



RETAIL SPACE AVAILABLE



**10 GREEN STREET @
RAHWAY AVENUE**
WOODBIDGE | NEW JERSEY

Last 2 Spaces
Available
2,040 SF

RIPCO
REAL ESTATE
www.ripconj.com



SPACE DETAILS



LOCATION

Avenue & Green
10 Green Street @ Rahway Avenue, Woodbridge, NJ

SPACE AVAILABLE

Space #1 2,040 SF
Space #3 2,040 SF

DELIVERY

Immediate

ASKING RENT

Upon Request

FIXED CAM, TAXES AND INSURANCE

\$8 PSF with 4% annual increases

RETAIL GLA

11,796 SF of Retail

PARKING

Ample Surface Parking

COMMENTS

- New mixed-use development at train station
- 232 Residential Units on Site - Fully Occupied!
- Pylon/Monument Signage
- Traffic Light Intersection
- Very Dense Market: 126,770 people living within 3 miles
- Heavy Daytime Population: 99,834 people working within 3 miles
- Walgreens across the street

MID-LEVEL AERIAL



AVENUE & GREEN
WOODBRIDGE STATION

Woodbridge Middle School

Woodbridge Train Station
1,686 riders/weekday

DUNKIN'

Ross Street Elementary School

7 ELEVEN

CVS

Walgreens

MODERA

edible

Berkeley College

Woodbridge Municipal Complex

95

New Jersey Turnpike (Toll road)



