

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!



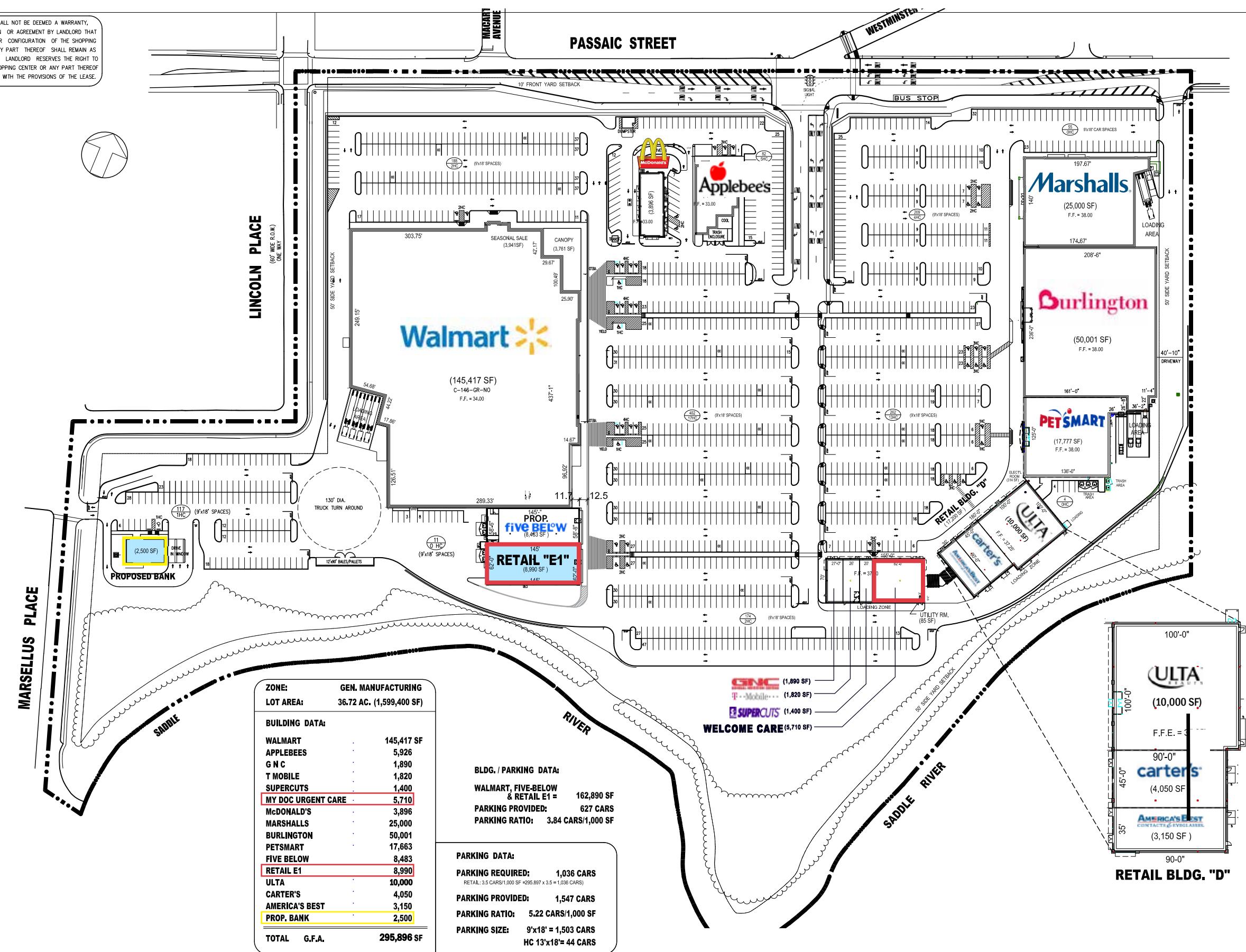
**RIPCO**  
REAL ESTATE

## MARKET AERIAL

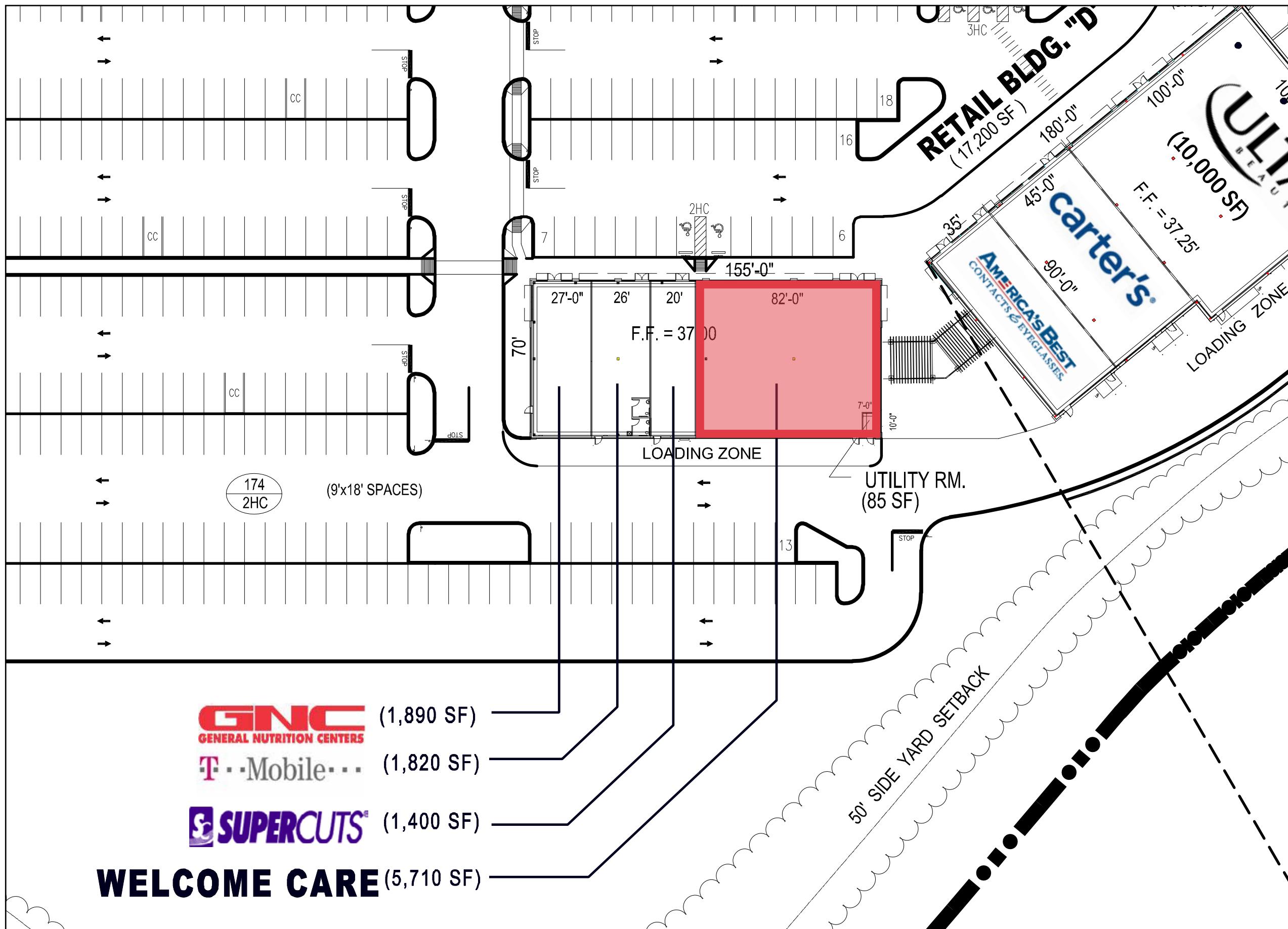


