

RETAIL SPACE

CHANGEBRIDGE PLAZA

Changebridge Road & Stiles Lane

263 CHANGEBRIDGE ROAD

PINE BROOK | NEW JERSEY

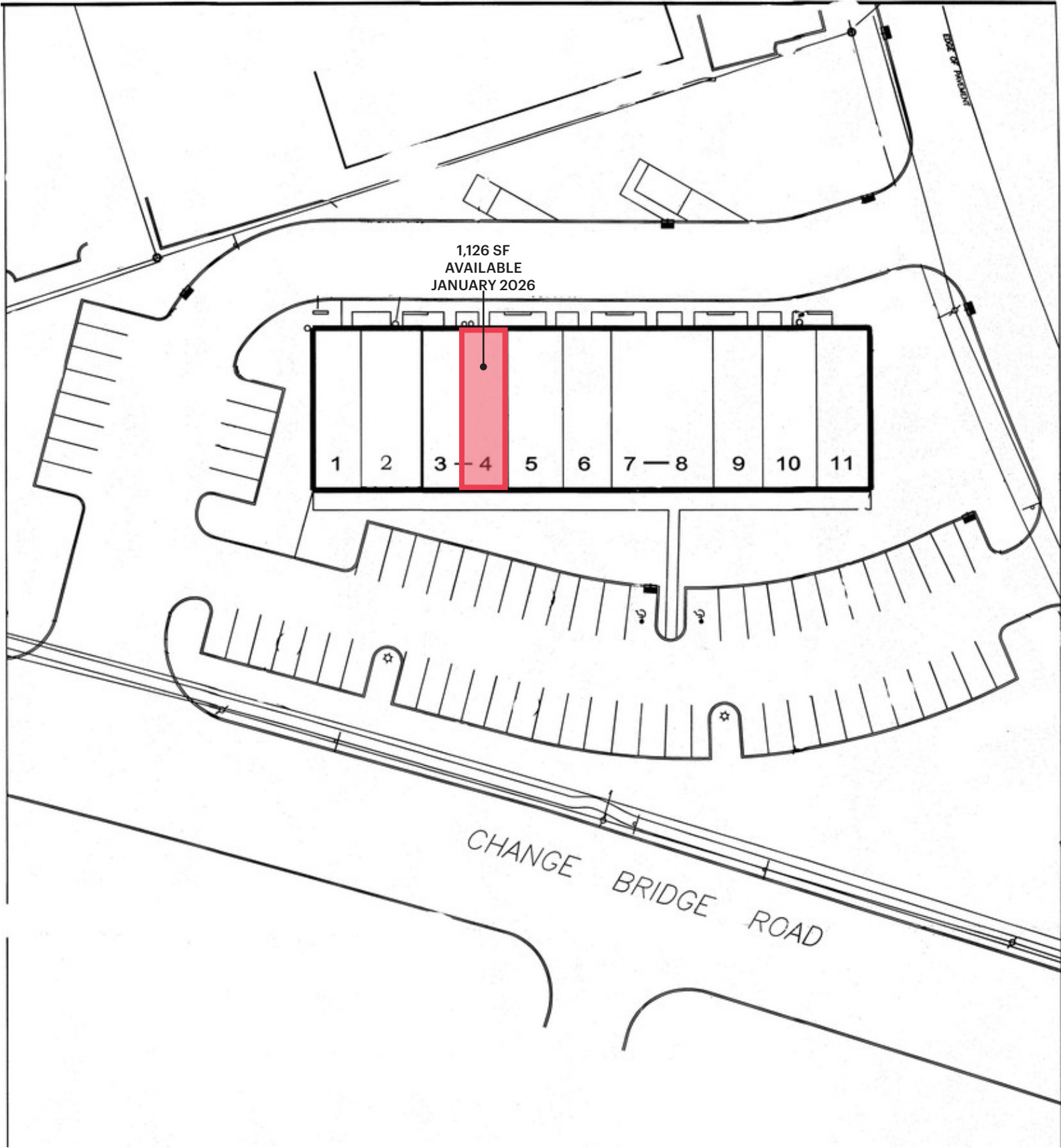
1,126 SF

Available
January 2026



RIPCO
REAL ESTATE

SPACE DETAILS



LOCATION

263 Changebridge Road
Pine Brook, New Jersey

SIZE

Space 4 1,126 SF
*Available January 2026

STATUS

Currently SKIT Fitness

FRONTAGE

19+ FT facing Changebridge Road

PROPERTY FACTS

12,430 SF
2.10 Acre

PARKING

68 spaces

NNN

\$14.86

NEIGHBORS

Montville Wine & Spirit, Dunkin,
Marra’s Italian Deli, Kessler Rehabilitation,
Montville Pizza, China Pavilion II,
7-Eleven, Kearny Bank, Sprouts Cleaners,
Changebridge Nails

COMMENTS

Neighborhood center on main road
Affluent market
Daily uses and service in the center
Renovations in 2019

