

**RETAIL SPACE**

# **GARFIELD COMMONS**

Join Walmart, Burlington, Marshall's, PetSmart, Applebee's, Carters, and McDonald's!

**174 PASSAIC STREET**  
GARFIELD | NEW JERSEY

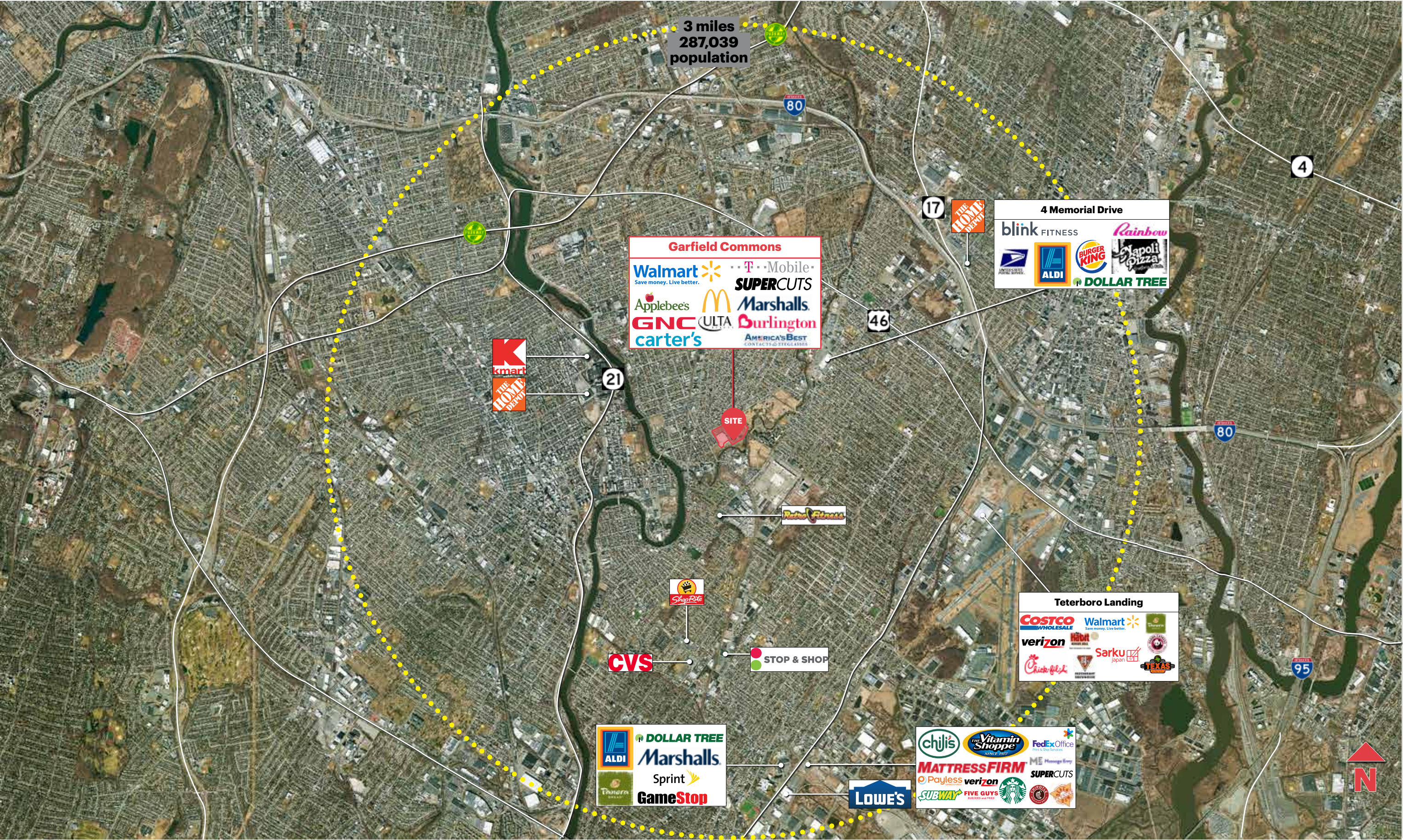
**5,710 SF  
&  
8,990 SF**

Available for Lease -  
Divisible!





