

RETAIL SPACE

SADDLE BROOK CENTER

189 US 46 WEST

SADDLE BROOK | NEW JERSEY

**UP TO 6,000 SF
(DIVISIBLE)
AVAILABLE**

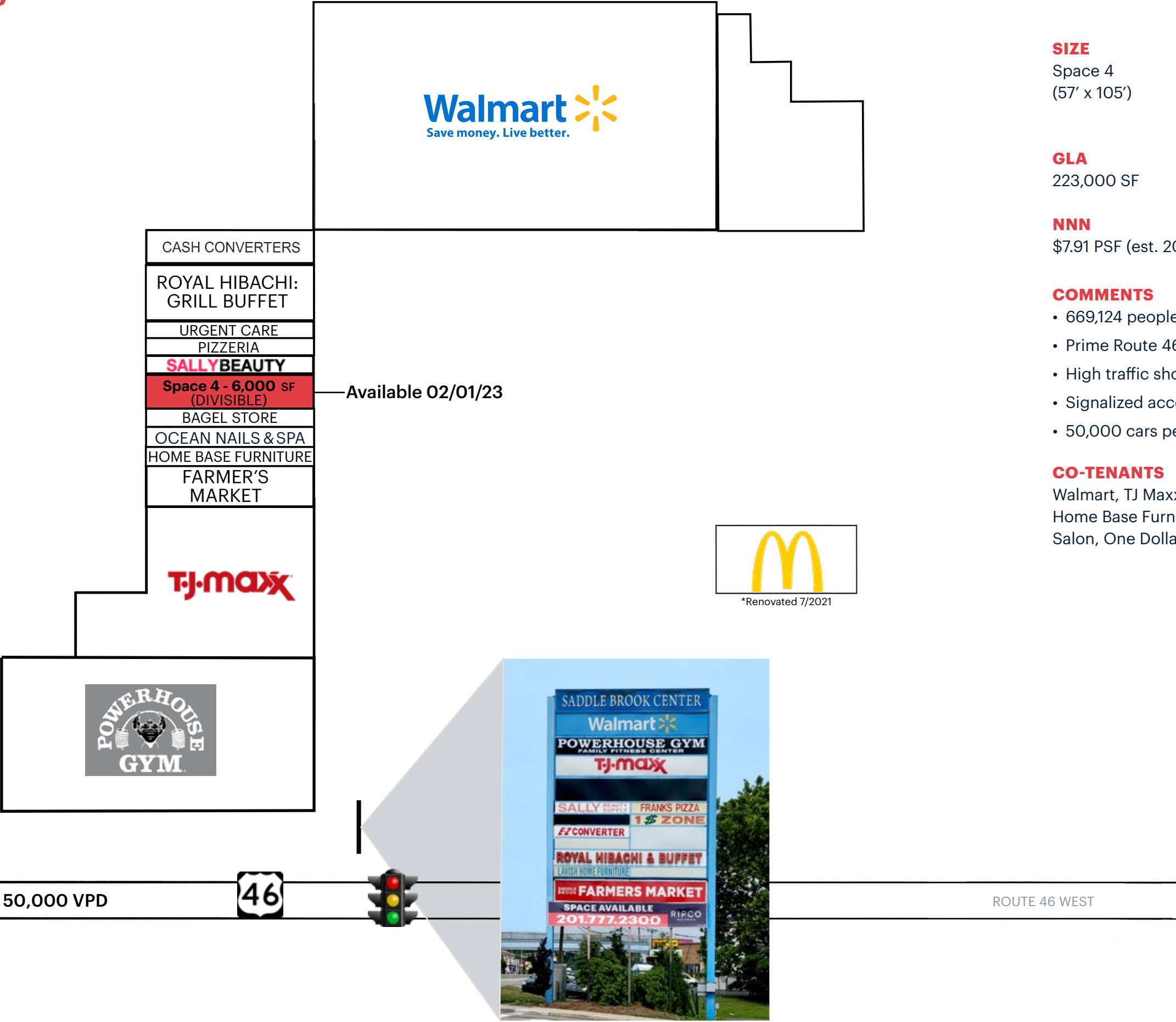


RIPCO
REAL ESTATE

SPACE DETAILS

SITE PLAN

MIDLAND AVENUE



SIZE

Space 4
(57' x 105')

6,000 SF (Divisible; 1 \$ Zone
available 2/1/23: Please be discreet -
current tenant still operating)

GLA

223,000 SF

NNN

\$7.91 PSF (est. 2021)

COMMENTS

- 669,124 people in a 5-mile radius
- Prime Route 46 retail
- High traffic shopping center
- Signalized access
- 50,000 cars per day (AADT)

CO-TENANTS

Walmart, TJ Maxx, PowerHouse Gym, Sally Beauty Supply,
Home Base Furniture, McDonald's, Farmers Market, Nail
Salon, One Dollar Zone, Royal Hibachi: Grill Buffet

