

RESTAURANT/RETAIL/MEDICAL SPACE

WHITEHOUSE STATON, NJ

CUSHETUNK COMMONS

422 US Highway 22



STORE SIZES

±13000 SF *divisible*

Unit 1	±2,100 SF - Full Service Restaurant
Unit 2	±1,543 SF
Unit 3-5	±4,500 SF
Unit 6	±1,649 SF
Unit 7	±1,823 SF
Unit 8	±1,998 SF - End Cap

FRONTAGE

250' highway frontage

CEILING HEIGHTS

±11'-6"

ASKING RENT

Upon Request

POSSESSION

Immediate

NNN

\$6.50 PSF (2024 estimate)

NEIGHBORS

Walgreens, Ryland Inn, Kings Supermarket, Starbucks, Playa Bowls, Bensi Restaurant, Black River Roasters Cafe

COMMENTS

- Restaurant-ready end cap
- Ample parking in front of retail shops
- Exterior area available for related retail uses
- Flexible square footages
- 27,654 VPD on US-22
- Located in Readington Township in the heart of Hunterdon County.
- The trade area has one of the highest HH Incomes in US

CONTACT EXCLUSIVE AGENTS

THERESE O'BRIAN

tob@ripconj.com
973.945.4136

DAVID MORROW

dmorrow@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.

