

NEW RETAIL SPACE

WANTAGE (SUSSEX), NJ

WIEBEL PLAZA / SHOPRITE OF SUSSEX

1 Wiebel Plaza @ Route 23 Southbound, Sussex, NJ

5,000 SF
Endcap (Divisible)



SPACE AVAILABLE

5,000 SF Pad Endcap (Divisible)

ASKING RENT

Available Upon Request

PARKING

419 Spaces

NNN

\$4.85 PSF (est)

CO-TENANTS

ShopRite, ShopRite Wine and Spirits,
TrueValue Hardware

NEIGHBORING TENANTS

Acme, Hyundai, Ford, Buick, Walgreen's, Dollar
General, Snap Fitness, US Post Office, Great
Clips, Friendly's, Lakeland Bank, Napa Auto
Parts, Tractor Supply

PAD BUILDING DELIVERY

Q4 2026

ATTRIBUTES

- New 80,000 SF ShopRite
- Regional Retail Node pulling from NJ, NY & PA
- High Incomes: Median Household Income \$101,019
- Traffic Light Access
- Located on busy NJ-23
- Pylon Highway Signage

CONTACT EXCLUSIVE AGENTS

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Please visit us at 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.

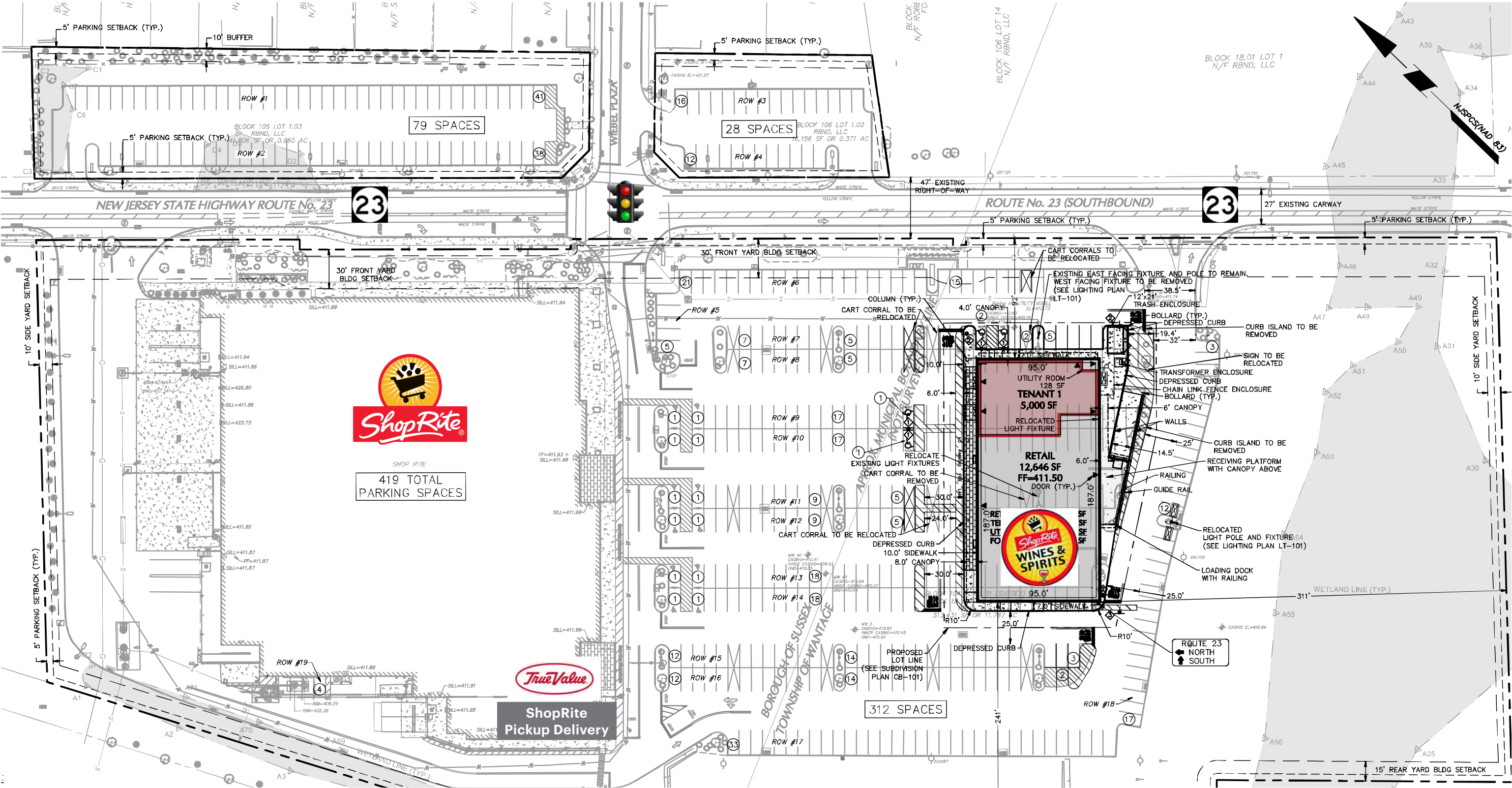
SHOPRITE ON ROUTE 23 DRAWS REGIONALLY



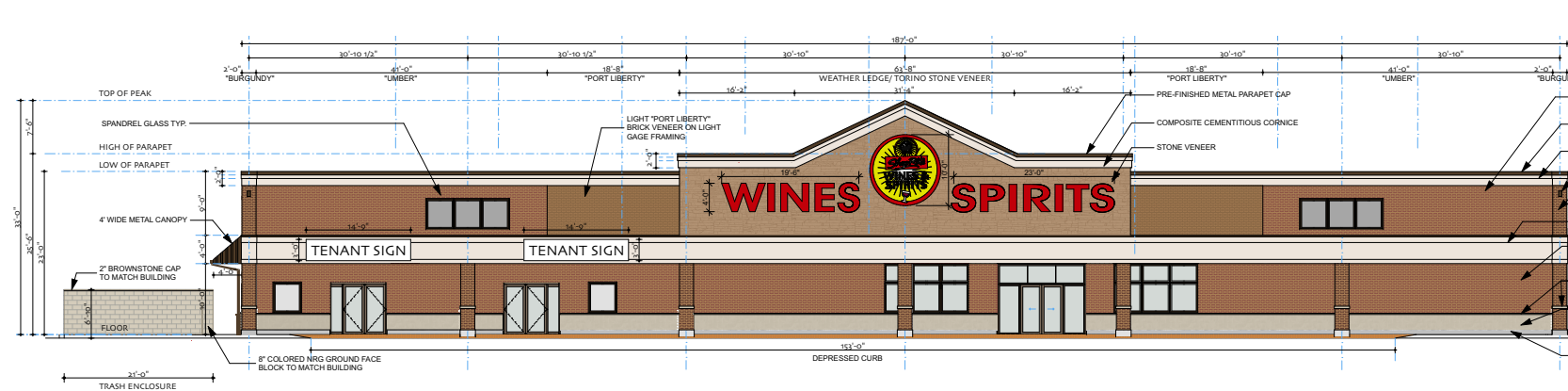
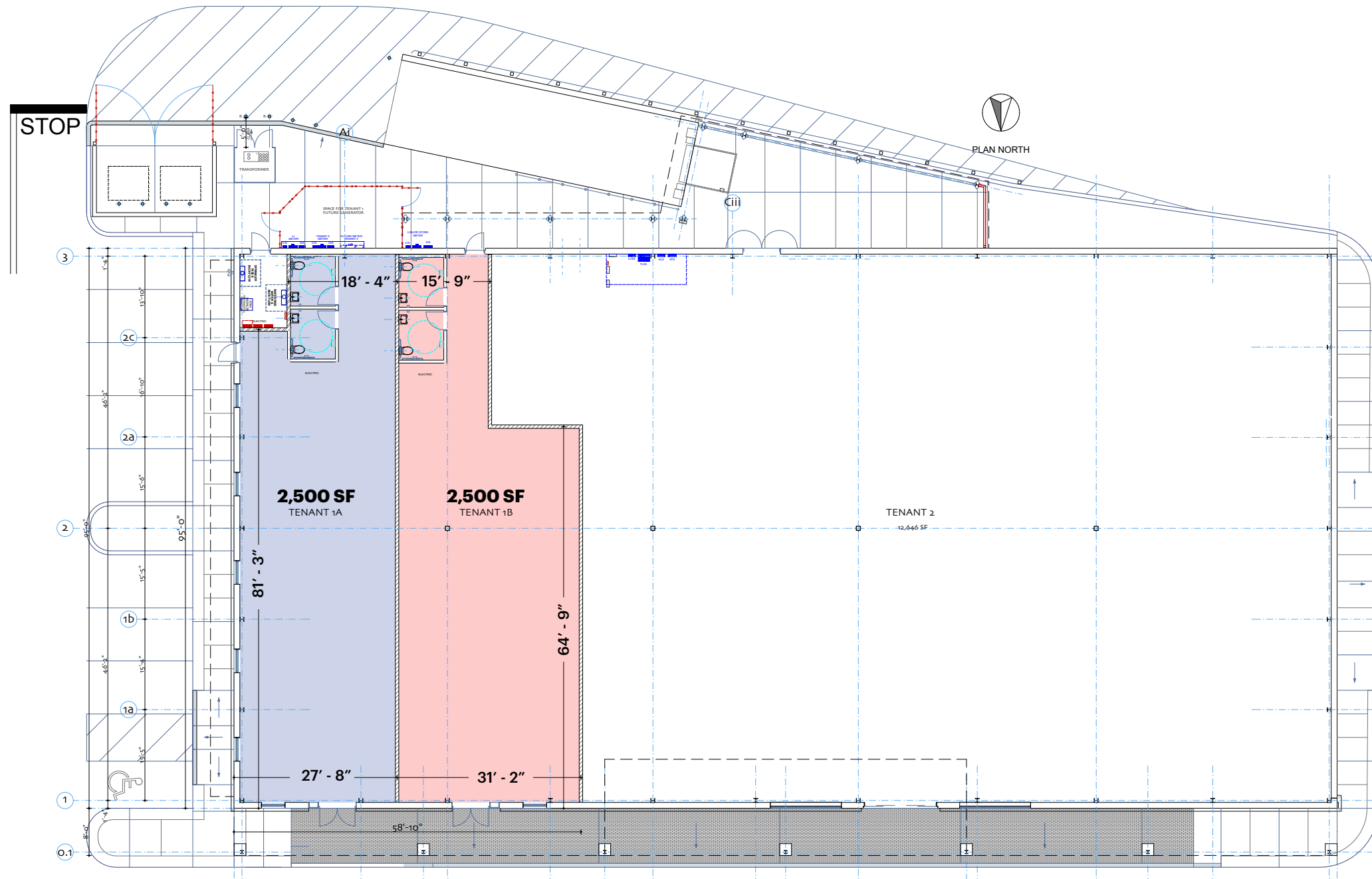
GREAT ROUTE 23 ACCESS & VISIBILITY



