



**FUTURE
RENOVATION
UNDER
DISCUSSION**

RETAIL SPACE

PATERSON, NJ

21 MILL STREET

SIZE

End Cap 1,871 SF

End Cap 1,913 SF

ASKING RENT

Upon Request

CO-TENANTS

Action Group Staffing, Dentist/Podiatrist, Hair by Tifa Weave Express, Assemblywoman Sumter District Office, Laundry 21 Laundromat

NEIGHBORS

Passaic County Superior Court, Paterson Museum, Paterson Great Falls National Historical Park, TD Bank, Bank of America, Paterson City Hall

COMMENTS

Fully vented restaurant with equipment and outdoor seating area

Fully vented deli/grill/cafe including equipment plus convenience store with walk in boxes

Located on Mill Street and Market Street with dedicated traffic signal

15 dedicated spaces for commercial tenants plus 18 dedicated spaces for commercial tenant employees

CONTACT EXCLUSIVE AGENTS

COLBY PIPER

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201.636.7497

RIPCO
REAL ESTATE

150 East 58th Street
15th Floor
New York, NY 10155
212.750.6565

Please visit us at ripcony.com for more information

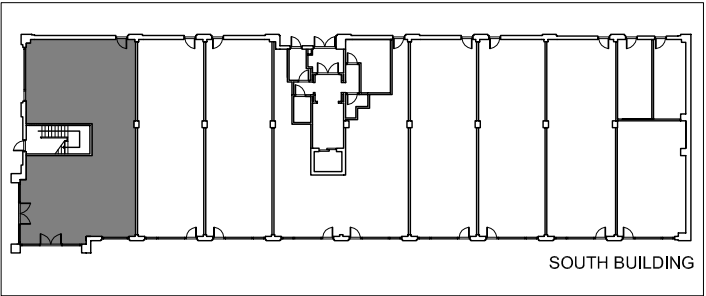
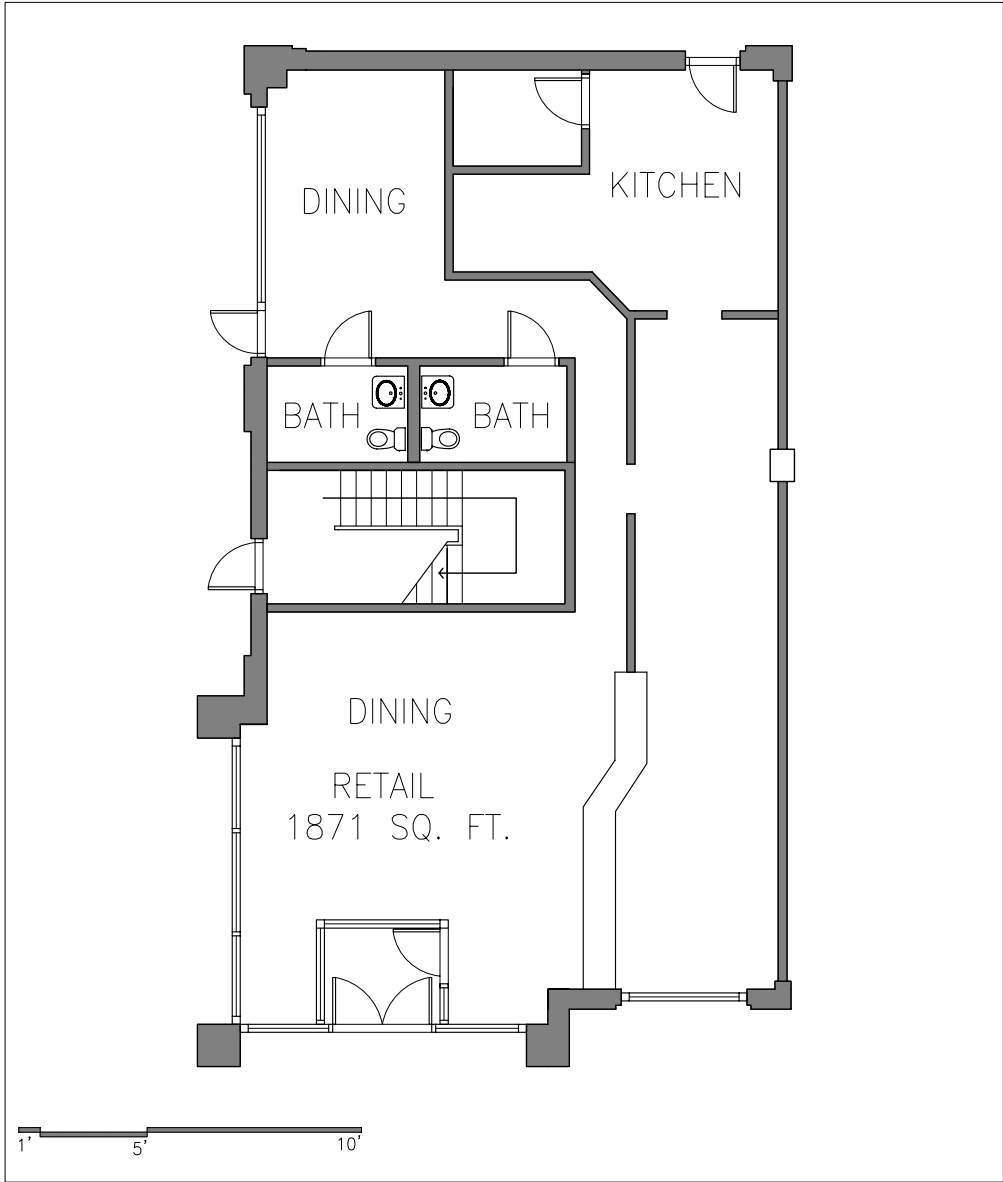
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

