

Fairfield Marketplace

RIPCO
RETAIL LEASING

480 US-46 East & Fairfield Road
Fairfield, NJ | Essex County

For Lease

*Photo as of July 2026



Rendering of Proposed Facade

| 1,700 - 6,435 SF Spaces Available! Join *Tim Hortons*.



New Retail Center | Delivery December 1, 2026

Space Details



Space Available	Space C - 2,713 SF
	Space D - 1,700 SF
	Space E - 2,022 SF
	85' feet deep
GLA	21,671 SF
Rent	Upon request
Parking Ratio	Just over 5:1
Neighbors	McDonald's, Dunkin', Target, Manhattan Bagel, WaWa, Raymour & Flanigan, Ashley Furniture, Planet Fitness, Retro Fitness, Dollar Tree, Anik Greek Kitchen
Attributes	Delivery 12/1/26
	Strong Traffic Counts
	- 45,000 VPD on US-46
	- 8,400 VPD on Fairfield Road
	Great Access
Highway Signage	- US-46, just west of east/west turn-around for regional traffic
	- Fairfield Road for local traffic
	- On US-46 & Fairfield Road



Site Plan



Space	Tenant	Size
A	Tim Hortons	2,024 SF
B	National Burger - In Lease	2,500 SF
C	Available	2,713 SF
D	Available	1,700 SF
E	Available	2,022 SF
F	Potbelly Sandwich Works	1,803 SF
G	National Pilates - In Lease	2,182 SF
I	National Spa - In Lease	2,975 SF
J	Pink Pistachio Cafe	3,400 SF

Strong National & Local Co-Tenancy



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Contact
Exclusive Agents

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Great Access - US-46 Turn-Around & Fairfield Rd

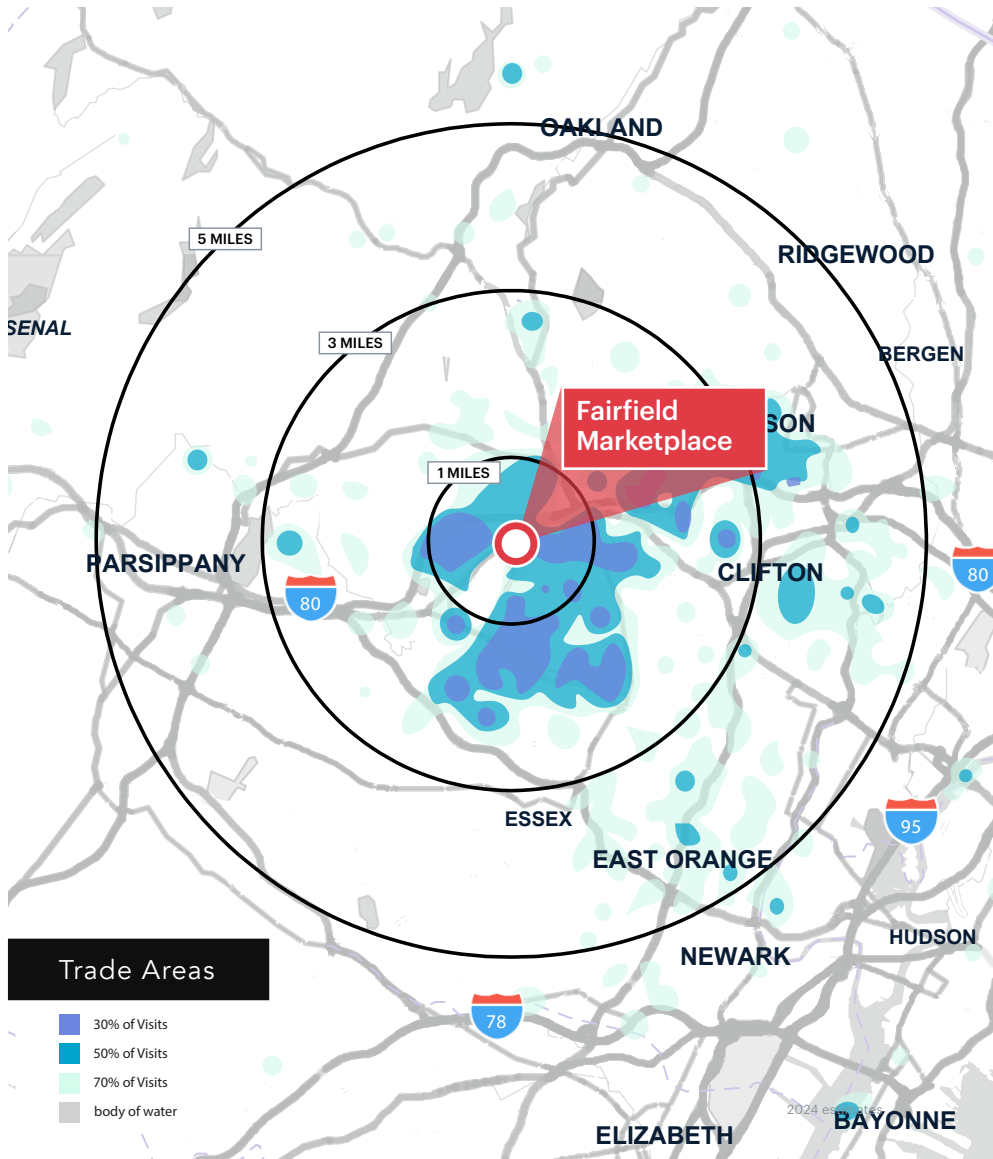


Fairfield Marketplace
New Retail Center Under Construction
Delivery December 1, 2026

Tim Hortons

Pink Pistachio
CAFE

POTBELLY
SANDWICH WORKS



Strong Demographics

2025 ESRI Summary Report

	1 mile	3 miles	5 miles	Trade Area
Total Population	3,876	46,113	182,484	536,285
Median Household Income	\$135,915	\$127,808	\$136,569	\$87,244
Total Employees	14,880	55,633	131,375	13,007
Number of College Graduates	1,631	18,841	74,325	159,493

Trade Area - Placer.ai

2024 Cell Phone Tracking Data

	30 % of Visits	50% of Visits	70% of Visits
Total Population	110,945	318,376	942,192
Total Employees	31,584	84,910	246,923
Median Household Income	\$95,977	\$81,261	\$84,439
Bachelor's Degree or Higher	25,871	61,084	195,684



Rendering of Proposed Facade