



## RETAIL/MEDICAL/OFFICE SPACE

# MADISON, NJ

## MADISON PLAZA SHOPPING CENTER

300 Main Street

### SPACE AVAILABLE

#### Space 1

Ground Floor 10,769 SF (divisible)

#### Space 2

Ground Floor 3,963 SF

Basement 2,399 SF

Mezzanine 998 SF

Total 7,360 SF

### NNN

\$7.76 PSF (Includes trash)

### PARKING

360 Spaces

### ASKING RENT

Upon Request

### CO-TENANTS

Staples, Madison Wok, Ascent Martial Arts, Main Street Wine Cellars, Studio Allegro, Begum Palace Restaurant, Italian Village Pizza, La Rosa Chicken & Grill, Pack Ship N More, Yuki Hana Restaurant, Sola Salon Suites, and Starbucks drive-thru

### COMMENTS

- Drew University, Fairleigh Dickinson University & College of St. Elizabeth are all located within close proximity to the center with over 16,267 students & faculty
- A campus/downtown shuttle bus operates along Madison Avenue and Main Street during afternoon and evening hours.
- NJ Transit's Madison station provides commuter service on the Morristown Line, with trains heading to Hoboken Terminal, and to Penn Station in Midtown Manhattan
- NJ Transit provides local bus service on the 873 and 879 routes.
- In 2019, New Jersey Monthly magazine named Madison the number one town and best place to live in New Jersey
- Situated between Stop & Shop and Whole Foods to the west and CVS and King's Supermarket to the east
- Great parking and access

## CONTACT EXCLUSIVE AGENT

### DEBORAH STONE

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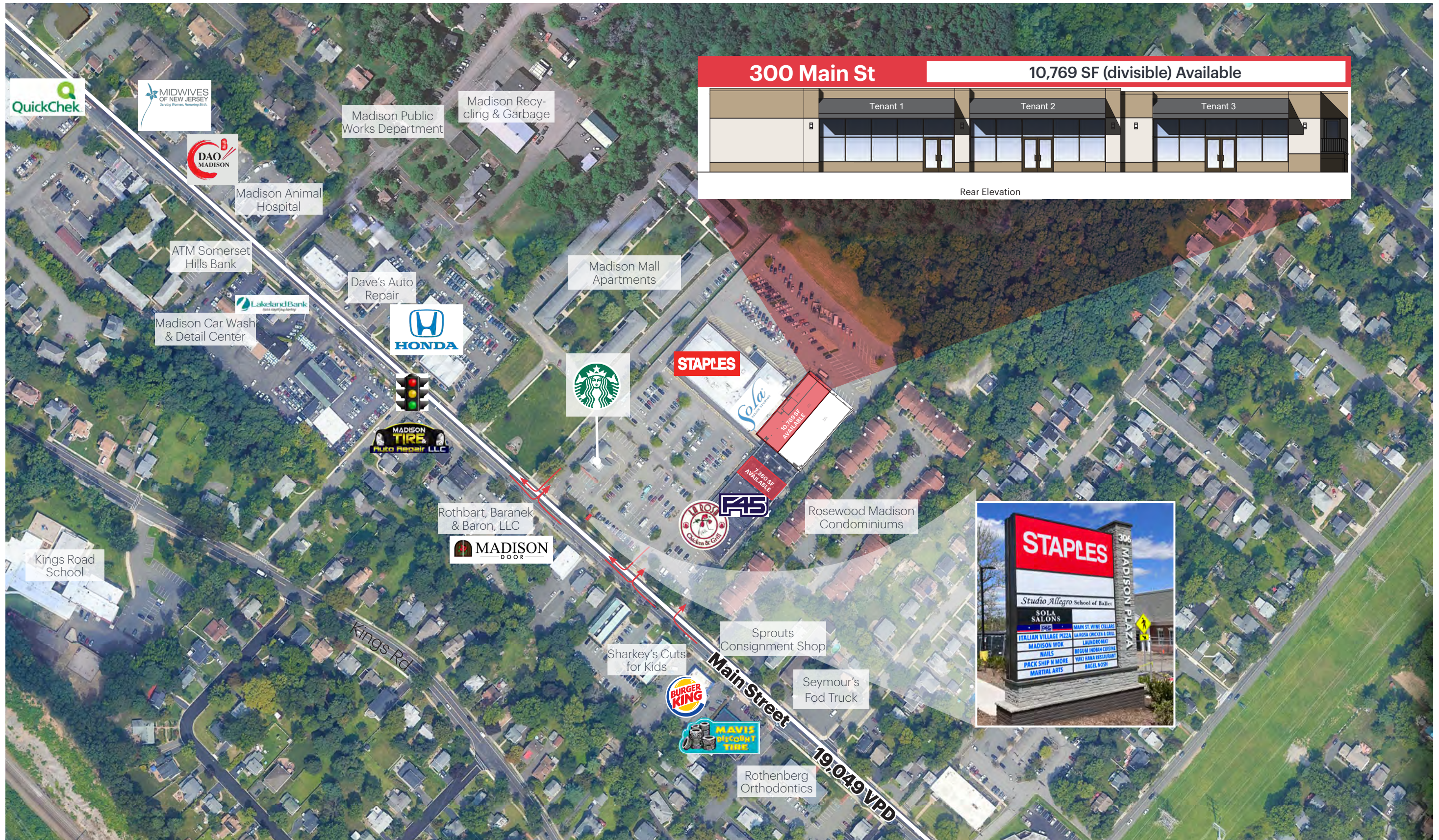
Please visit us at [ripconj.com](http://ripconj.com) for more information