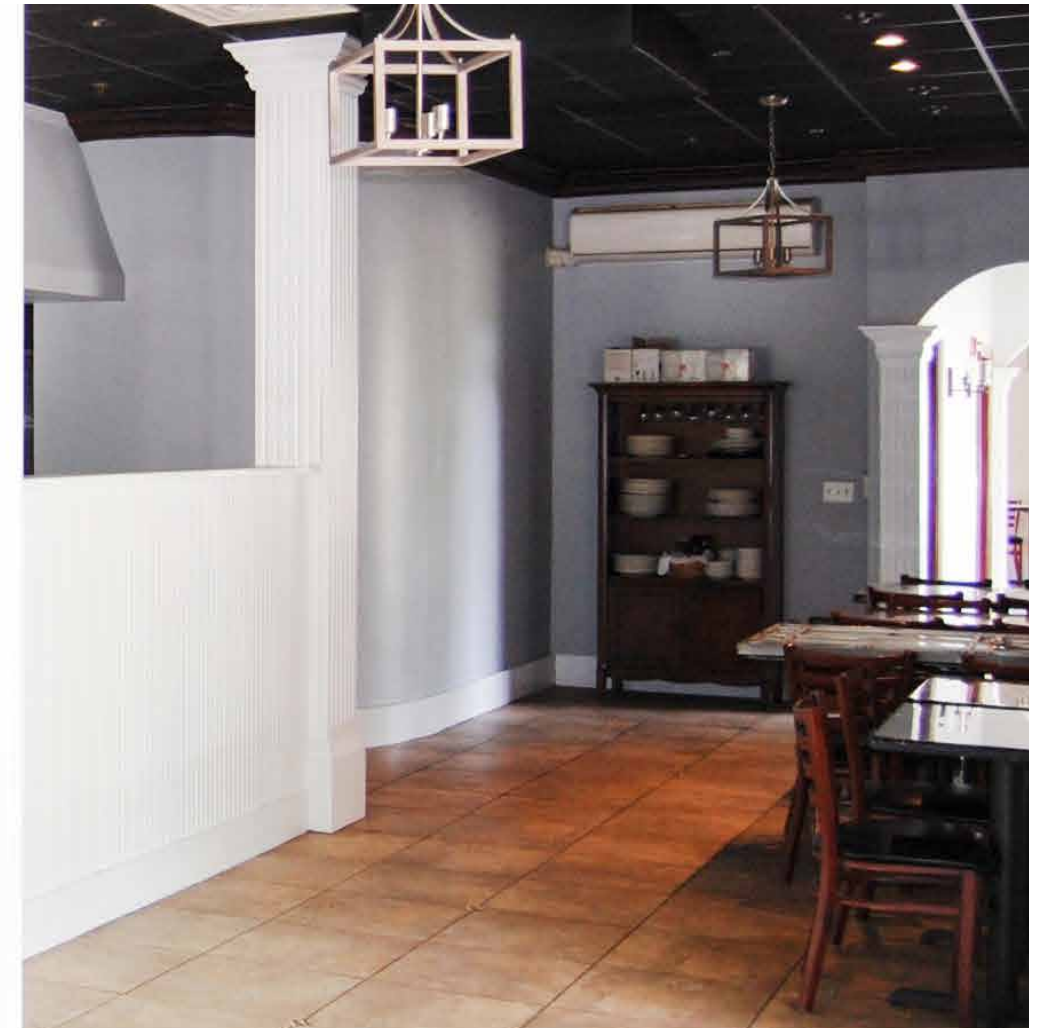
MARKET AERIAL



ZOOM AERIAL



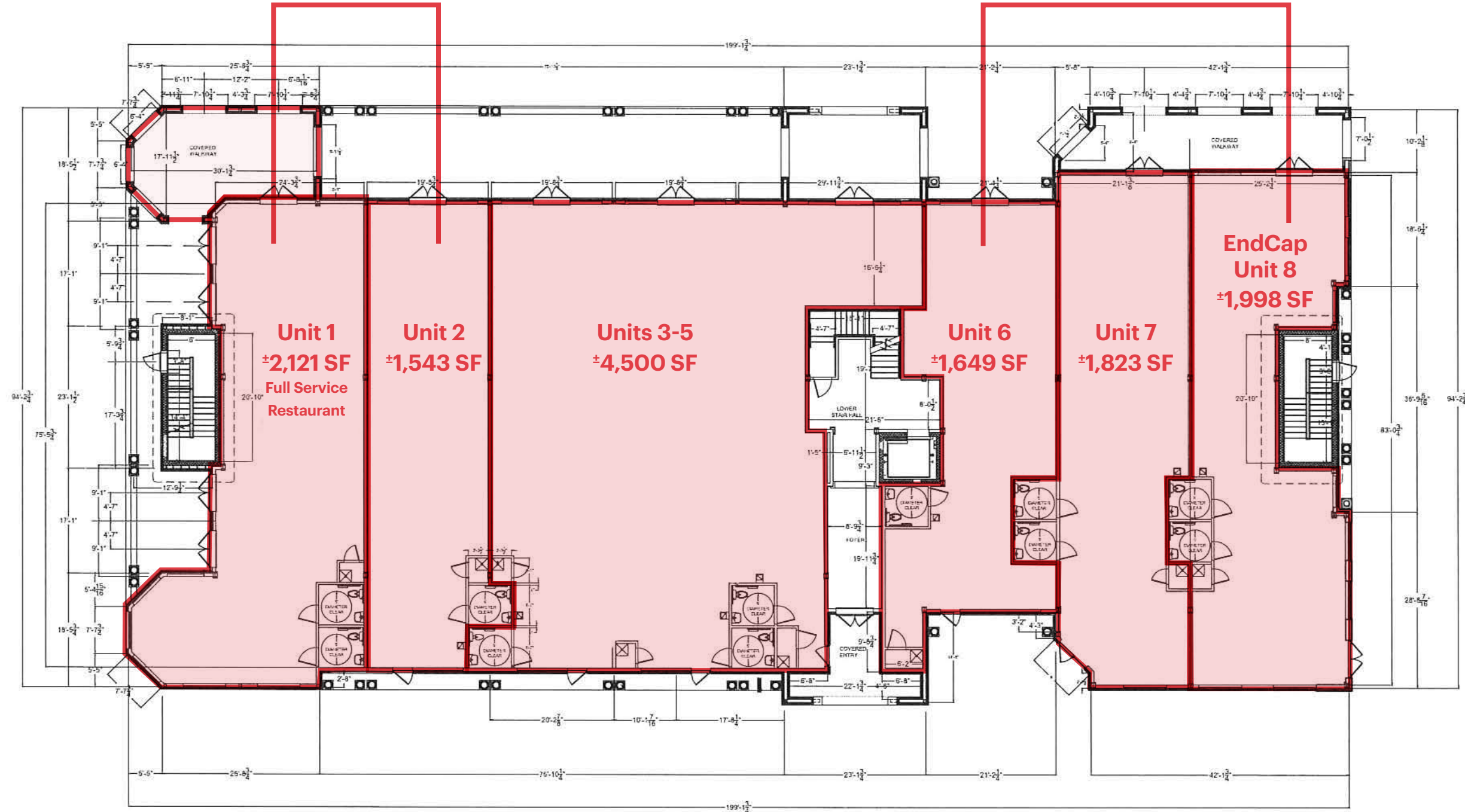
PHOTOS - RESTAURANT READY SPACE



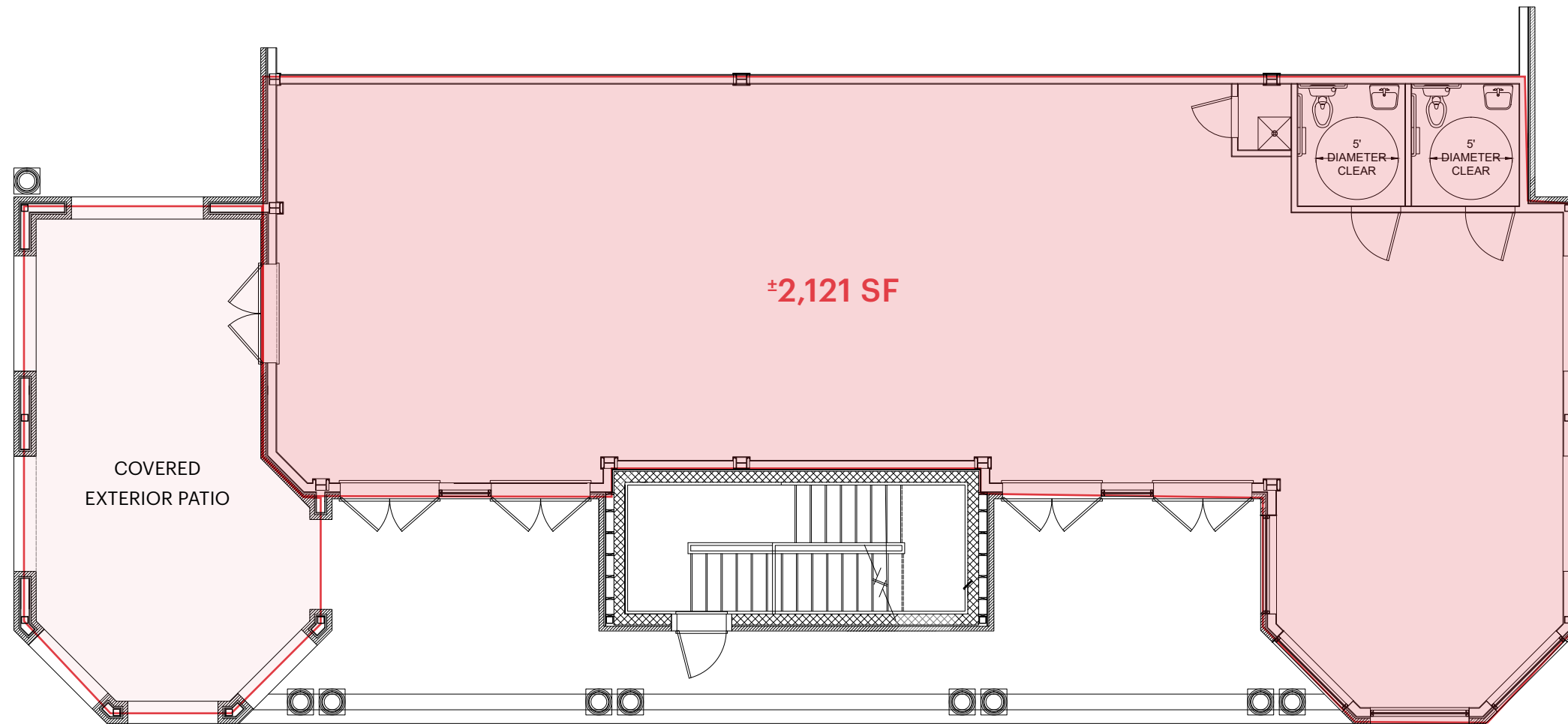
RETAIL FLOOR PLAN

UNITS 1 & 2 CAN BE COMBINED
FOR ±3,850 SF

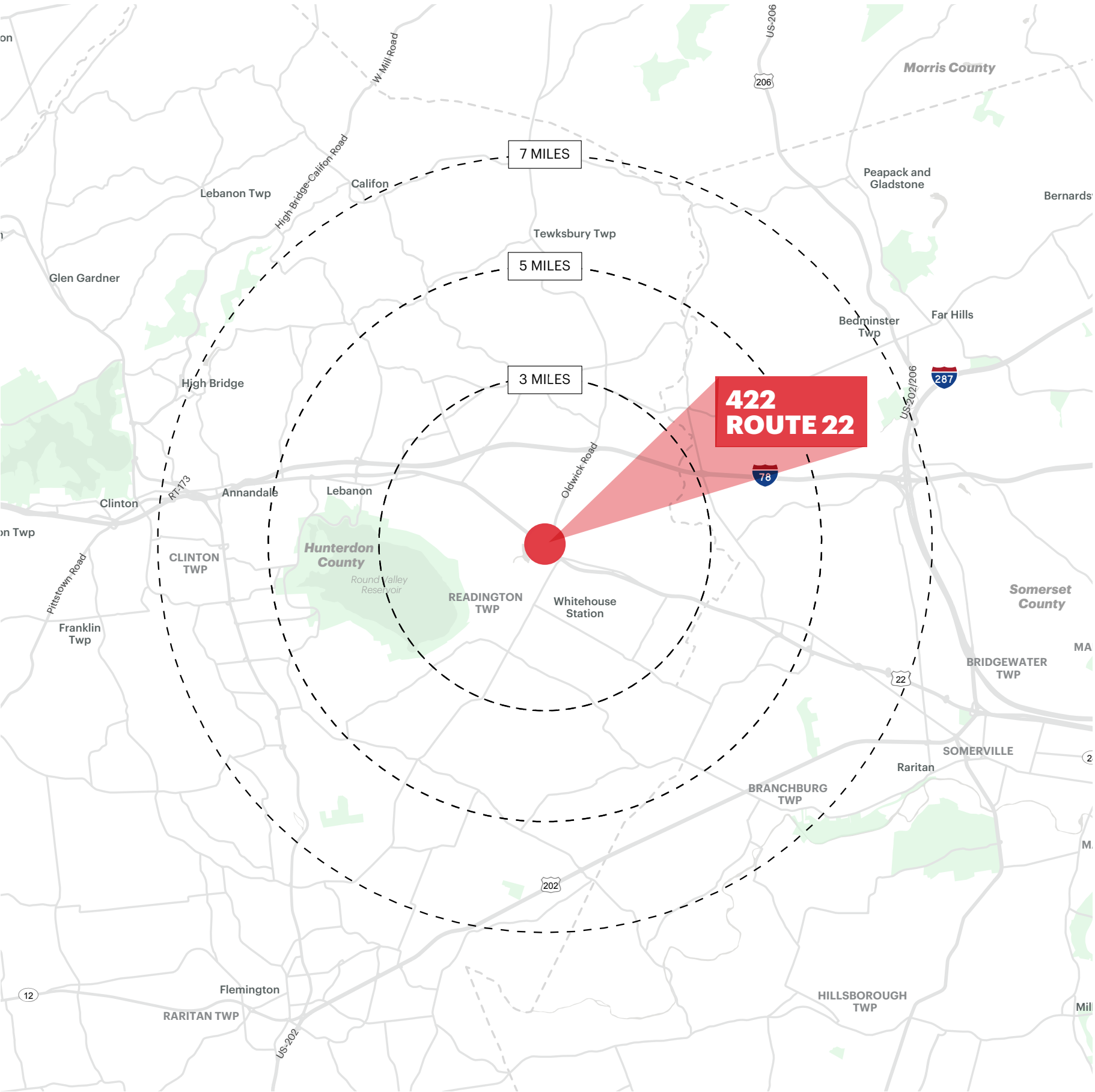
UNITS 6, 7 & 8 CAN BE COMBINED
FOR ±5,500 SF END CAP