LOW-LEVEL AERIAL



Woodbridge Middle School

Santander

AVENUE & GREEN
WOODBRIDGE STATION

Gentle Dental Care

514

Costello-Greiner Funeral Home

Dental/Plumbing/Music Academy

#1
LeGrand Coffee
UPS

Vito Salon and Spa

#3

BUS STOP

GREEN STREET

RAILWAY AVENUE

Claire Ave

Entrance to NJ Transit Station

Woodbridge Train Station
1,686 riders/weekday



Yoshi Sushi and Teriyaki

Train Station Parking

Pearl St

Walgreens

edible

E Green St

Additional Train Station Parking

MODERA
BY MILL CREEK

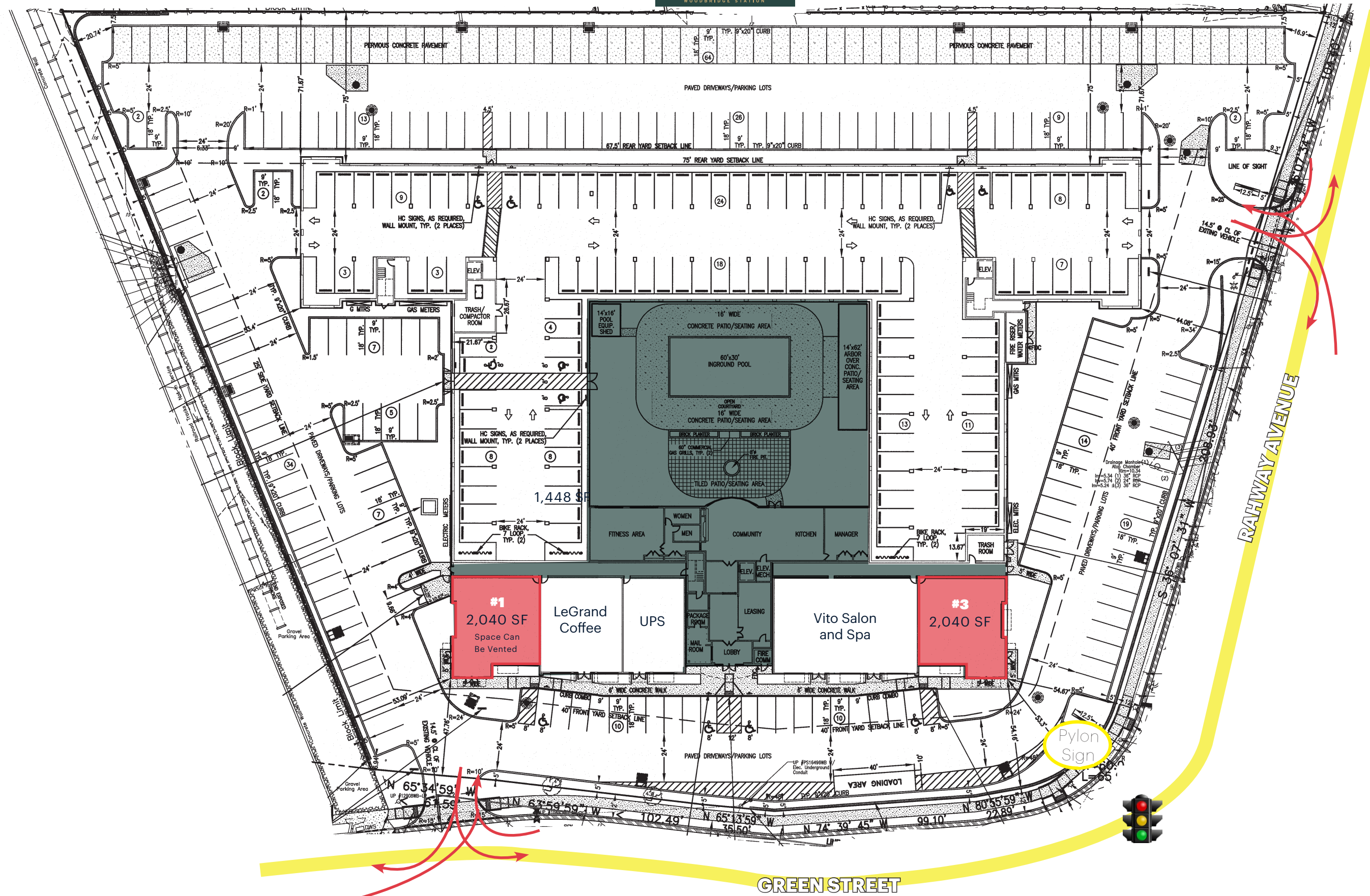
Public Parking

Berkeley College



SITE PLAN

AVENUE & GREEN
WOODBRIDGE STATION



Woodbridge Train Station
1,686 riders/weekday



Walgreens

SITE PLAN



#1
2,040 SF
Space Can
Be Vented

LeGrand Coffee

UPS

Vito Salon and Spa

#3
2,040 SF

Pylon
Sign

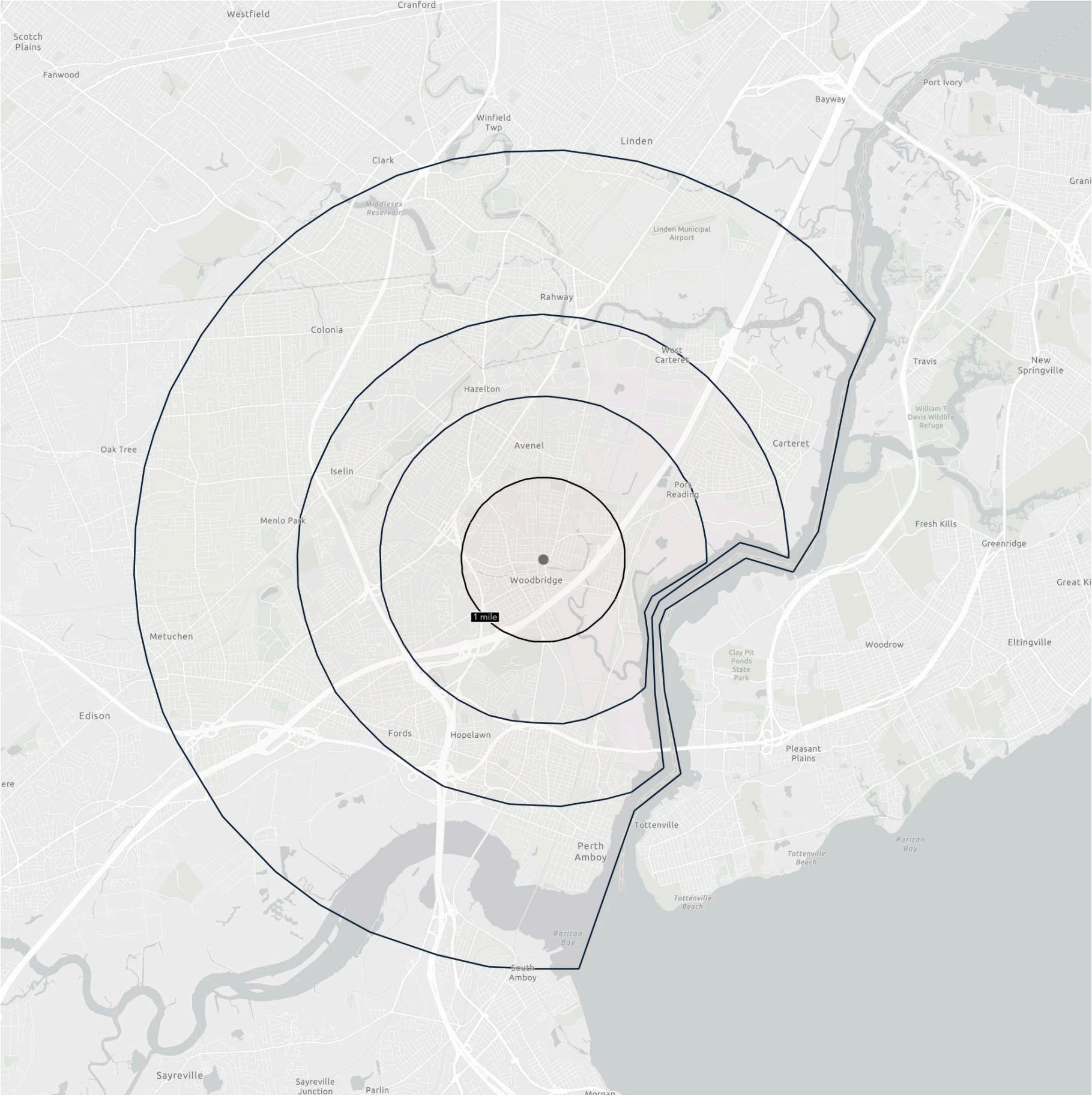
Woodbridge Train Station
1,686 riders/weekday



Walgreens



DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	15,881
2 miles	56,017
3 miles	138,458
5 miles	292,756

TOTAL EMPLOYEES

1 mile	5,839
2 miles	30,844
3 miles	60,961
5 miles	139,353

ESTIMATED DAYTIME POPULATION

1 mile	13,388
2 miles	57,689
3 miles	129,814
5 miles	285,108

COLLEGE GRADUATES

1 mile	32%
2 miles	39%
3 miles	34%
5 miles	39%

AVERAGE HOUSEHOLD INCOME

1 mile	\$115,803
2 miles	\$115,014
3 miles	\$113,174
5 miles	\$123,630

TOTAL HOUSEHOLDS

1 mile	5,958
2 miles	21,124
3 miles	48,361
5 miles	102,272

TOTAL BUSINESSES

1 mile	635
2 miles	1,944
3 miles	4,087
5 miles	9,356

2023 estimates
*excludes NYC

SITE PLAN



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.