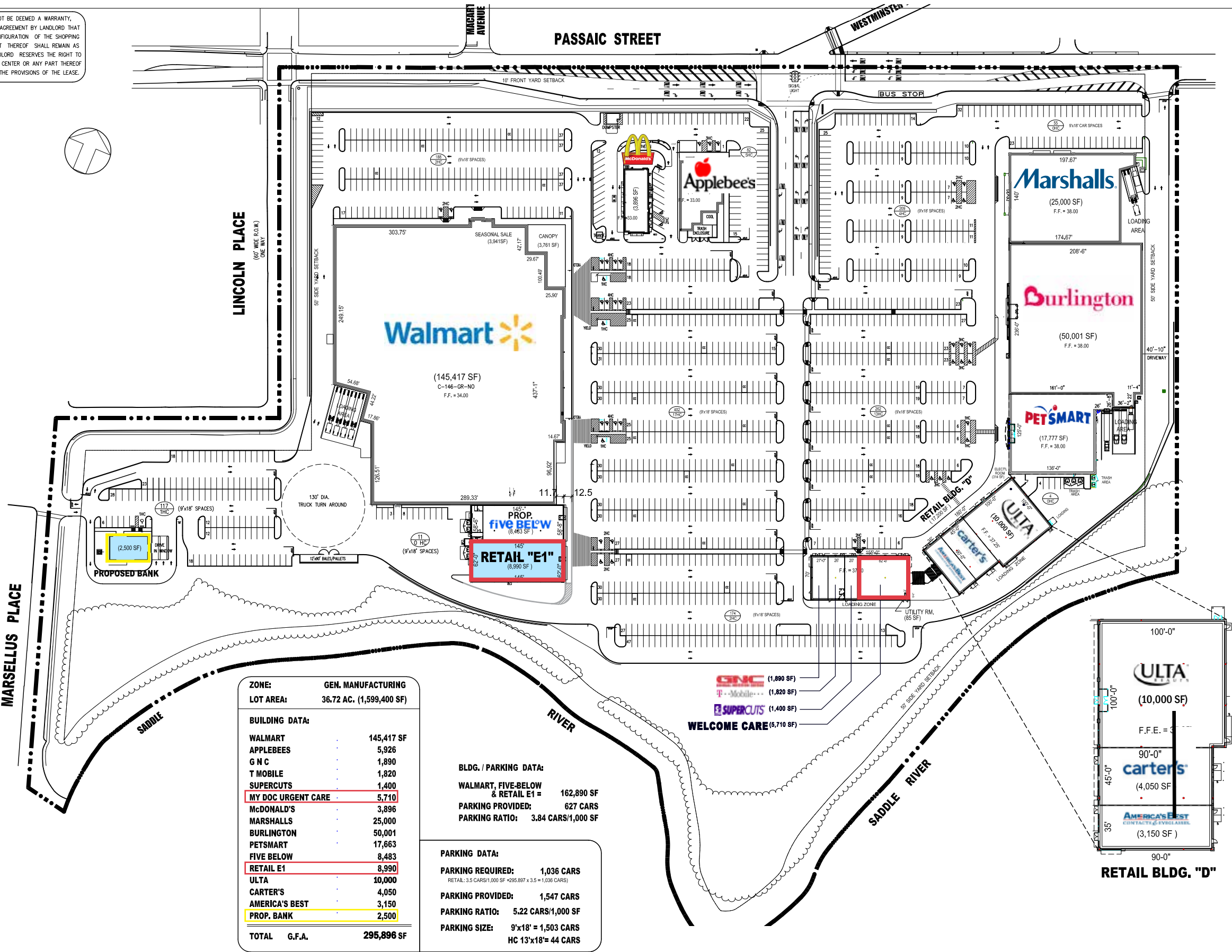
MARKET AERIAL





SITE DEVELOPMENT PLAN

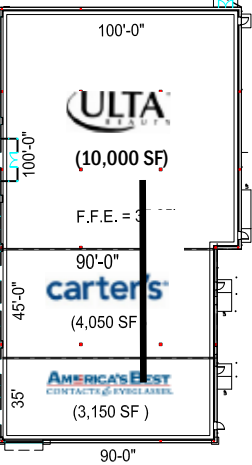
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ZONE: GEN. MANUFACTURING	
LOT AREA: 36.72 AC. (1,599,400 SF)	
BUILDING DATA:	
WALMART	145,417 SF
APPLEBEES	5,926
G N C	1,890
T MOBILE	1,820
SUPERCUTS	1,400
MY DOC URGENT CARE	5,710
MCDONALD'S	3,896
MARSHALLS	25,000
BURLINGTON	50,001
PETSMART	17,663
FIVE BELOW	8,483
RETAIL E1	8,890
ULTA	10,000
CARTER'S	4,050
AMERICA'S BEST	3,150
PROP. BANK	2,500
TOTAL	G.F.A. 295,896 SF