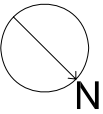


SPACE DETAILS

SPACE 1

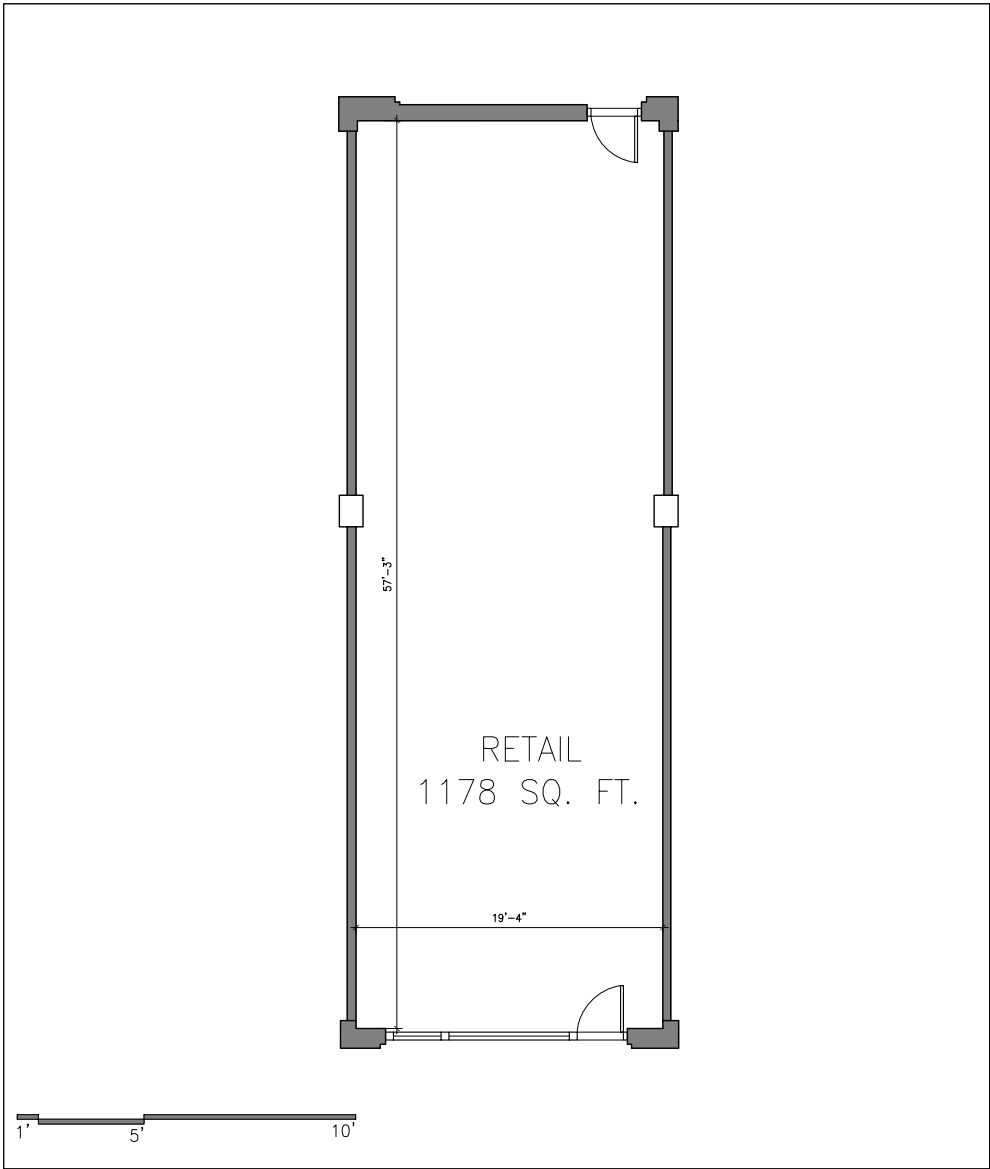


HAMILTON SQUARE
MILL STREET
PATERSON, NJ
GROUND FLOOR

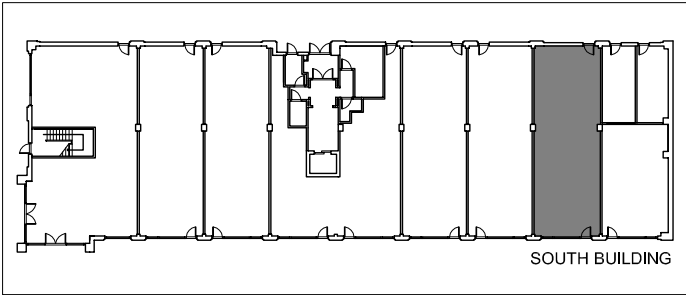
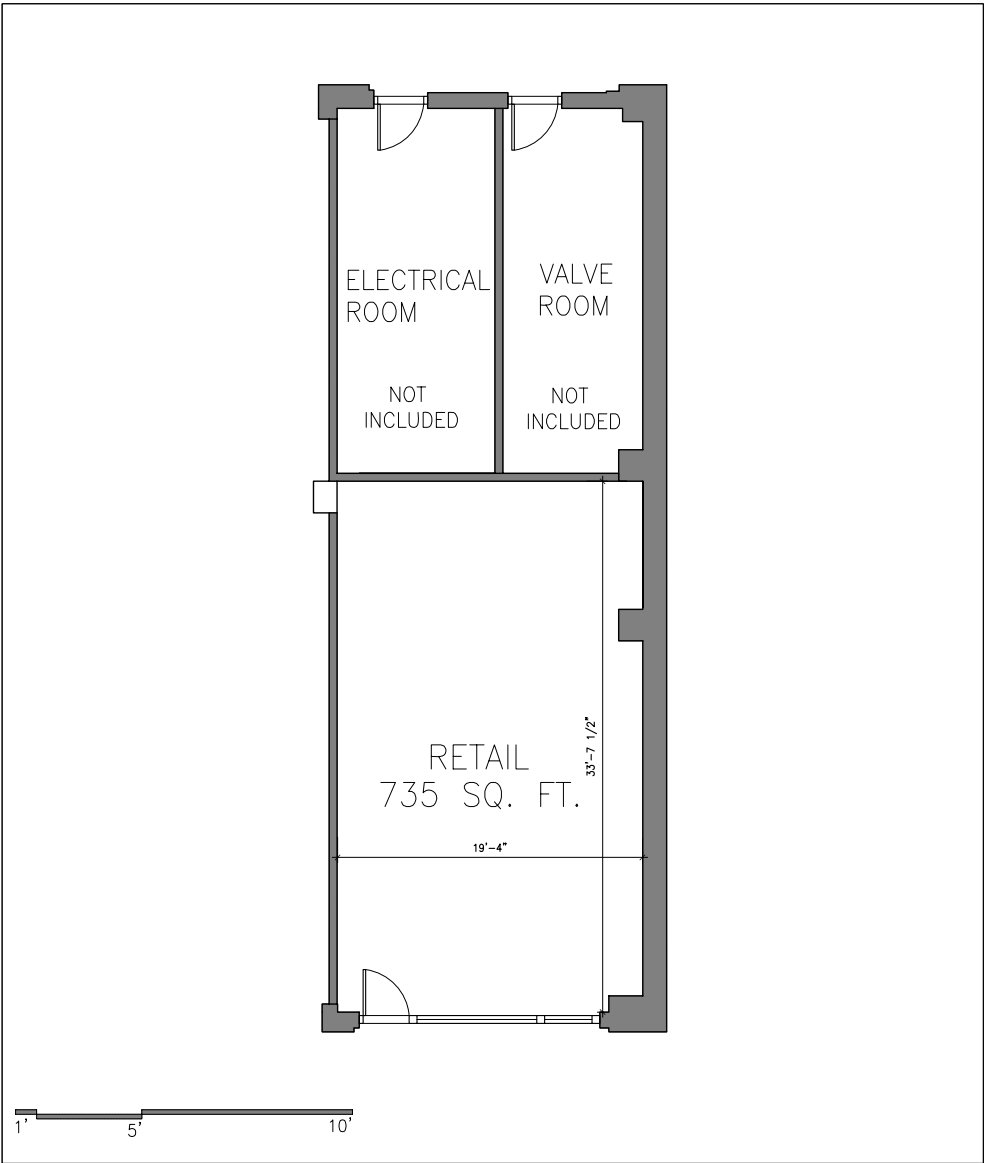


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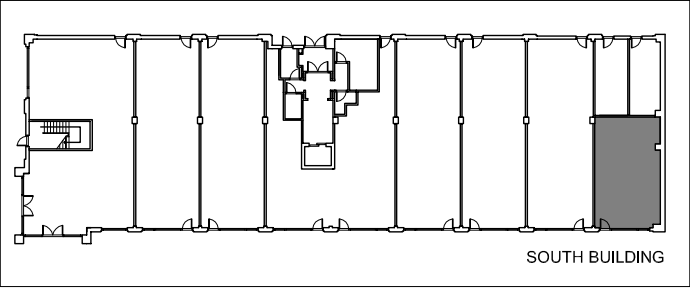
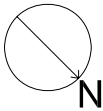
SPACE 7 (TO BE COMBINED)



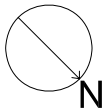
SPACE 8 (TO BE COMBINED)