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



# LOW LEVEL AERIAL



# SITE PLAN



**STAPLES**

Madison Wok

*Sola*  
SALON STUDIOS

Tae Kwon Do

10,769 SF Available

In Lease

7,360 SF AVAILABLE

Madison Wine Cellar

Begum Palace Rest. 1,800 SF

Italian Village Rest. 1,500 SF

F45 STUDIO

Laundromat 1,800 SF

La Rosa Grill 2,000 SF

Nail Salon 1,200 SF

Madison Bagel 1,200 SF

Pack-Ship 1,200 SF

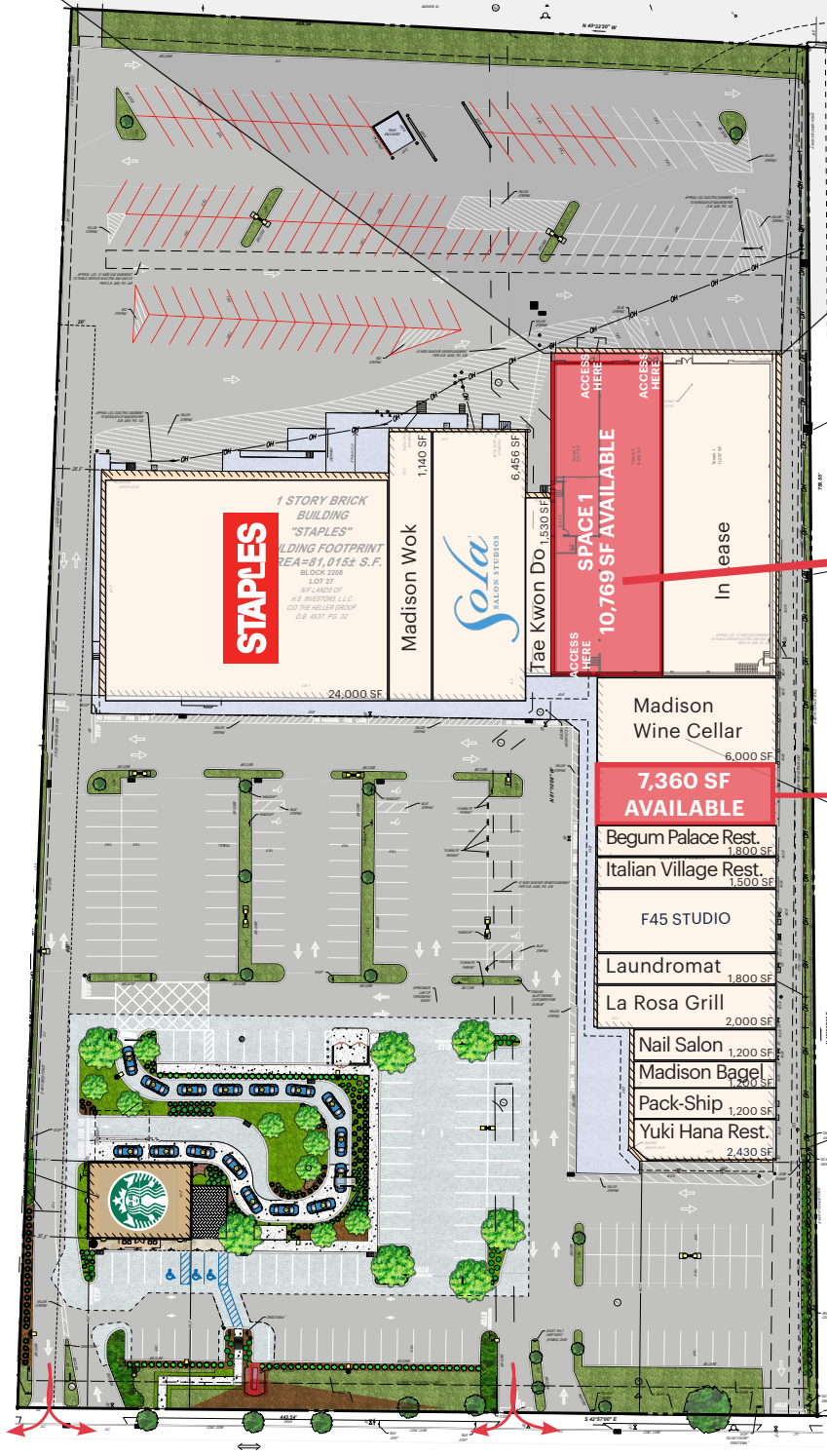
Yuki Hana Rest. 2,430 SF

Ground Floor: 3,963 SF  
Basement: 2,399 SF  
Mezzanine: 998 SF



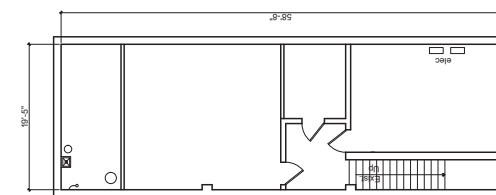
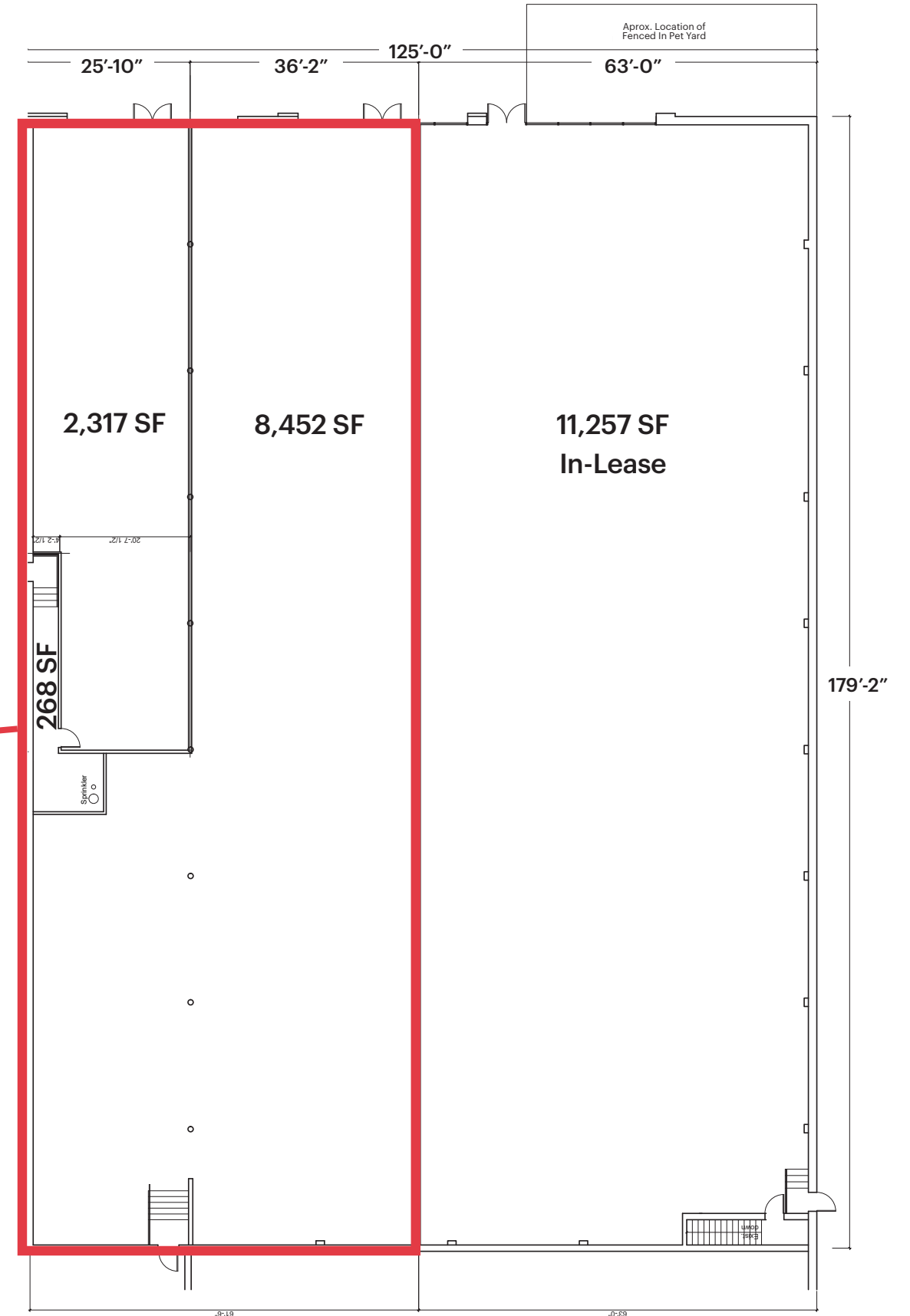
**SITE PLAN | FLOOR PLAN | RENDERING**