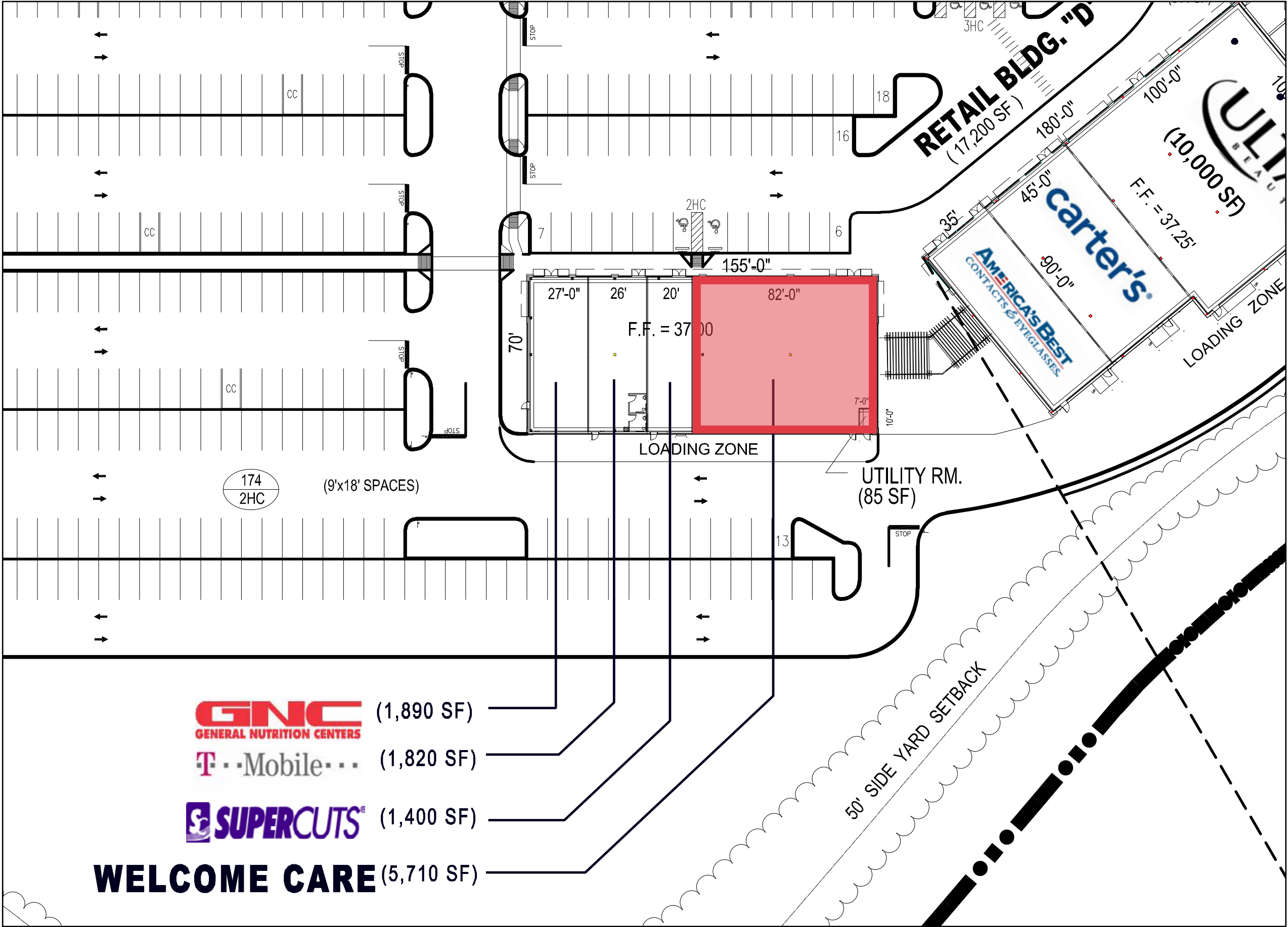
BLDG. / PARKING DATA:  
WALMART, FIVE-BELOW & RETAIL E1 = 162,890 SF  
PARKING PROVIDED: 627 CARS  
PARKING RATIO: 3.84 CARS/1,000 SF

