

MEDICAL/RETAIL SPACE

SADDLE BROOK CENTER

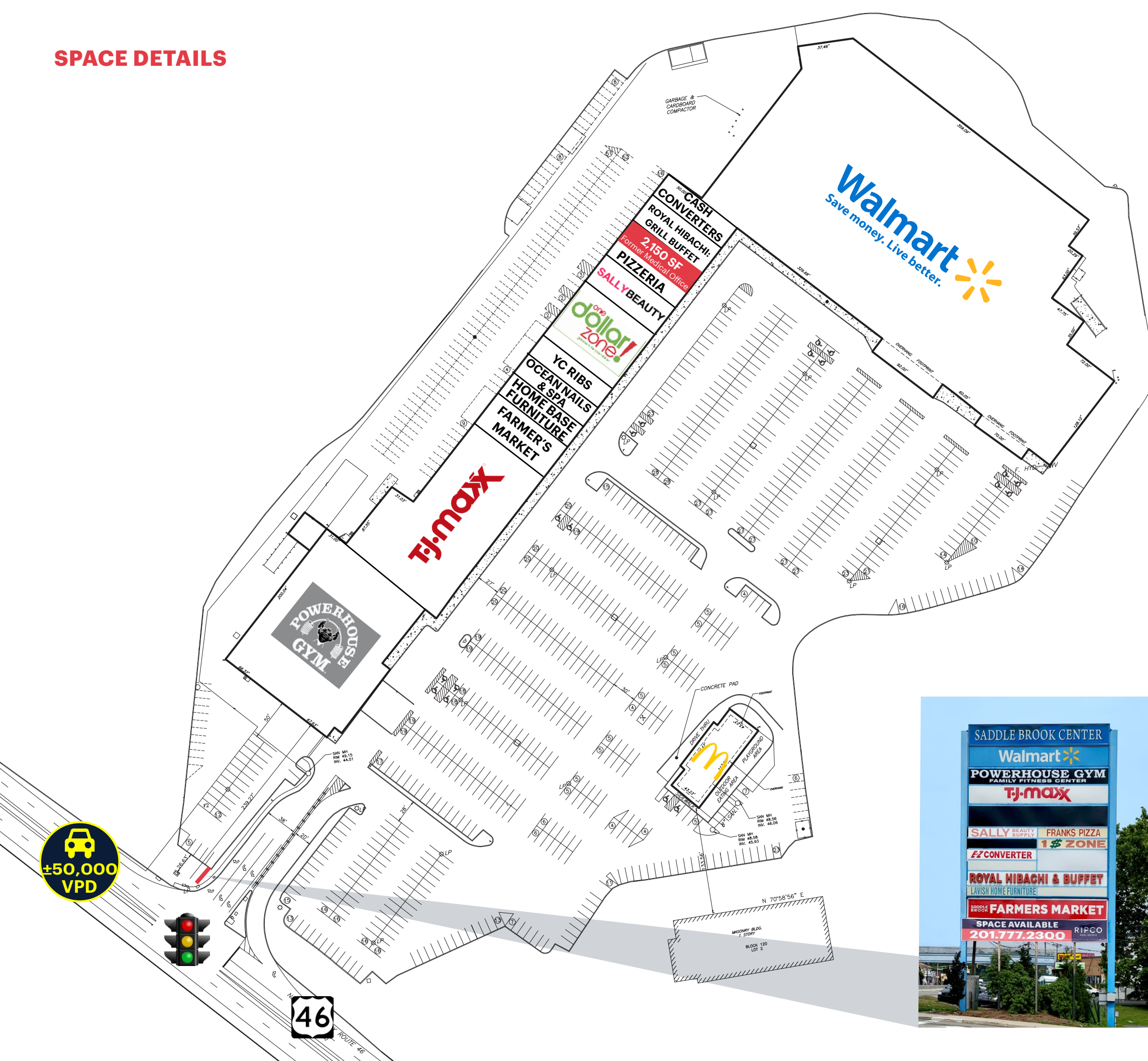
189 US 46 WEST

SADDLE BROOK | NEW JERSEY

**2,150 SF
BUILT-OUT
MEDICAL/
DENTAL SPACE
AVAILABLE**



SPACE DETAILS



SIZE

Space Available 2,150 SF - Former Medical Office
(20' x 105')