MARKET AERIAL



ADDITIONAL PHOTOS



*Renovated 7/2021



6,000 SF (DIVISIBLE) COMING AVAILABLE 2/1/23



ADDITIONAL PHOTOS - SMALL SPACES



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

26,160

HOUSEHOLDS

9,585

MEDIAN AGE

38.8

COLLEGE GRADUATES (Bachelor's +)

29.2%

TOTAL BUSINESSES

1,181

TOTAL EMPLOYEES

12,056

AVERAGE HOUSEHOLD INCOME

\$101,064

3 MILE RADIUS

POPULATION

279,792

HOUSEHOLDS

96,564

MEDIAN AGE

37.0

COLLEGE GRADUATES (Bachelor's +)

30.2%

TOTAL BUSINESSES

13,908

TOTAL EMPLOYEES

128,260

AVERAGE HOUSEHOLD INCOME

\$95,846

5 MILE RADIUS

POPULATION

669,501

HOUSEHOLDS

227,041

MEDIAN AGE

37.8

COLLEGE GRADUATES (Bachelor's +)

34.5%

TOTAL BUSINESSES

31,835

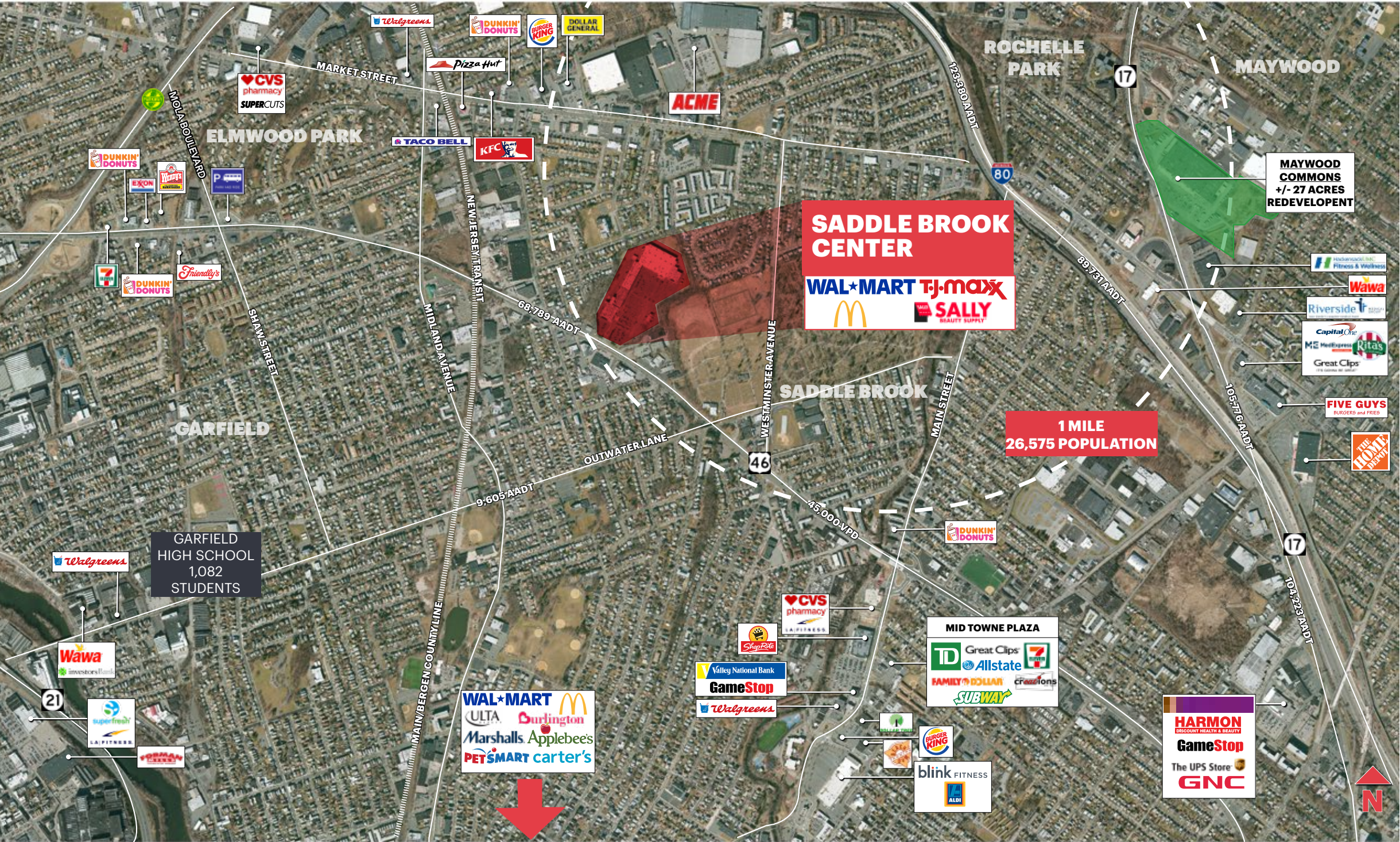
TOTAL EMPLOYEES

320,779

AVERAGE HOUSEHOLD INCOME

\$103,166

*2021 estimates



**CONTACT
EXCLUSIVE
AGENTS**

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