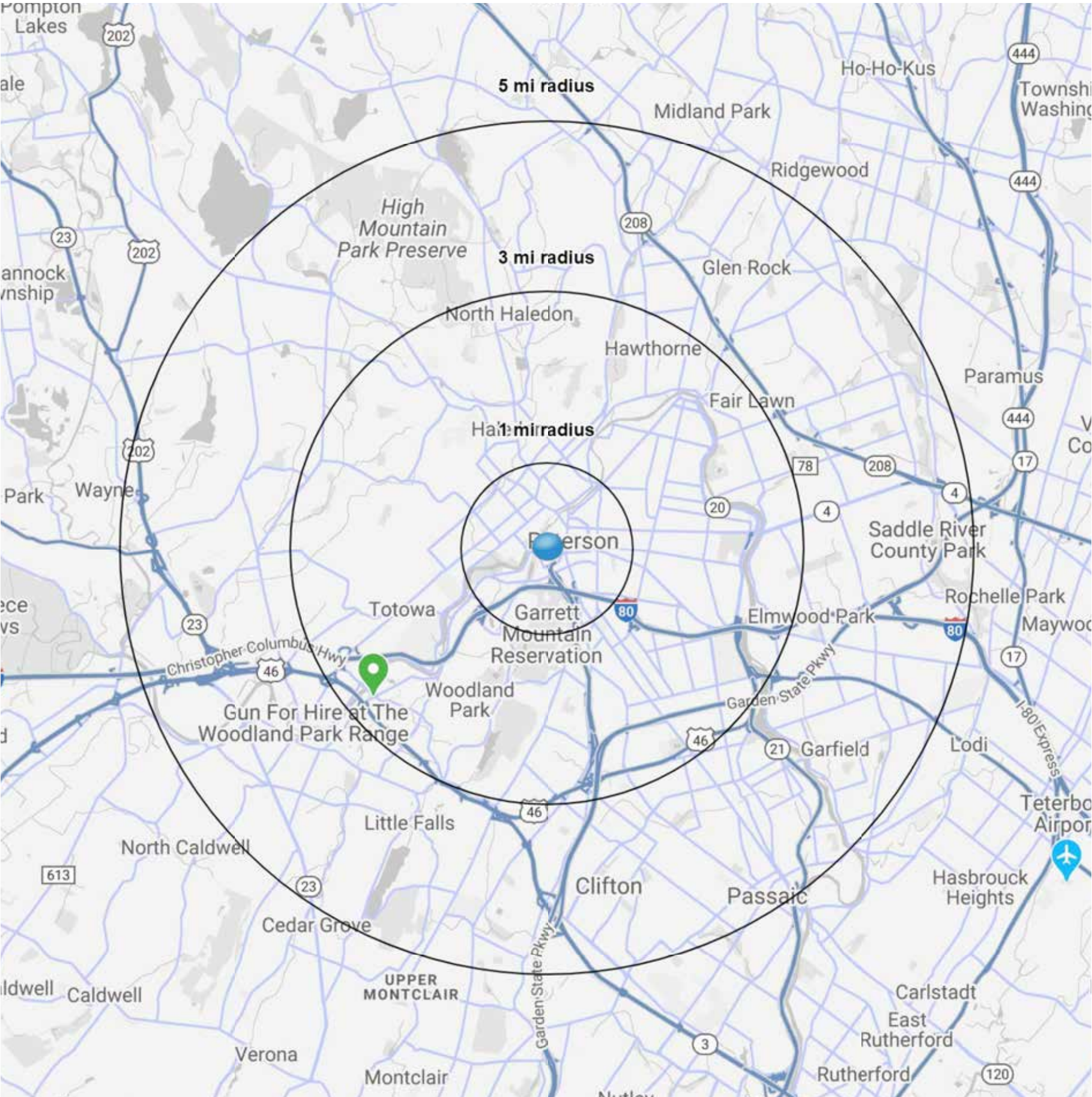
HAMILTON SQUARE
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AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	52,607
3 miles	245,248
5 miles	524,789

ESTIMATED DAYTIME POPULATION

1 mile	37,844
3 miles	160,783
5 miles	366,196

AVERAGE HOUSEHOLD INCOME

1 mile	\$51,973
3 miles	\$85,365
5 miles	\$105,565

TOTAL HOUSEHOLDS

1 mile	16,395
3 miles	81,398
5 miles	180,448

TOTAL BUSINESSES

1 mile	1,972
3 miles	9,252
5 miles	21,384

TOTAL EMPLOYEES

1 mile	19,168
3 miles	83,803
5 miles	207,530

*2020 estimates