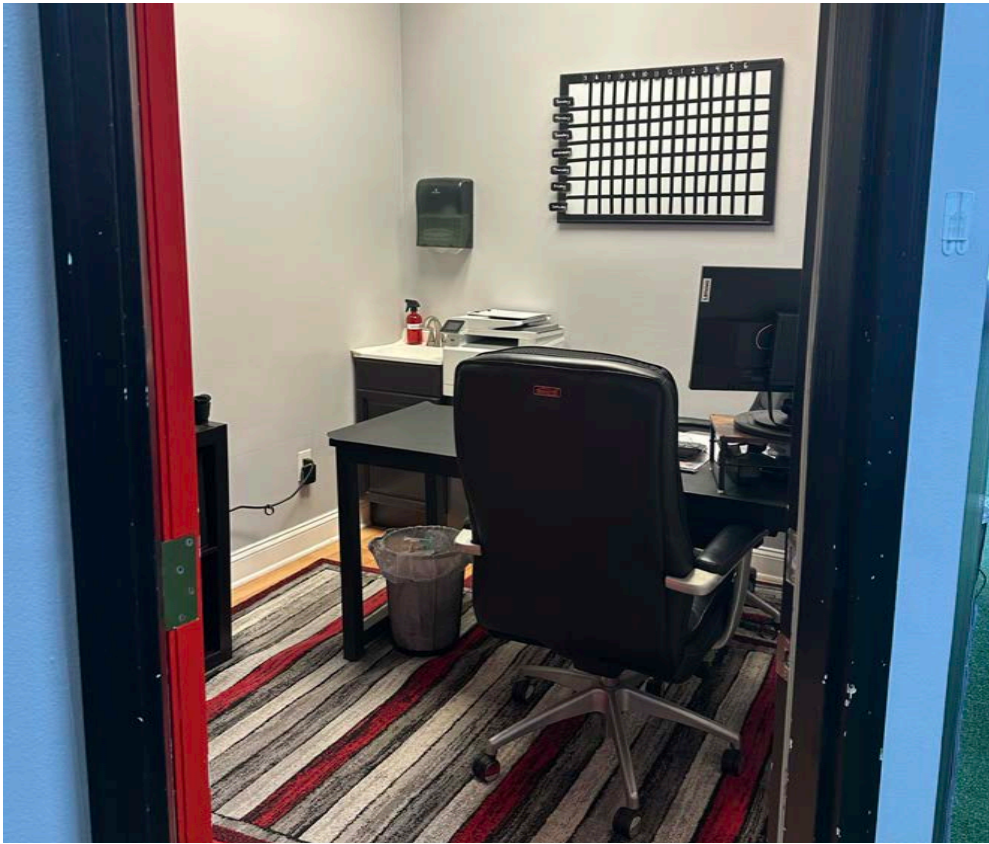
PYLON SIGNAGE

New pylon sign
12’6” wide; 7’0” tall - 75 square feet
Externally illuminated

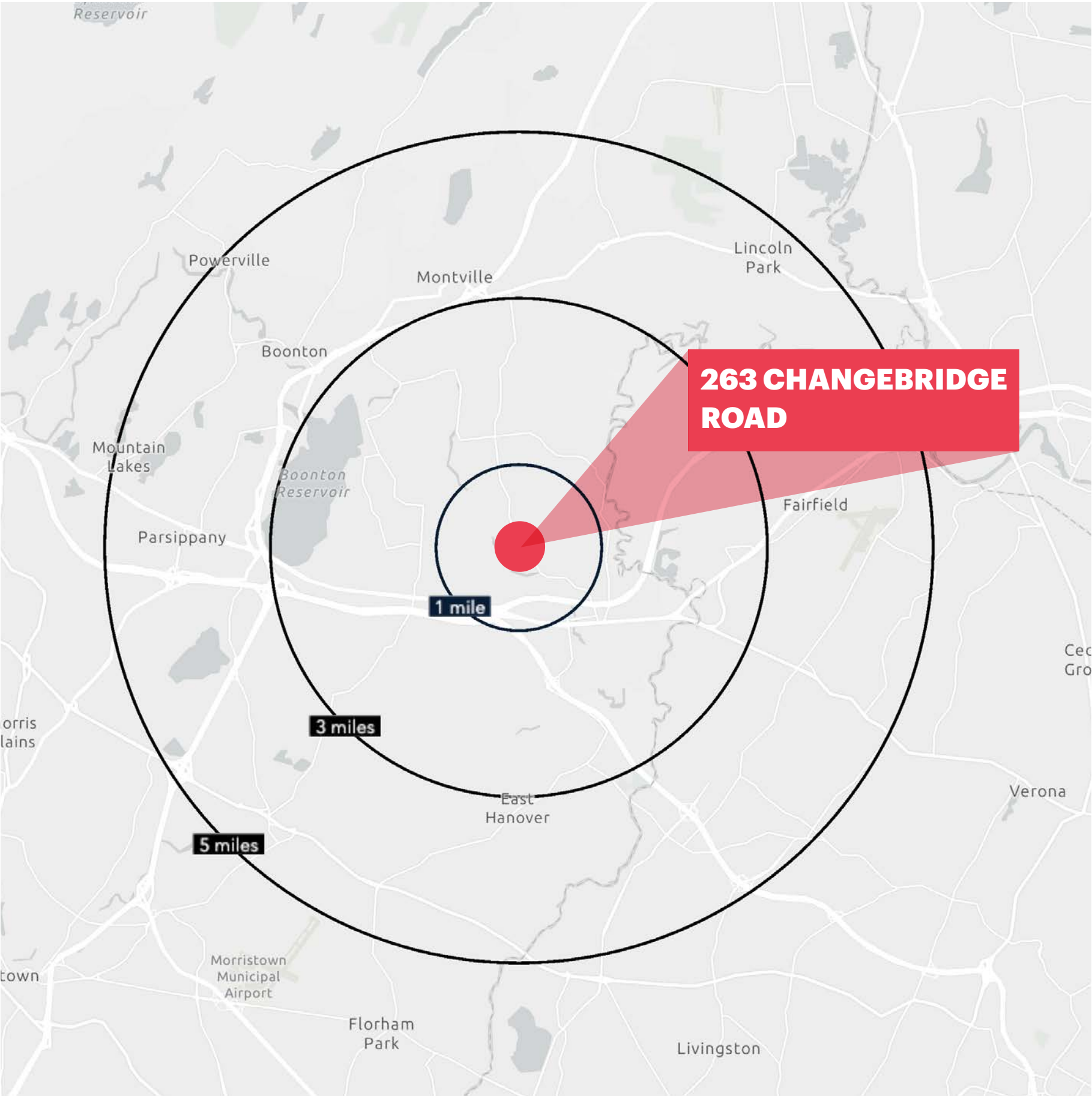
CENTER PHOTOS



FORMER FITNESS STUDIO AVAILABLE - 1,126 SF



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
7,524	304
HOUSEHOLDS	TOTAL EMPLOYEES
2,465	3,167
MEDIAN AGE	TOTAL DAYTIME POPULATION
43.1	6,637
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
3,275 - 61.1%	\$217,721