## **SITE DEVELOPMENT PLAN**

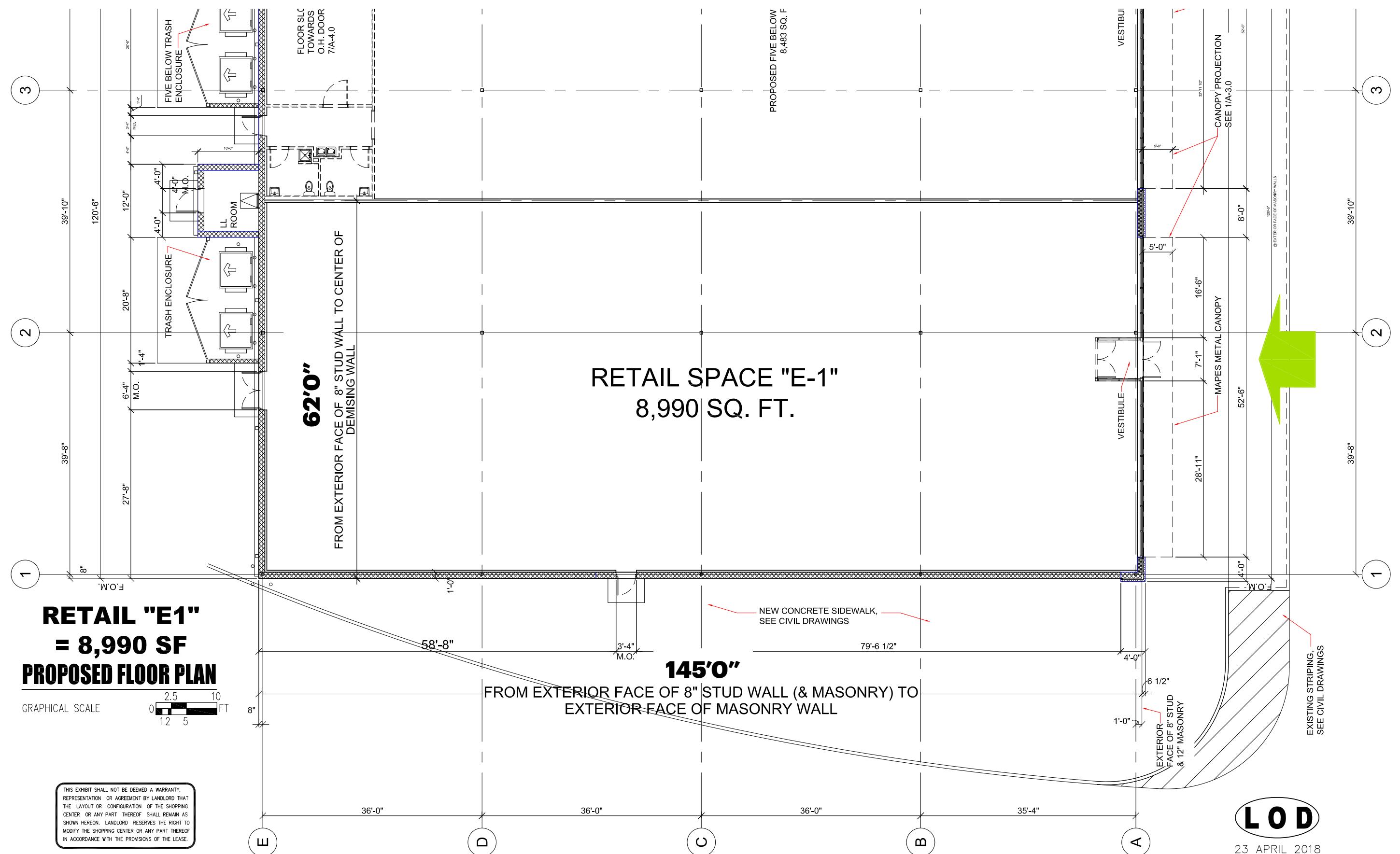
THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER OR ANY PART THEREOF SHALL REMAIN AS SHOWN HEREON. LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER OR ANY PART THEREOF IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.