GLA

223,000 SF

NNN

\$7.91 PSF (est)

ATTRIBUTES

- 65,000+ avg weekly visits*
- Top 10% Busiest Shopping Centers in NJ*
- 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

* Source: Placer.ai cell phone tracking



POWER CENTER

SADDLE BROOK CENTER
Walmart
POWERHOUSE GYM FAMILY FITNESS CENTER
TJ-maxx
SALLY BEAUTY SUPPLY FRANKS PIZZA
1 \$ ZONE
EZ CONVERTER
ROYAL HIBACHI & BUFFET
LAVISH HOME FURNITURE
SADDLE BROOK FARMERS MARKET
SPACE AVAILABLE
201.777.2300
RIPCO REAL ESTATE



Walmart

HIBACHI GRILL
2,150 SF PIZZERIA

Former Medical Space Available

SALLY BEAUTY SUPPLY
dollar zone
YC RIBS
NAIL SALON
HOME BASE FURNITURE
FARMER'S MARKET

TJ-maxx

POWERHOUSE GYM



MOE'S SOUTHWEST GRILL

VALUE ACT CLEANERS

PYLON

NEW JERSEY DENTAL CENTERS

46

OLYMPIC POOLS THE POOL DEPOT

THE EXCELSIOR CATERING

Staples

U-HAUL

46 FURNITURE GALLERY & MATTRESS

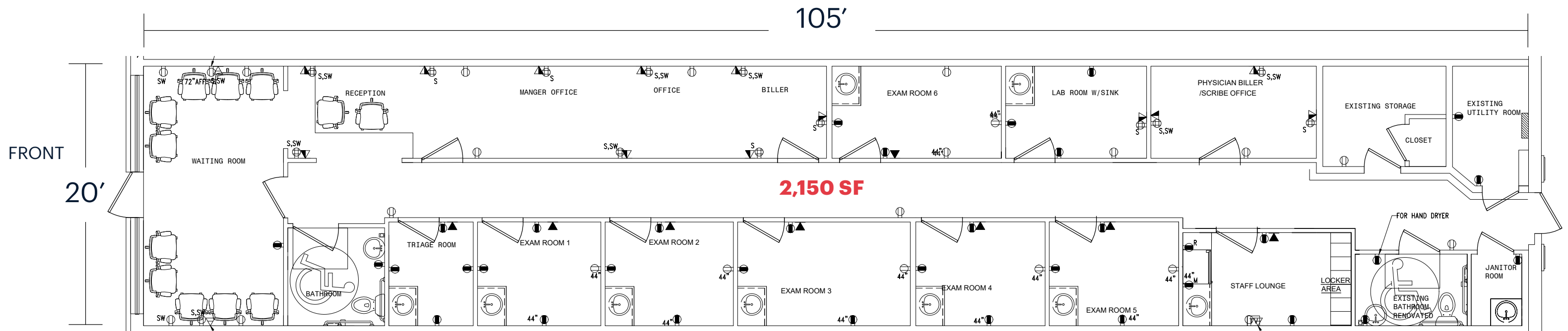
GOOD KARMA VAPOR

±50,000 VPD

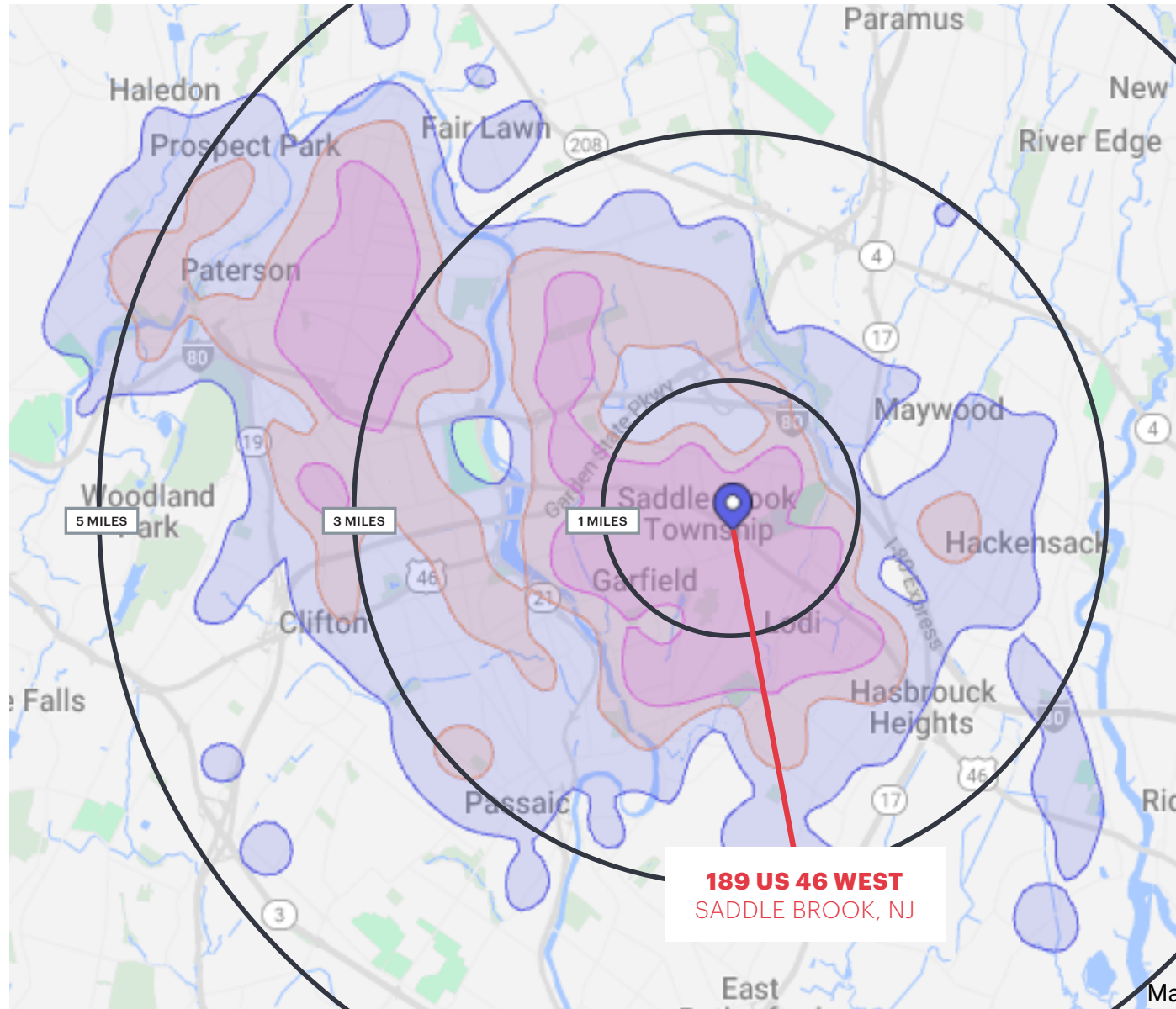
APPROX. 1,500 FT. TO U-TURN FOR 46 WEST VIA OUTWATER LANE



FORMER MEDICAL OFFICE PHOTOS & FLOOR PLAN



STRONG DEMOGRAPHICS



Trade Areas

- 30% of Visits
- 50% of Visits
- 70% of Visits
- body of water

TOTAL POPULATION

26,507 1 mile	286,926 3 miles	676,712 5 miles	450,416 Trade Area*
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MEDIAN HOUSEHOLD INCOME

\$93,935 1 mile	\$81,423 3 miles	\$85,211 5 miles	\$70,660 Trade Area*
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TOTAL EMPLOYEES