3 MILE RADIUS

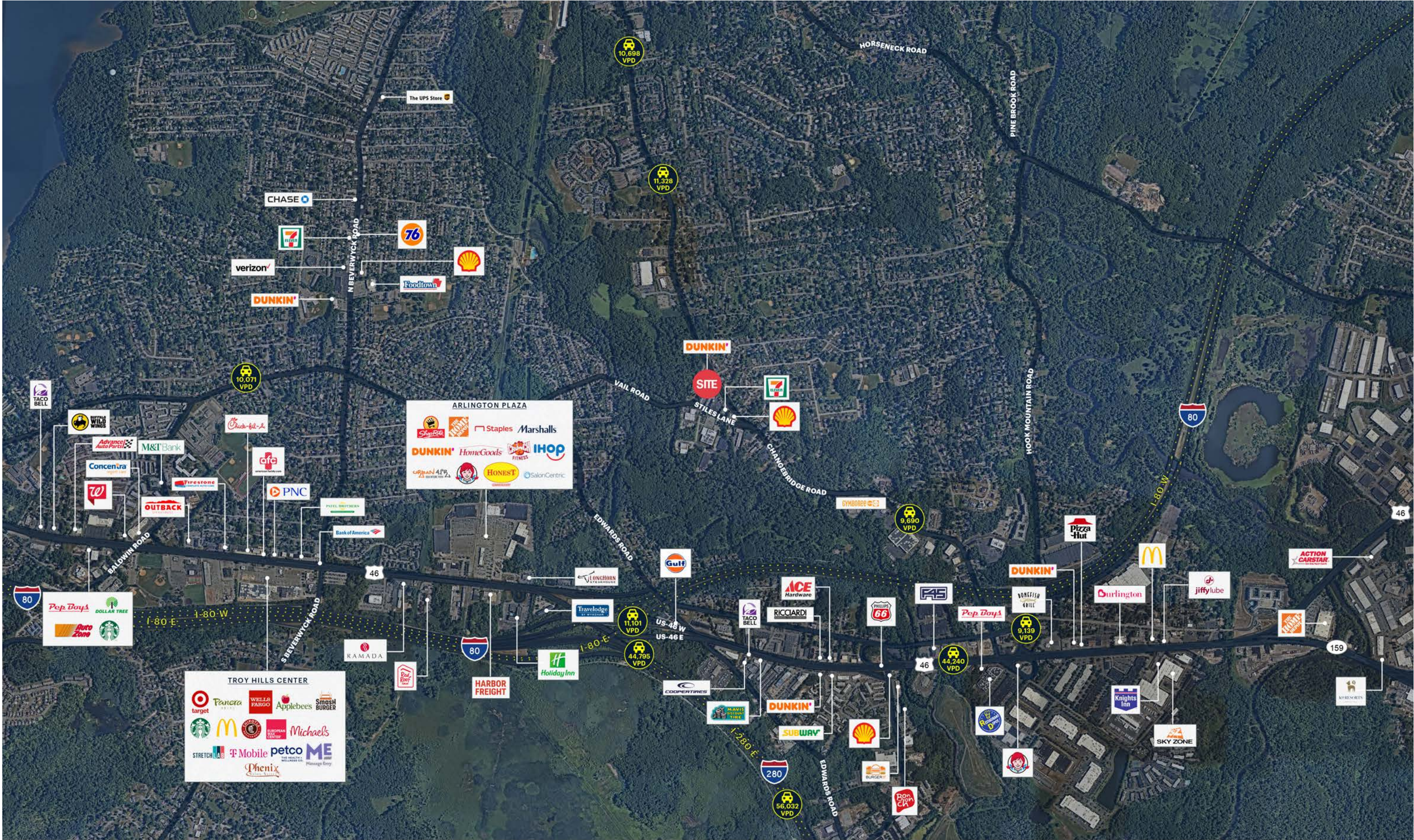
POPULATION	TOTAL BUSINESSES
48,064	2,550
HOUSEHOLDS	TOTAL EMPLOYEES
18,193	27,146
MEDIAN AGE	TOTAL DAYTIME POPULATION
41.4	49,695
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
21,792 - 62%	\$172,309

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
132,125	8,980
HOUSEHOLDS	TOTAL EMPLOYEES
49,965	129,313
MEDIAN AGE	TOTAL DAYTIME POPULATION
43.4	190,405
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
60,146 - 62%	\$185,818

*2024 estimates

MARKET AERIAL





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