5,000 SF ENDCAP (DIVISIBLE) IN SHOPRITE WINE & SPIRITS PAD BUILDING

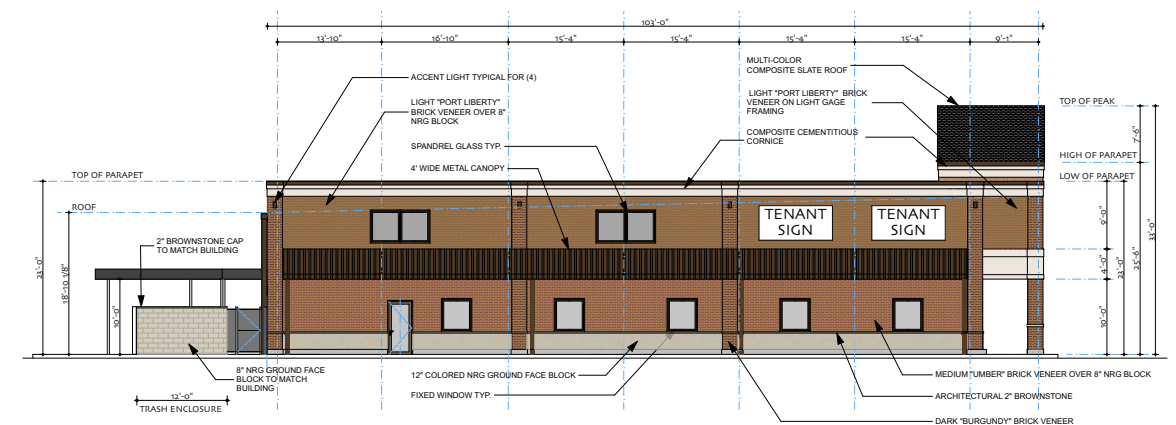


BUILDING PLAN & ELEVATIONS



NORTH ELEVATION

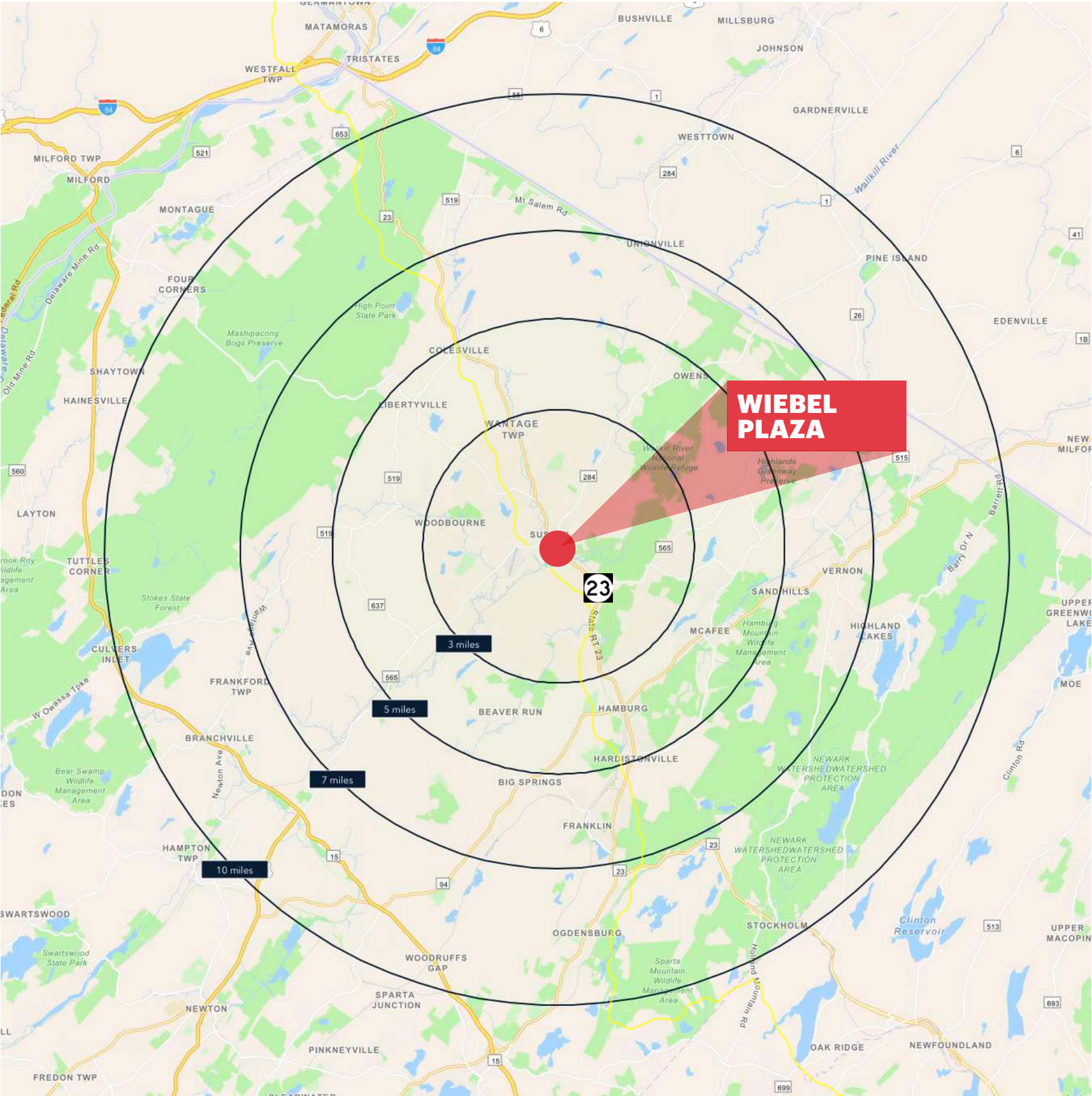
SCALE: $\frac{1}{8}'' = 1'-0''$



EAST ELEVATION

SCALE: 1/8" = 1'-0"

GREAT REGIONAL REACH



*2024 estimates, Esri

3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
9,824	320
HOUSEHOLDS	TOTAL EMPLOYEES
3,962	2,729
MEDIAN AGE	TOTAL DAYTIME POPULATION
44.2	7,539
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
2,116 - 29%	\$125,550

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
29,613	815
HOUSEHOLDS	TOTAL EMPLOYEES
12,335	6,748
MEDIAN AGE	TOTAL DAYTIME POPULATION
45.2	20,573
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
7,475 - 33%	\$131,943

7 MILE RADIUS

POPULATION	TOTAL BUSINESSES
44,112	1,379
HOUSEHOLDS	TOTAL EMPLOYEES
17,936	12,488
MEDIAN AGE	TOTAL DAYTIME POPULATION
45.2	33,121
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
11,055 - 34%	\$132,688

10 MILE RADIUS

POPULATION	TOTAL BUSINESSES
71,733	2,428
HOUSEHOLDS	TOTAL EMPLOYEES
28,430	23,056
MEDIAN AGE	TOTAL DAYTIME POPULATION
45.1	56,759
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
19,244 - 37%	\$141,299