



**PRIME CORNER
RETAIL BOX SPACE**

IRVINGTON, NJ

1055 STUYVESANT AVENUE

Located at the corner of Stuyvesant Avenue and Mill Road

SIZE

Ground Floor 10,800 SF (divisible)

FRONTAGE

Stuyvesant Avenue 180 FT

VEHICLES PER DAY

12,634 VPD

RENT

Upon request

LEASE

Modified Gross

NOTABLE NEIGHBORS

City Supermarket, Metro by T-Mobile, Citizens Bank, Subway, Dunkin', Dairy Queen, Popeyes Chicken

OPPORTUNITY HIGHLIGHTS

High visibility box space at the hard corner of Stuyvesant & Boyden Avenues.

Property has dedicated parking and loading dock.

Convenient Access to Route 78, Garden State Parkway, and NJ Turnpike.

Directly adjacent to Mill Run Apartment complex featuring over 1,100 residential units.

Retail corridor with transit location and high (77) walk score.

CONTACT EXCLUSIVE AGENTS

DAVID MORROW

dorrow@ripconj.com

201.923.5201

RIPCO
REAL ESTATE

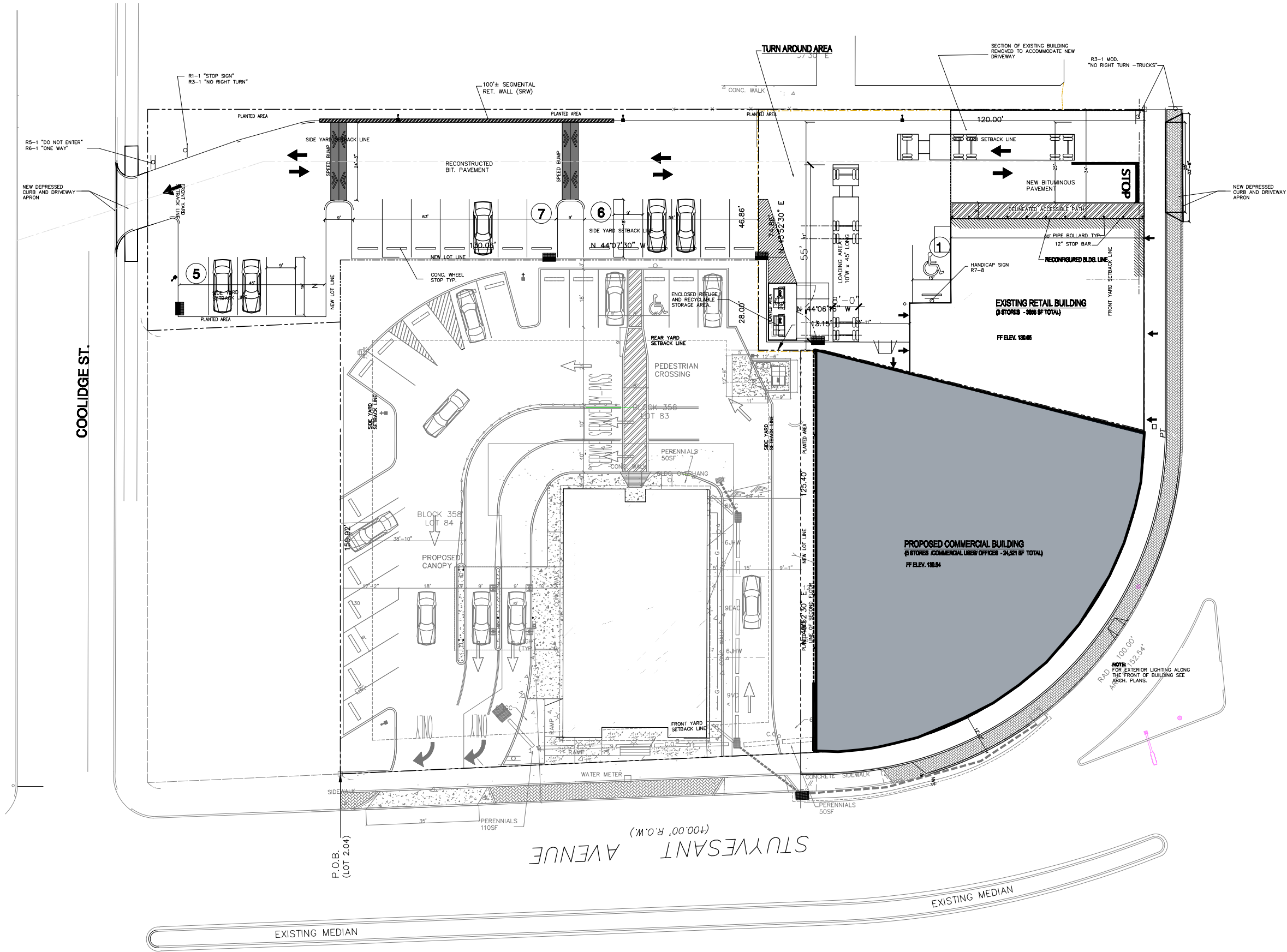
611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

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.