PARKING DATA:  
PARKING REQUIRED: 1,036 CARS  
RETAIL: 3.5 CARS/1,000 SF =295,897 x 3.5 = 1,036 CARS  
PARKING PROVIDED: 1,547 CARS  
PARKING RATIO: 5.22 CARS/1,000 SF  
PARKING SIZE: 9'x18' = 1,503 CARS  
HC 13'x18' = 44 CARS

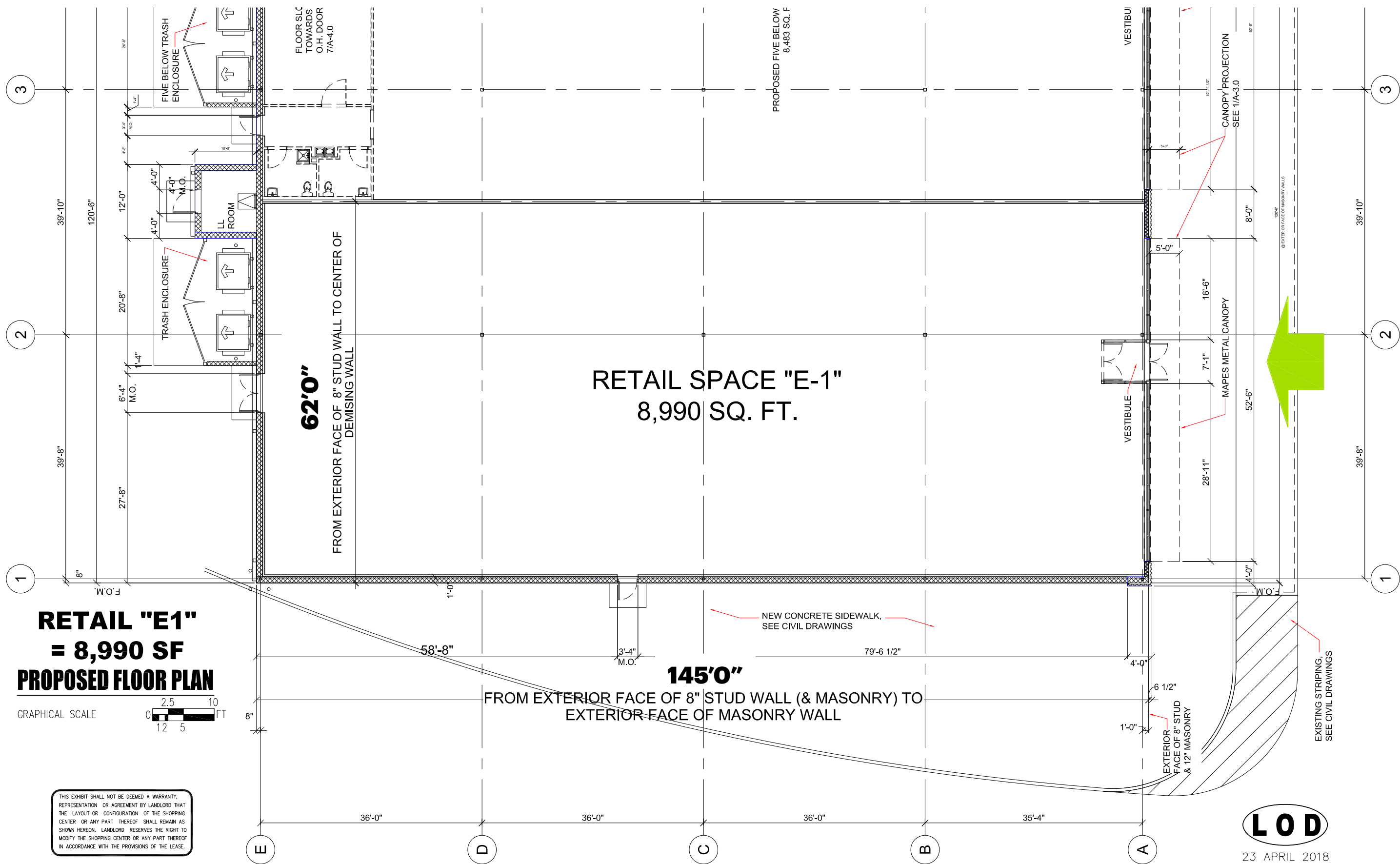


RETAIL BLDG. "D"

