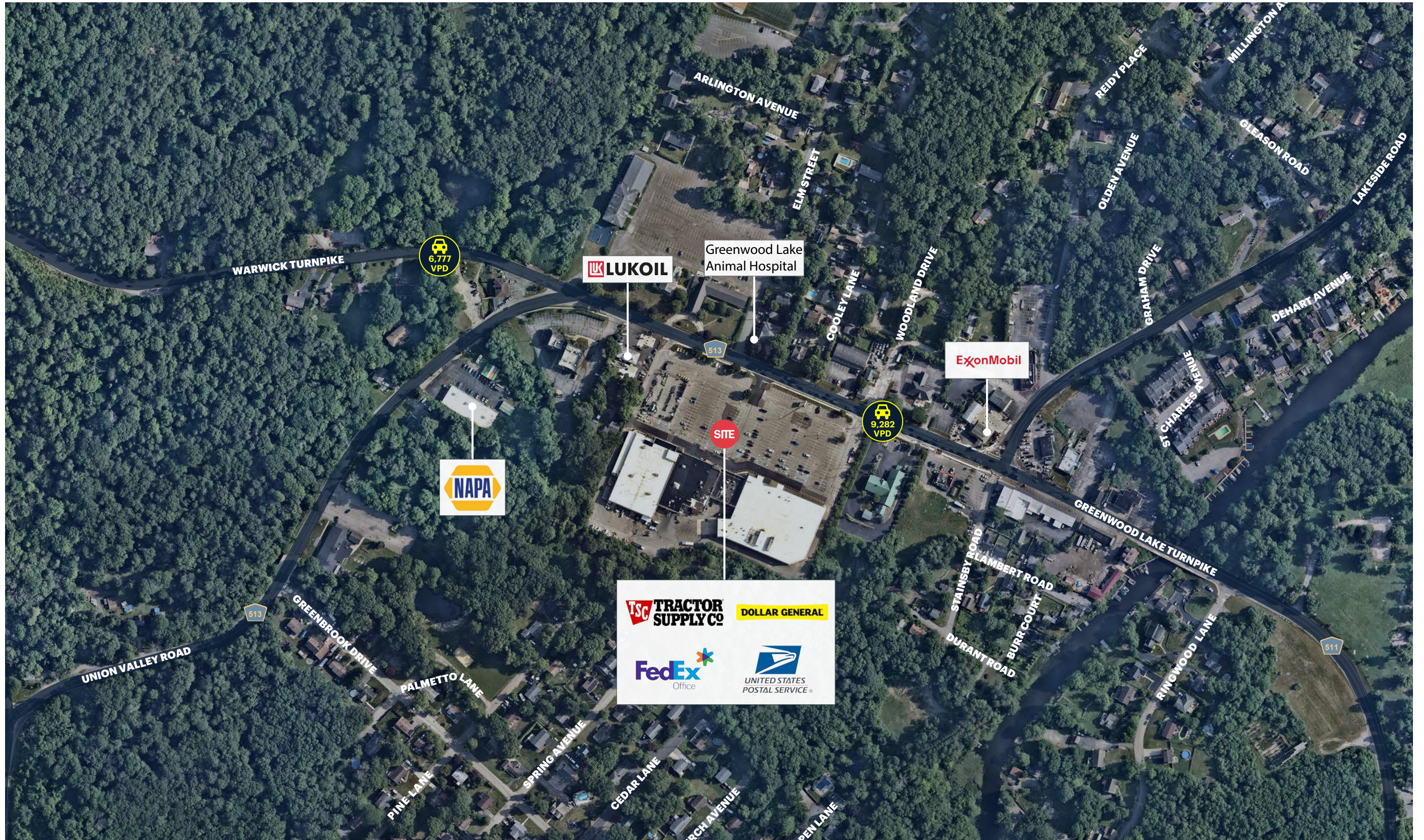
New York market is drawn in due to tax savings on gas