SITE PLAN

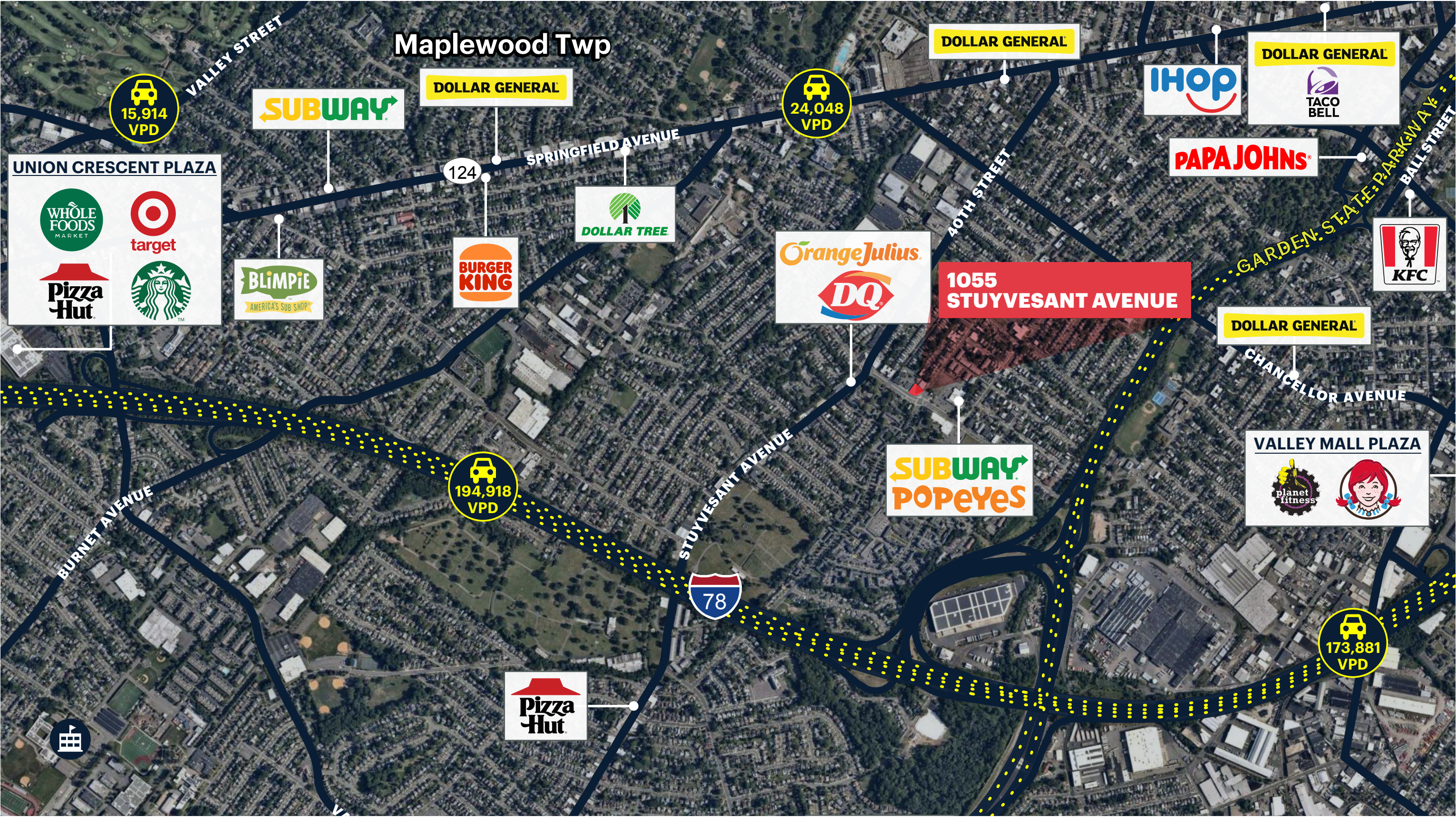
GROUND FLOOR



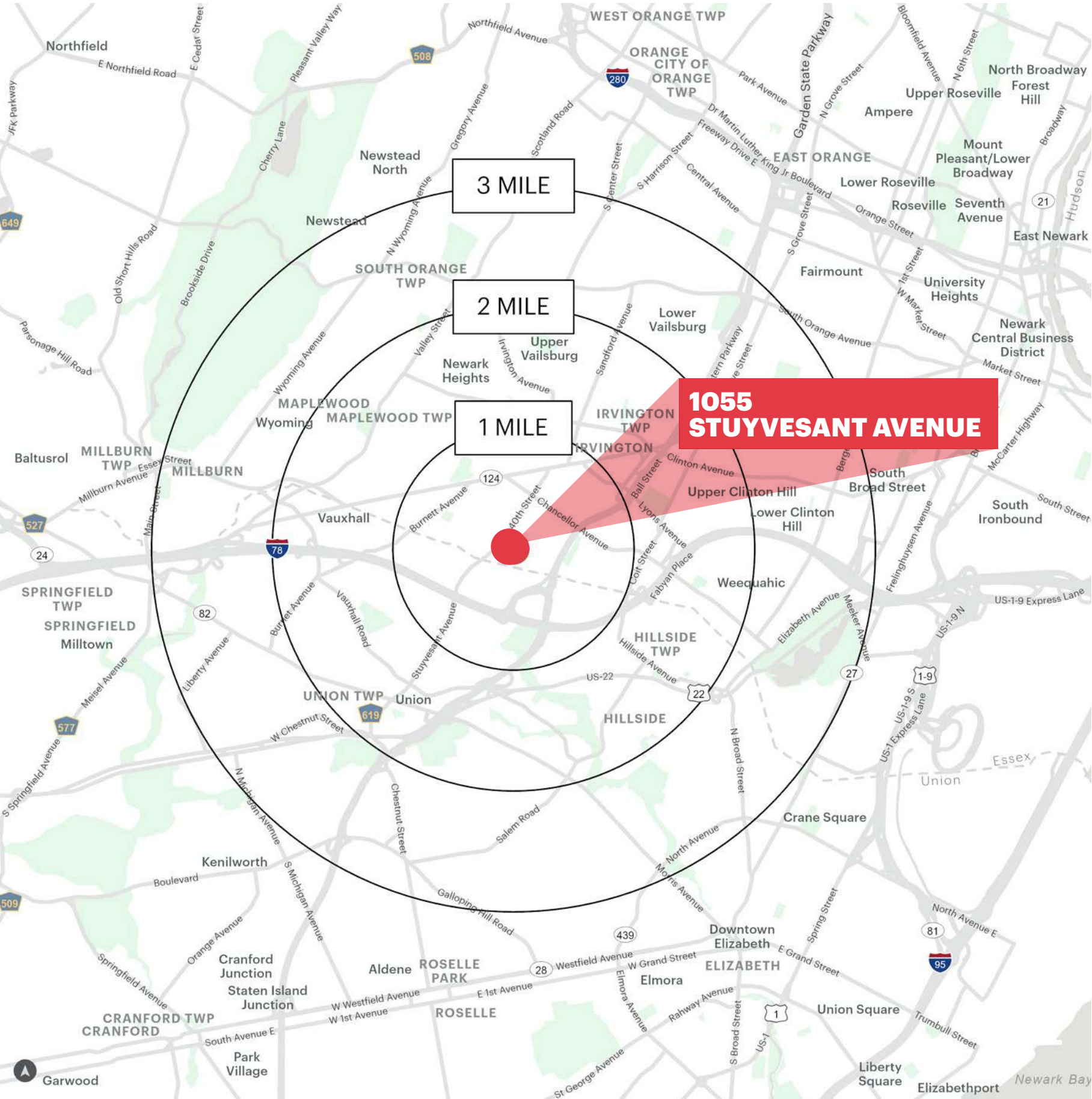
SITE OVERVIEW



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

43,218

HOUSEHOLDS

15,308

MEDIAN AGE

37.9

COLLEGE GRADUATES (Bachelor's +)

10,382 - 35.1%

TOTAL BUSINESSES

798

TOTAL EMPLOYEES

8,516

AVERAGE HOUSEHOLD INCOME

\$121,882

2 MILE RADIUS

POPULATION

155,280

HOUSEHOLDS

55,338

MEDIAN AGE

38.2

COLLEGE GRADUATES (Bachelor's +)

37,419 - 35.0%

TOTAL BUSINESSES

3,907

TOTAL EMPLOYEES

47,340

AVERAGE HOUSEHOLD INCOME

\$122,987

3 MILE RADIUS

POPULATION

311,390

HOUSEHOLDS

110,741

MEDIAN AGE

37.7

COLLEGE GRADUATES (Bachelor's +)

73,013 - 35.0%

TOTAL BUSINESSES

7,103

TOTAL EMPLOYEES

85,225

AVERAGE HOUSEHOLD INCOME

\$123,303

*2025 estimates