## **SITE DEVELOPMENT PLAN**

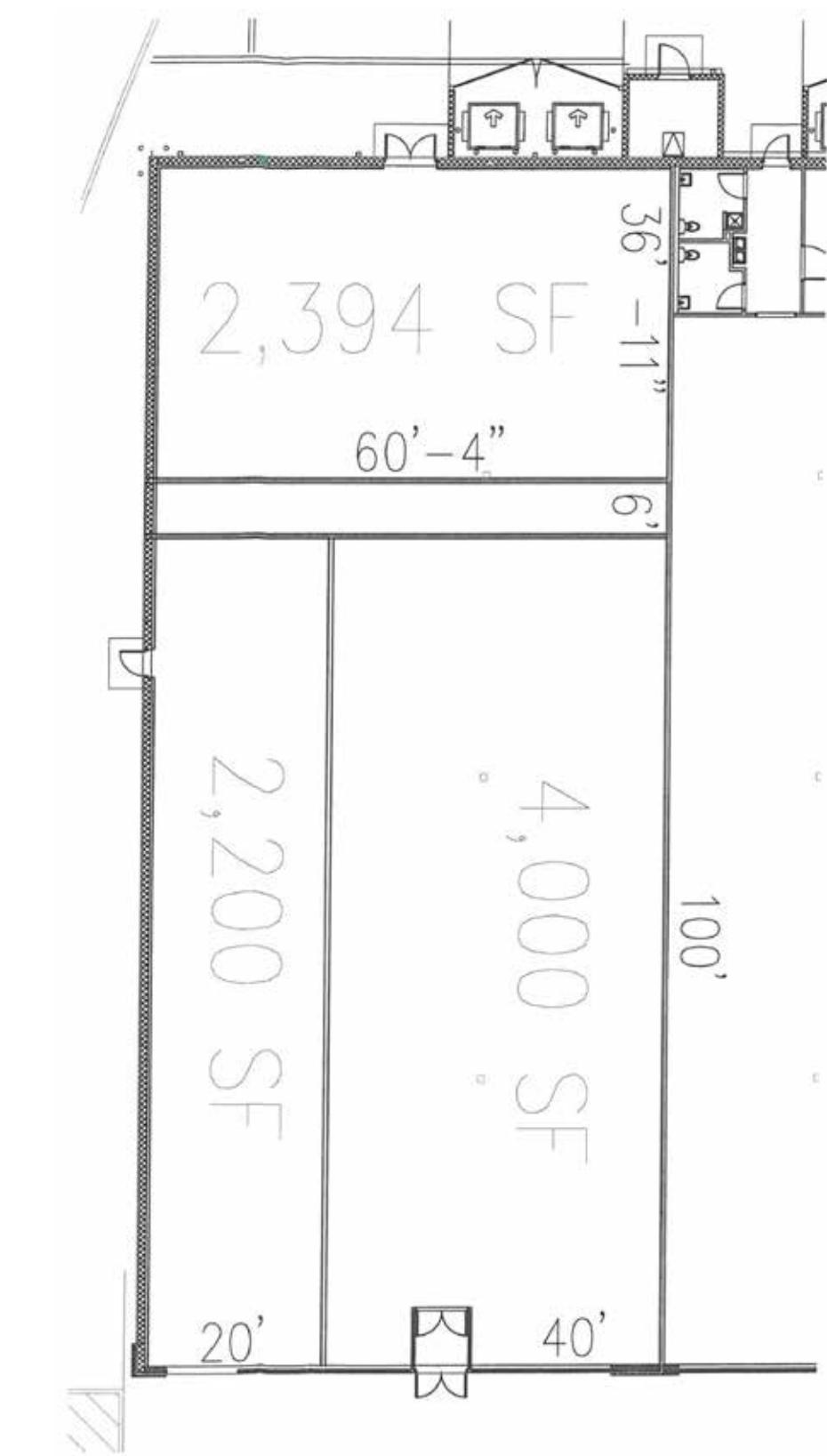
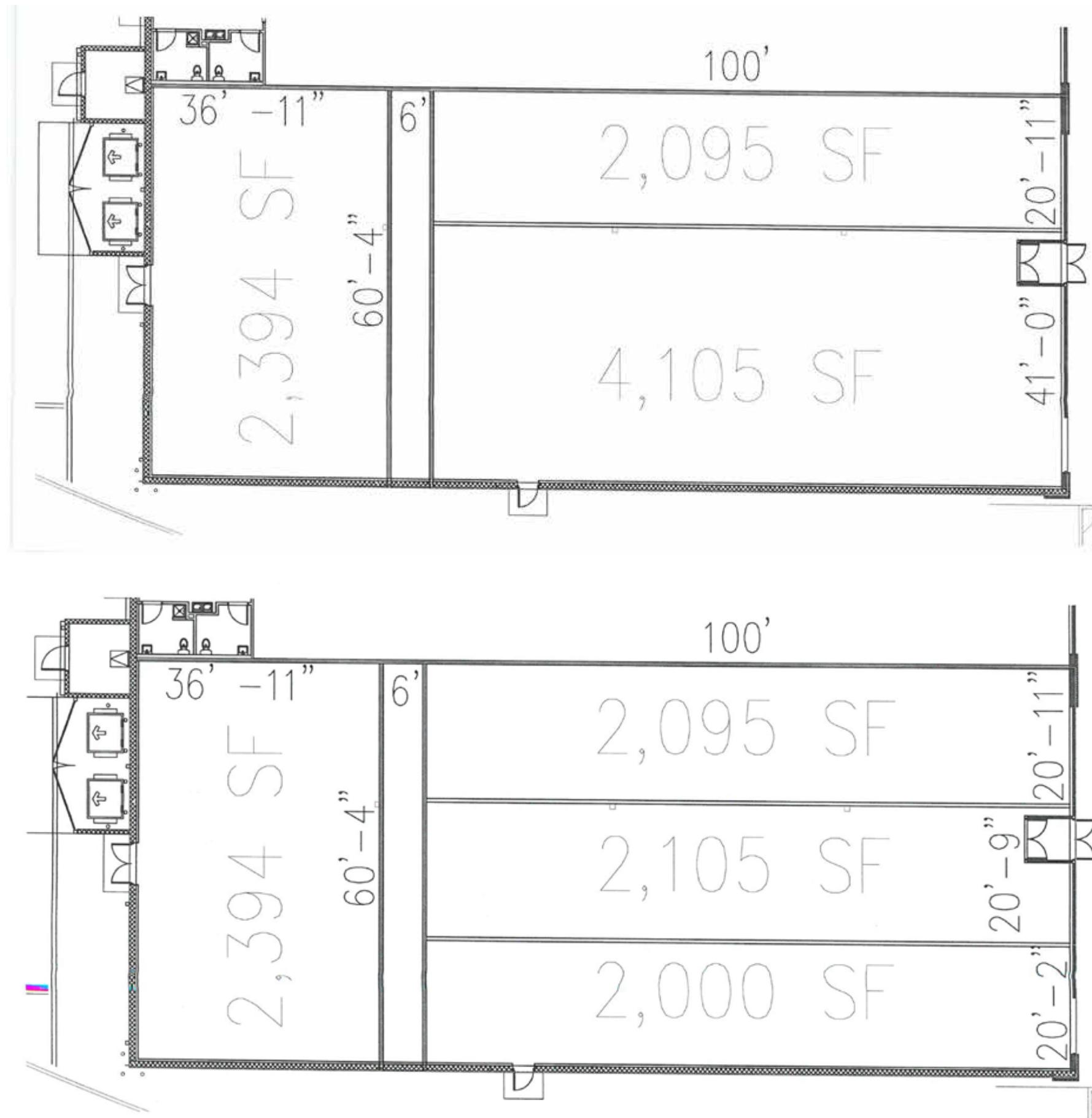


## LOD - RETAIL "E1" - OPTION A (NEXT TO WALMART)



THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER OR ANY PART THEREOF SHALL REMAIN AS SHOWN HEREON. LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER OR ANY PART THEREOF IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

## 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

## CONTACT EXCLUSIVE AGENTS

**ALISON HORBACH**  
ahorbach@ripconj.com  
201.777.2303

**MATT GRUNDY**  
mgrundy@ripconj.com  
201.777.2296

**TODD COOPER**  
tcooper@ripconj.com  
201.777.2306



125 Chubb Avenue  
Suite 150 S  
Lyndhurst, NJ 07071  
201.777.2300

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.