



RETAIL SPACE



200 Route 3 East & Metro Boulevard

ON3 is a world-class mixed-use campus located along Route 3 East, split between the City of Clifton and Nutley Township, one of the most dynamic travel arteries in the New York-New Jersey area. Spanning 118 acres, this is an exciting opportunity to become part of a campus environment that will integrate academia, retail and entertainment, restaurants, state-of-the-art labs, research and office space with a full array of residential and community offerings in the heart of Northern New Jersey, in one of New Jersey's most robust trade areas.

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NEIGHBORHOOD RETAIL - CONVENIENT ACCESS



3 MILE RADIUS DEMOGRAPHICS



ON3 is a Transit Oriented Development (TOD) site due to its close proximity to public transportation, and pedestrian and bicyclist oriented design. At ON3, walkability and connectivity are fundamental to creating the ultimate environment for just about anything you want to do.

Something exciting is happening—and you’re invited. In a place where urban vitality and suburban flexibility meet, a new kind of community is on the rise.



1.1M SF
Office/R&D/Medical

635K SF
Existing R&D/Education

20 AC
Green Space

5 BUS LINES
Transit Hub

redundant
INFRASTRUCTURE
CUP & Onsite Utilities

zoning approval in place for
1,000+
Residential Units

under development
180K SF
Retail/Lifestyle Amenities

proposed
266-ROOM
Mid-rise Hotel

ON3 OVERALL CAMPUS - PARTIAL RENDERING

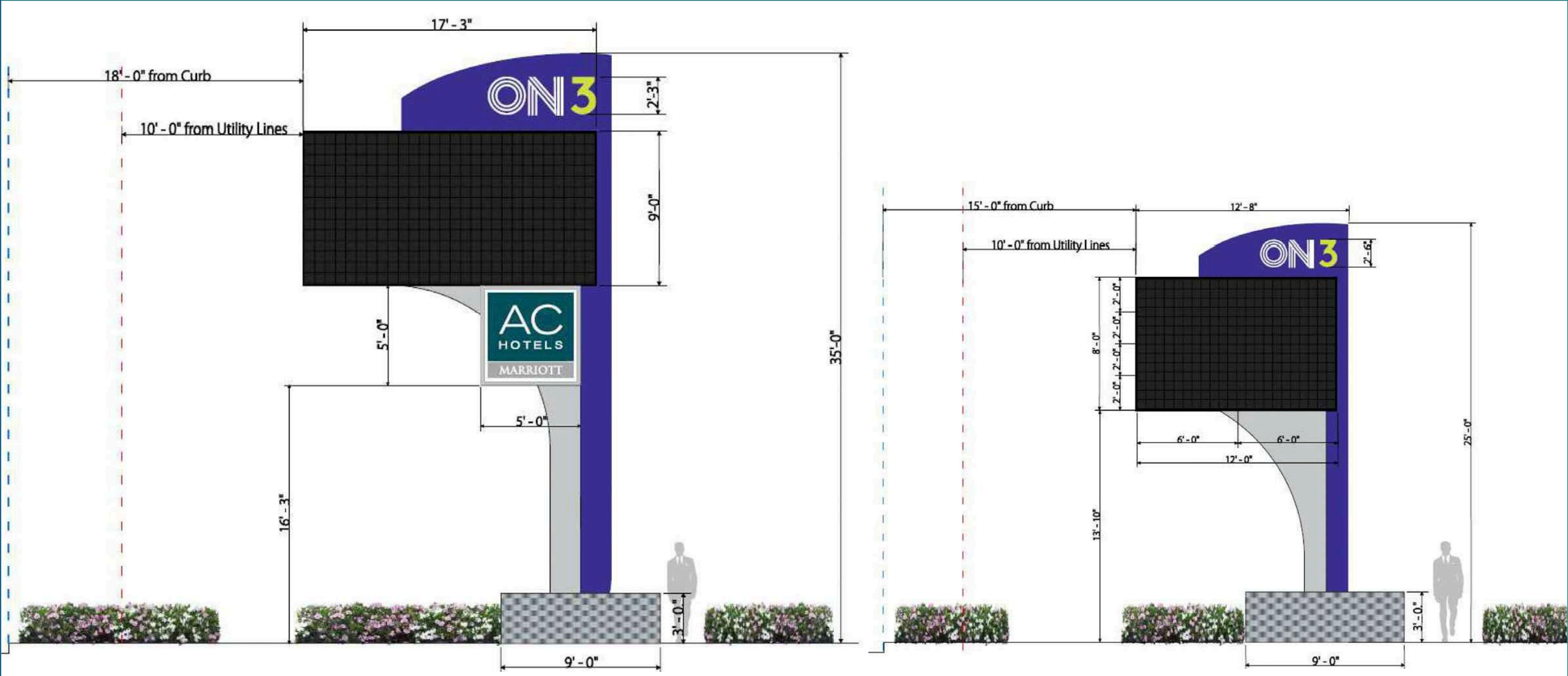


ROUTE 3 PYLONS



ROUTE 3 & METRO BLVD V-SHAPED PYLON SIGN

ROUTE 3 & ROAD B V-SHAPED PYLON SIGN



- ±180,000 SF Restaurant, Entertainment, Fitness and Hospitality
- 1,000+ Residential Units
- ±450,000 SF Medical and Graduate Nursing School
- Over 1M SF of Corporate Office Space
- Over 500K SF of Bio-Medical Research and Laboratory Space
- Numerous Surface and Garage Parking Areas
- 20 Acres of Greenspace Including Parks, Walkways and Bike Trails
- At Full Build-Out the ON3 Campus Will Host 8,000 to 10,000 Daily Residents, Customers, Employees, Faculty and Students