Rear Facade Rendering



Ground Floor: 3,963 SF  
Basement: 2,399 SF  
Mezzanine: 998 SF

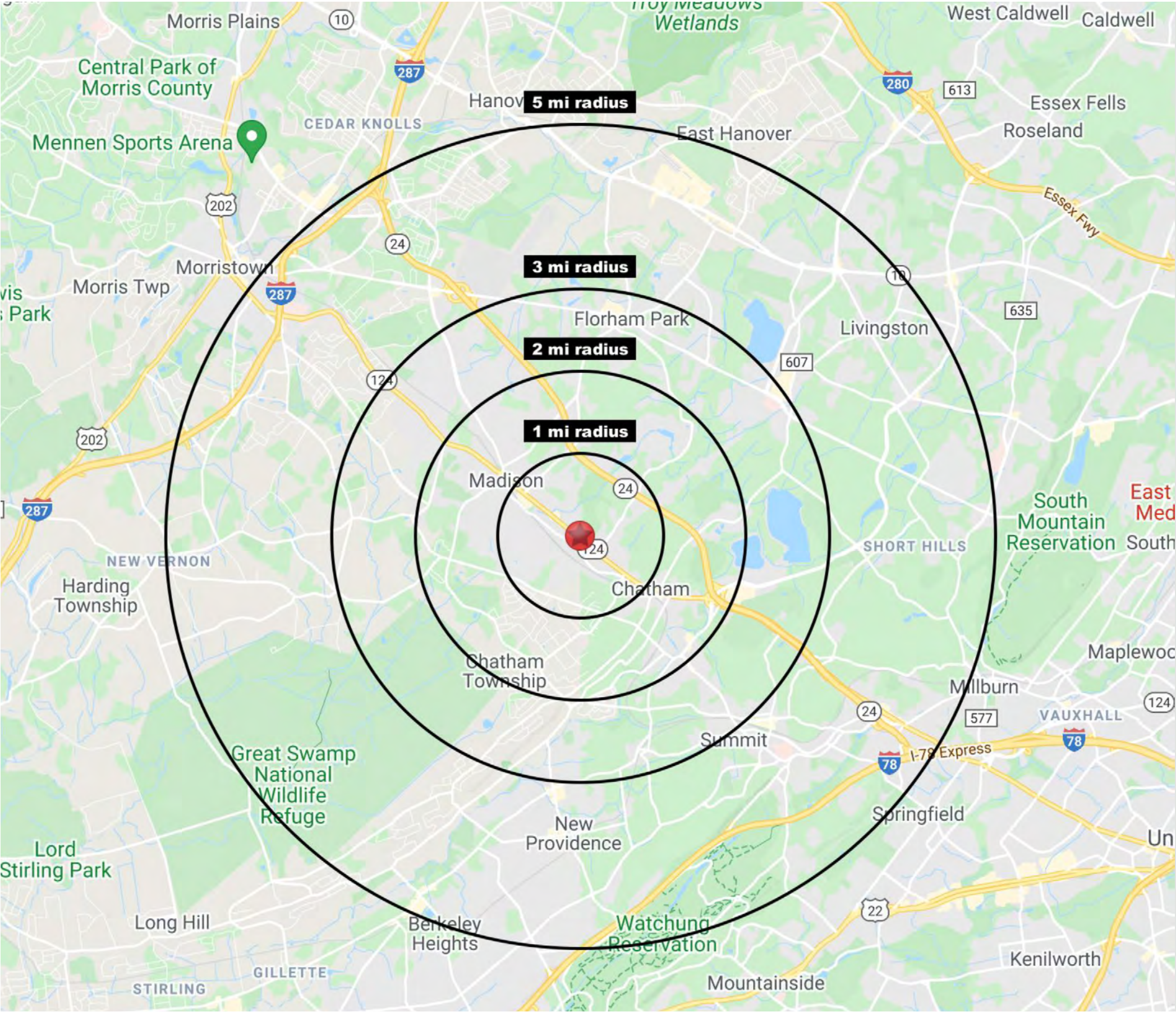
Existing Floor Plan



Existing Basement



# DEMOGRAPHICS



**TOTAL POPULATION**

1 mile	11,674
2 mile	37,192
3 miles	62,098
5 miles	150,622

**DAYTIME POPULATION**

1 mile	10,928
2 mile	40,491
3 miles	78,670
5 miles	193,727

**AVERAGE HOUSEHOLD INCOME**

1 mile	\$249,198
2 mile	\$245,425
3 miles	\$246,275
5 miles	\$248,600

**TOTAL HOUSEHOLDS**

1 mile	4,076
2 mile	12,999
3 miles	21,710
5 miles	53,962

**TOTAL BUSINESSES**

1 mile	469
2 mile	1,584
3 miles	2,951
5 miles	7,499

**NUMBER OF COLLEGE GRADUATES**

1 mile	5,871
2 mile	17,858
3 miles	30,528
5 miles	75,751

\*2023 estimates