15,753 1 mile	129,318 3 miles	298,105 5 miles	114,518 Trade Area*
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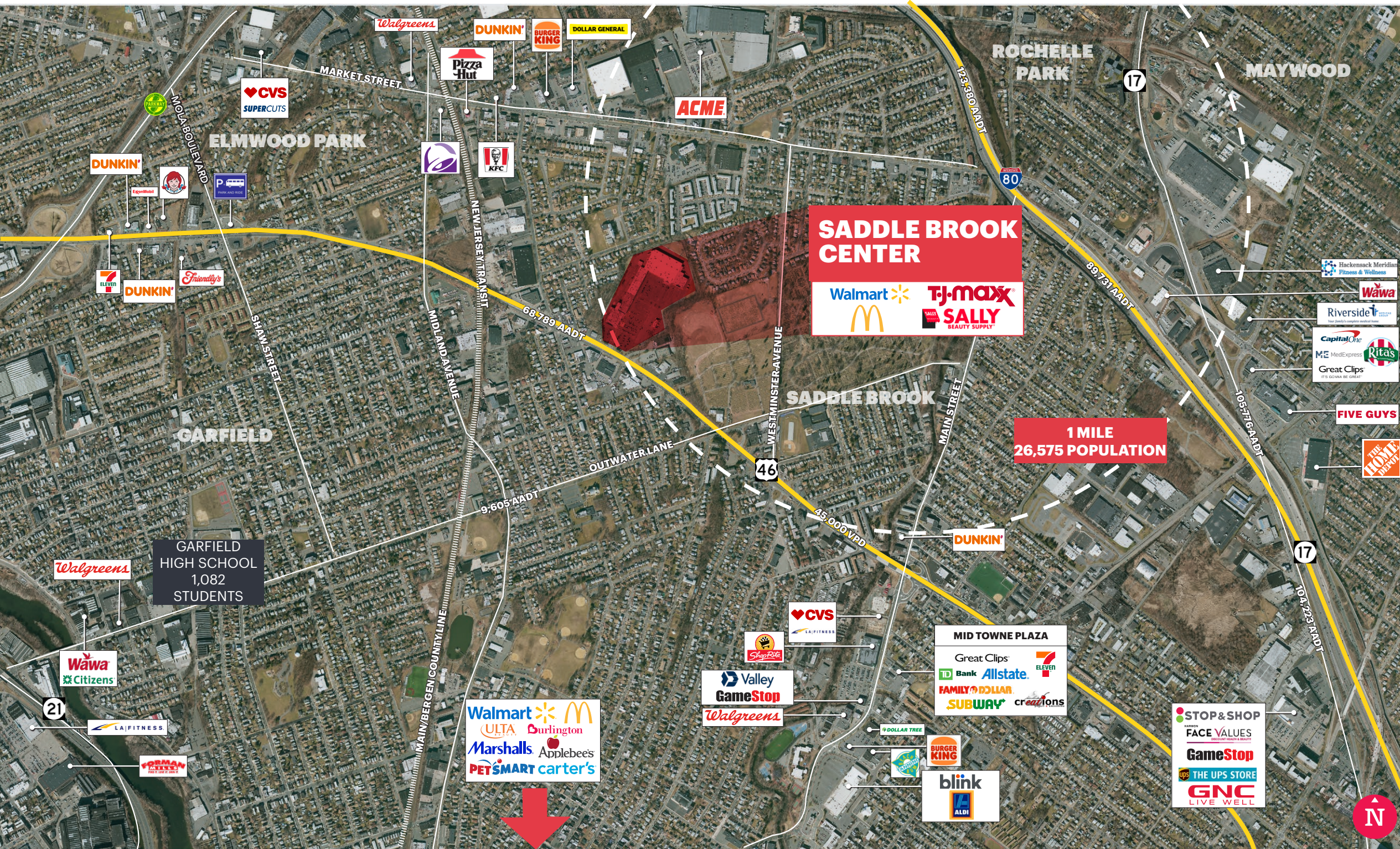
NUMBER OF COLLEGE GRADUATES

5,614 1 mile	63,614 3 miles	168,645 5 miles	70,780 Trade Area*
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*2024 estimates

TRADE AREA - PLACER.AI (CELL PHONE TRACKING DATA)

	30% OF VISITS	50% OF VISITS	70% OF VISITS*
Population	116,124	252,498	450,416
Employees	22,753	57,557	114,518
Median Household Income	\$66,566.99	\$68,117.72	\$70,600.89
Bachelor's Degree or Higher	14,315	32,919	70,780



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