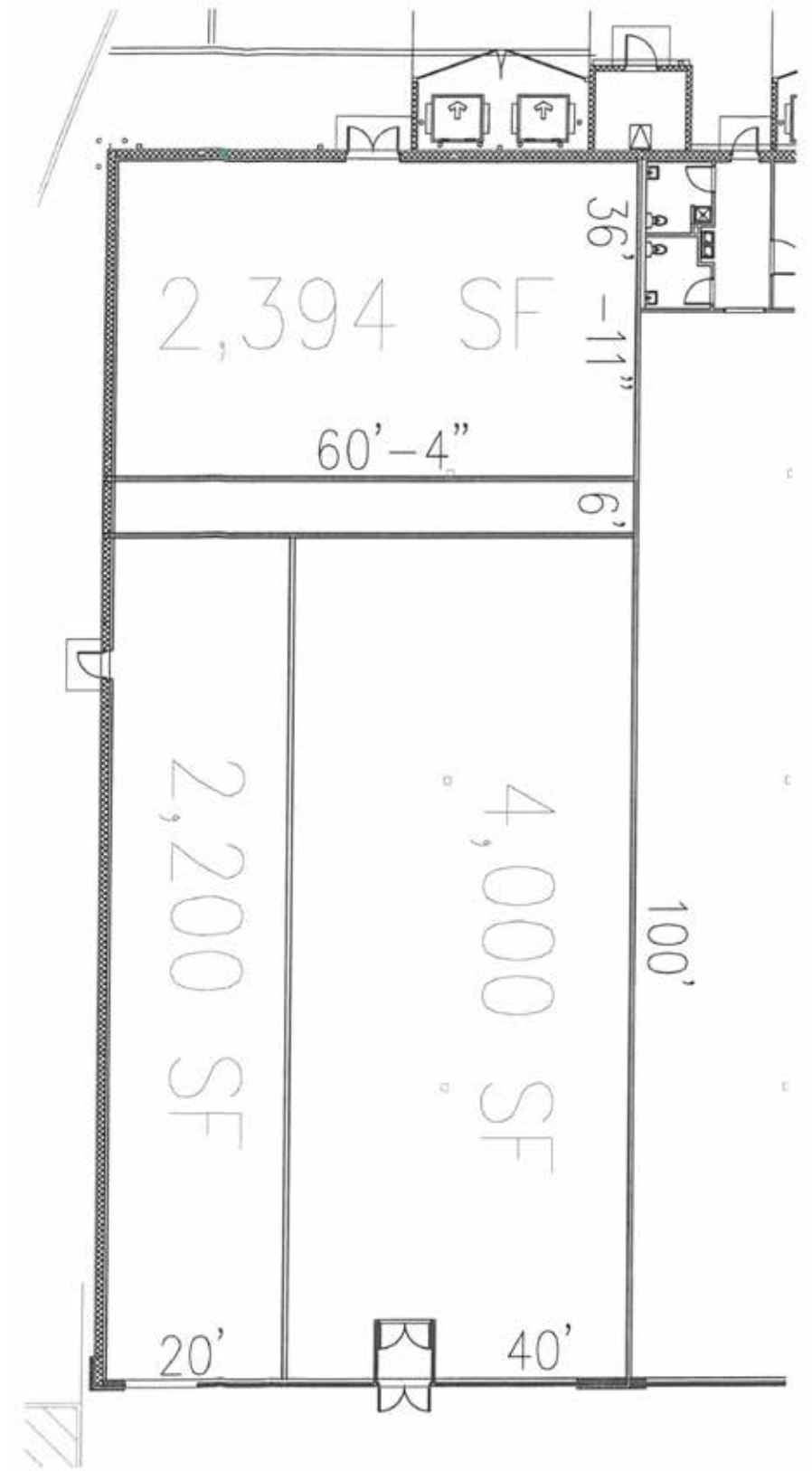
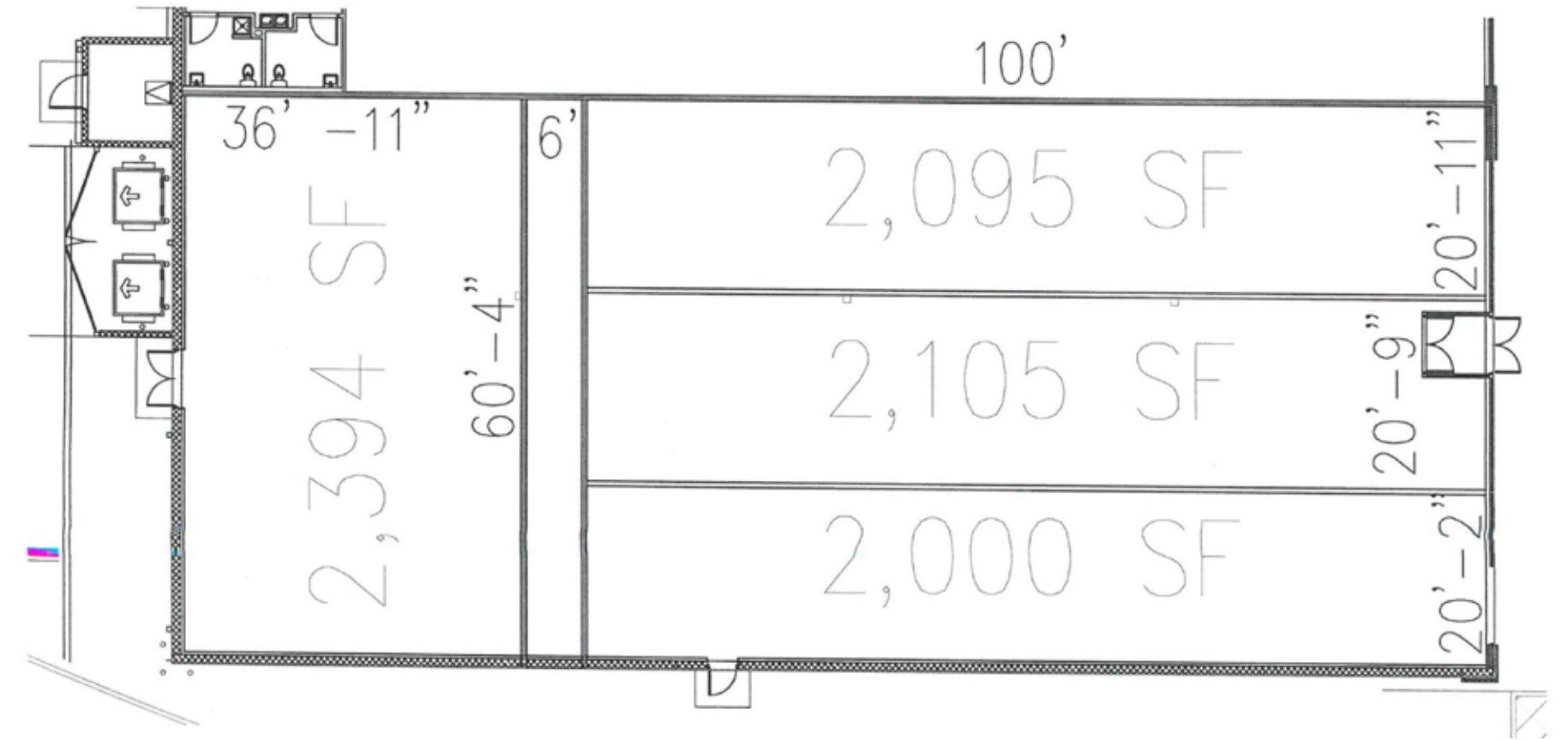
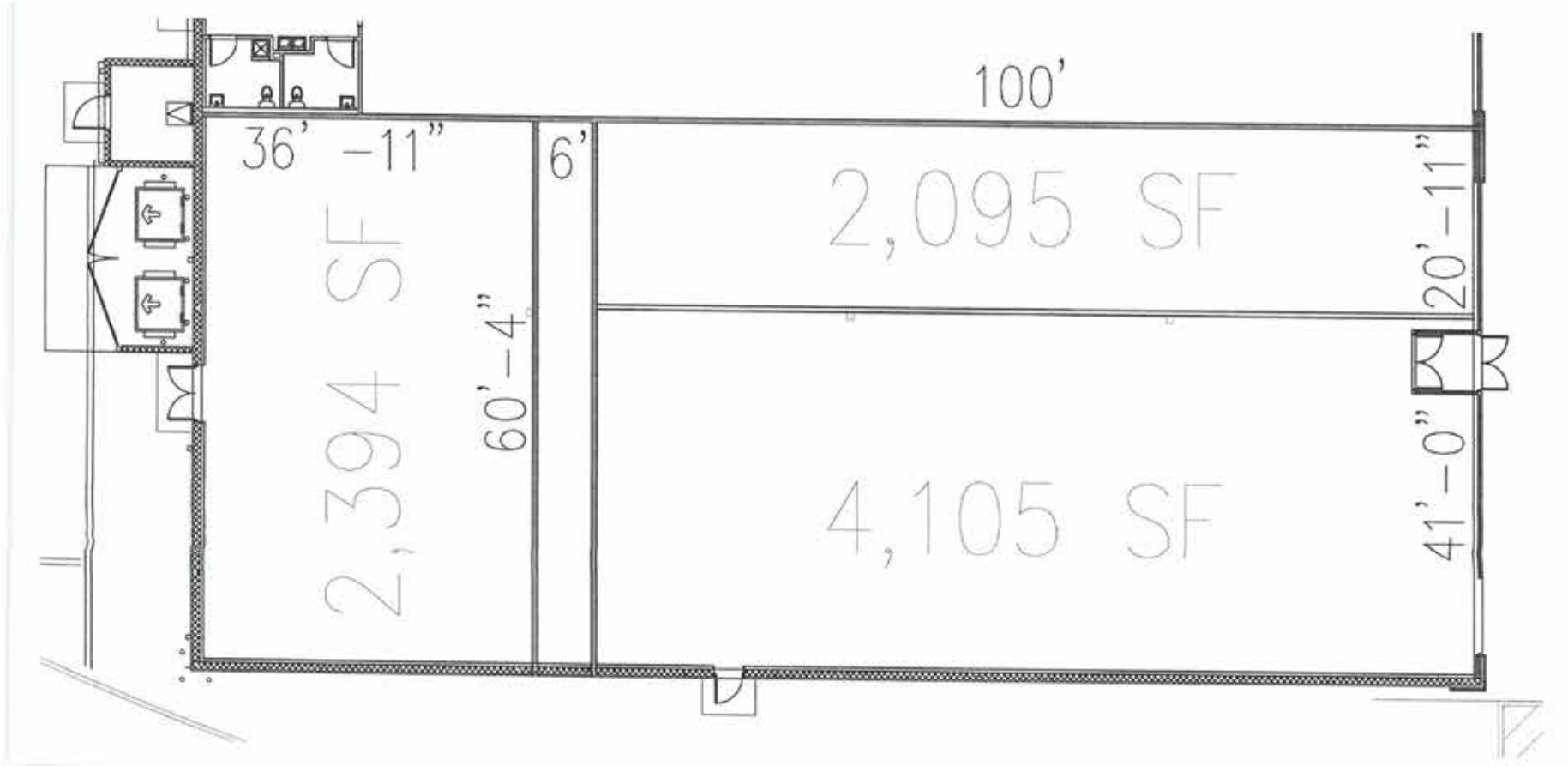
SITE DEVELOPMENT PLAN



LOD - RETAIL "E1" - OPTION A (NEXT TO WALMART)



**LOD - RETAIL "E1" - OPTION B - DIVISION PLANS**





ADDITIONAL PHOTOS



Space Available  
8,990 sf





SITE PHOTOGRAPHS/AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

43,375

HOUSEHOLDS

15,192

MEDIAN AGE

33.8

TOTAL BUSINESSES

1,276

TOTAL EMPLOYEES

8,752

AVERAGE HOUSEHOLD INCOME

\$81,528

3 MILE RADIUS

POPULATION

287,039

HOUSEHOLDS

100,566

MEDIAN AGE

35.8

TOTAL BUSINESSES

12,657

TOTAL EMPLOYEES

128,234

AVERAGE HOUSEHOLD INCOME

\$100,415

5 MILE RADIUS

POPULATION

616,185

HOUSEHOLDS

219,456

MEDIAN AGE

37.4

TOTAL BUSINESSES

30,192

TOTAL EMPLOYEES

315,412

AVERAGE HOUSEHOLD INCOME

\$112,002



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

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