FLOOR PLANS - SPACE 1, RESTAURANT-READY SPACE



DEMOGRAPHICS



3 MILE RADIUS

POPULATION	9,479	TOTAL BUSINESSES	527
HOUSEHOLDS	4,014	TOTAL EMPLOYEES	6,610
MEDIAN AGE	50.6	TOTAL DAYTIME POPULATION	11,668
COLLEGE GRADUATES (Bachelor's +)	4,278 - 59%	AVERAGE HOUSEHOLD INCOME	\$182,603

5 MILE RADIUS

POPULATION	24,864	TOTAL BUSINESSES	1,346
HOUSEHOLDS	9,996	TOTAL EMPLOYEES	18,045
MEDIAN AGE	48.2	TOTAL DAYTIME POPULATION	30,660
COLLEGE GRADUATES (Bachelor's +)	11,658 - 63%	AVERAGE HOUSEHOLD INCOME	\$203,698

7 MILE RADIUS

POPULATION	69,286	TOTAL BUSINESSES	2,645
HOUSEHOLDS	26,317	TOTAL EMPLOYEES	40,926
MEDIAN AGE	45.9	TOTAL DAYTIME POPULATION	74,129,
COLLEGE GRADUATES (Bachelor's +)	31,666 - 63%	AVERAGE HOUSEHOLD INCOME	\$213,819

*2024 estimates