Pylon signage available

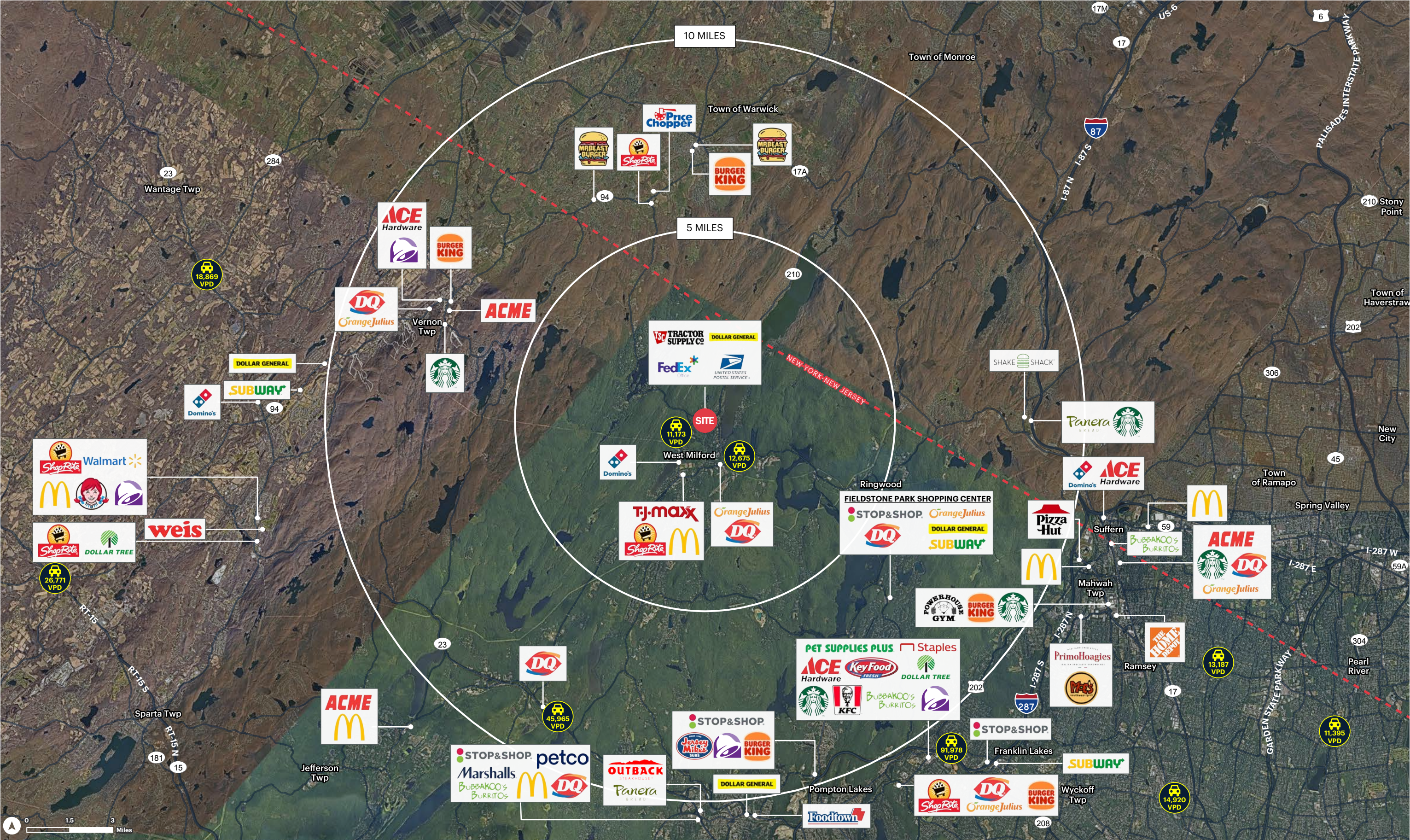
TENANT ROSTER

Space 1	Vacant	Space 5	J. Alexander Jewelry
Space 1A	Highlands Liquor Store	Space 6	USPS
Space 2	Vacant	Space 7	4Twenty Market
Space 3	Koon Thai	Space 8A	Dollar General
Space 4	DeMarco's Pizza	Space 8B	Tractor Supply Co

ZOOM AERIAL



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

2,032

HOUSEHOLDS

815

MEDIAN AGE

47.0

COLLEGE GRADUATES (Bachelor's +)

523 - 33.0%

TOTAL BUSINESSES

101

TOTAL EMPLOYEES

616

AVERAGE HOUSEHOLD INCOME

\$174,576

5 MILE RADIUS

POPULATION

19,353

HOUSEHOLDS

7,853

MEDIAN AGE

47.8

COLLEGE GRADUATES (Bachelor's +)

6,323 - 42.7%

TOTAL BUSINESSES

661

TOTAL EMPLOYEES

5,357

AVERAGE HOUSEHOLD INCOME

\$155,577

10 MILE RADIUS

POPULATION

102,550

HOUSEHOLDS

40,105

MEDIAN AGE

45.7

COLLEGE GRADUATES (Bachelor's +)

33,476 - 43.5%

TOTAL BUSINESSES

3,312

TOTAL EMPLOYEES

32,891

AVERAGE HOUSEHOLD INCOME

\$155,592

*2024 estimates

CONTACT EXCLUSIVE AGENTS

FLORIAN SUSERMAN

fsuserman@ripconj.com

201.777.2301

JON CORBISCELLO

jcorbiscello@ripconj.com

973.420.9029

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

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