BLOCK A



BLOCK B



BLOCK B & C



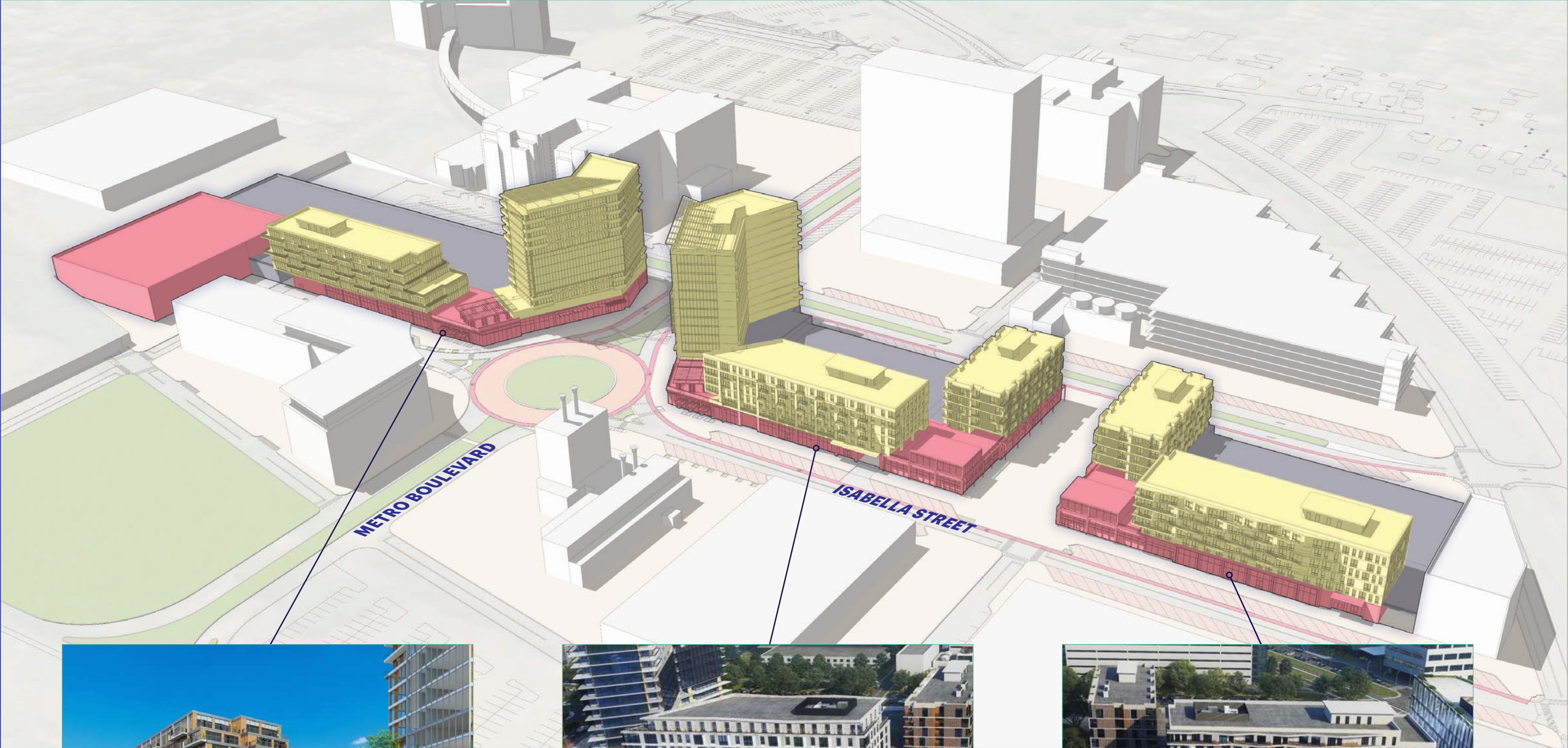
BLOCK C



PROPOSED SUPERMARKET



PHASE IV - ISABELLA STREET & TOWN CENTER CONCEPTUAL RENDERINGS - Subject to Final Site Plan Approval - Delivery 2028-2029



BLOCK C



BLOCK B



BLOCK A

RETAIL SPACE

CONTACT EXCLUSIVE AGENTS

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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.