



**3,500 -
4,420 SF**
Former Restaurant
&
1,700 SF
Available

THE PROMENADE SHOPS AT CLIFTON

852 ROUTE 3 WESTBOUND
CLIFTON | NEW JERSEY

#1 Busiest Lifestyle Center in NJ (PSF) *

#17 Busiest Lifestyle Center in US (PSF) *

4 Rt 3 Pylon Signs Visible to ±160,000 VPD

± 160,000 VPD on Rt 3

** Source: Placer.ai cell phone tracking*

RIPCO
REAL ESTATE

SITE ATTRIBUTES



SPACE AVAILABLE

3,500 SF Former Restaurant
(can be expanded to 4,420 SF)

1,700 SF

ASKING RENT

Upon Request

GLA

143,323 SF

SITE ATTRIBUTES

- **#1 Busiest Lifestyle Center in NJ (PSF) according to Placer.ai cell phone tracking, 5/7/24**
- **#17 Busiest Lifestyle Center in USA (PSF) ***
- Very densely-populated market - 658,610 people live within 5 mile radius of site
- Strong daytime population - 562,470 people working within 5 mile radius of site
- Easy access to Route 3 eastbound and westbound traffic via multiple turn-arounds

- Multiple Signage Opportunities

- Existing Rt 3 Pylon
- Existing Rt 3 Electronic Billboard
- New Rt 3 Pylon
- Route 3 Facade Signage
- Allwood Road Facad Signage

- ± 160,000 (AADT) car count on Rt 3

- ± 15,000 (AADT) car count on Allwood Road

SITE PLAN



ALLWOOD ROAD +15,000 AADT

BOOK CT.
(50' WIDE PER REF. 2)



Pylon Sign



LED Electronic Billboard



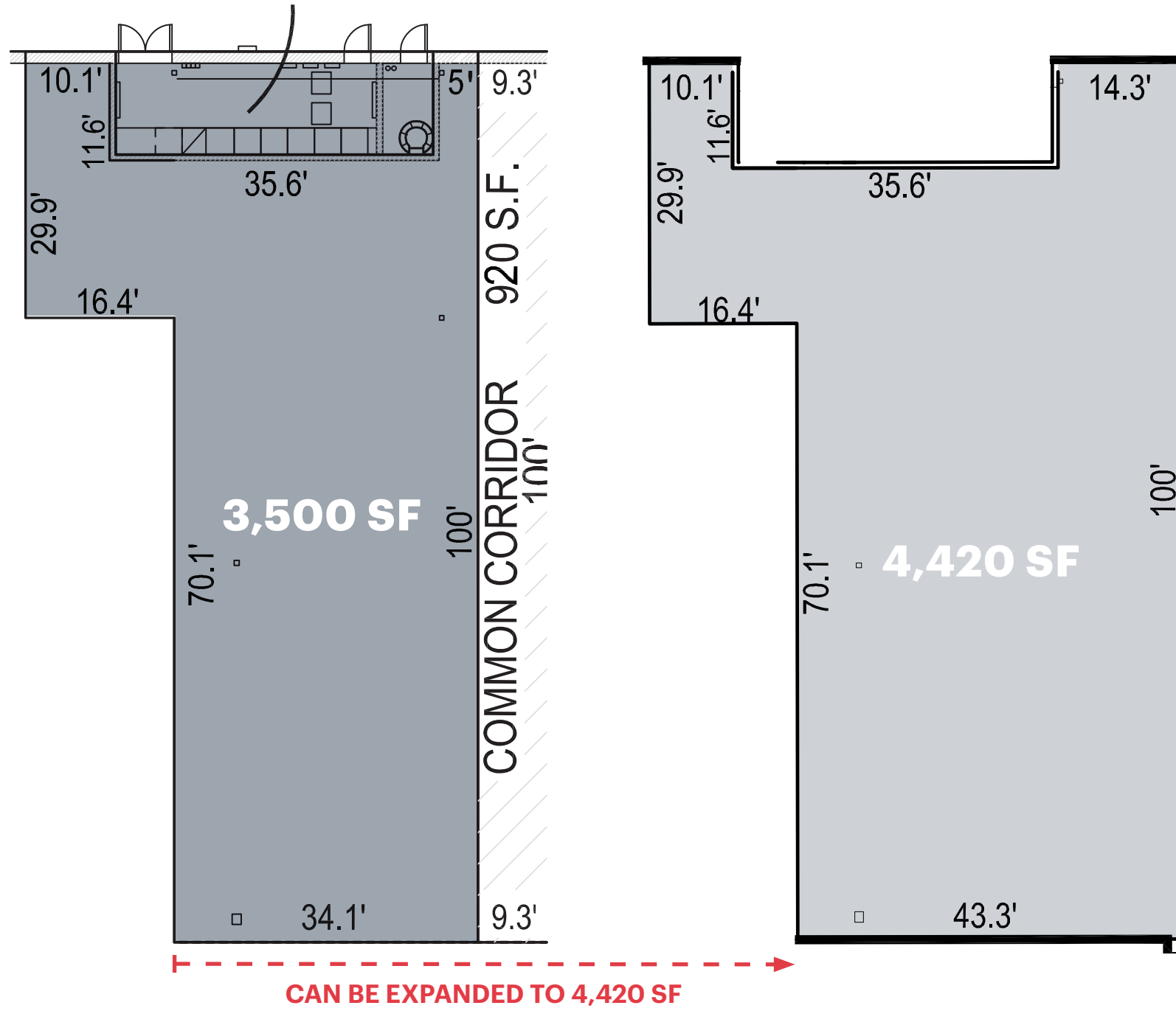
+160,000 VPD



New Larger Pylon Sign (proposed)

FORMER RESTAURANT AVAILABLE - 3,500 - 4,420 SF

SPACE PLANS



ADDITIONAL RESTAURANT PHOTOS



MULTIPLE SIGNS ON ROUTE 3 VISIBLE TO ±160,000 VPD



Pylon Sign



LED Electronic Billboard



New Larger Pylon Sign (proposed)

More Households with Incomes Greater than \$100,000/year

	1 MILE	2 MILE	3 MILE	5 MILE
Clifton	3,906	17,410	41,897	102,275
Paramus	1,754	8,720	24,442	72,392
Morris Plains	2,046	7,286	14,718	36,504
Bridgewater	783	4,616	11,545	29,854
Montvale	1,560	6,505	13,500	44,845
Red Bank	2,906	8,127	13,352	32,076
Summit	3,307	10,334	21,295	57,815
Ridgewood	3,900	13,531	26,733	62,230
Montclair	5,504	18,824	38,131	93,873
Princeton	606	4,501	8,927	25,411
Westfield	4,354	11,402	20,846	74,765

Most Densely Populated

	1 MILE	2 MILE	3 MILE	5 MILE
Clifton	18,998	104,495	269,784	658,610
Paramus	8,593	37,603	103,937	340,449
Morris Plains	7,382	29,528	64,229	153,832
Bridgewater	4,410	26,093	61,126	147,125
Montvale	5,310	27,188	55,170	140,470
Red Bank	13,458	34,546	55,170	140,470
Summit	13,862	40,549	84,981	237,026
Ridgewood	16,209	55,197	111,945	337,678
Montclair	21,586	81,326	190,466	581,057
Princeton	2,446	18,685	40,582	107,418
Westfield	16,159	56,388	109,405	359,059

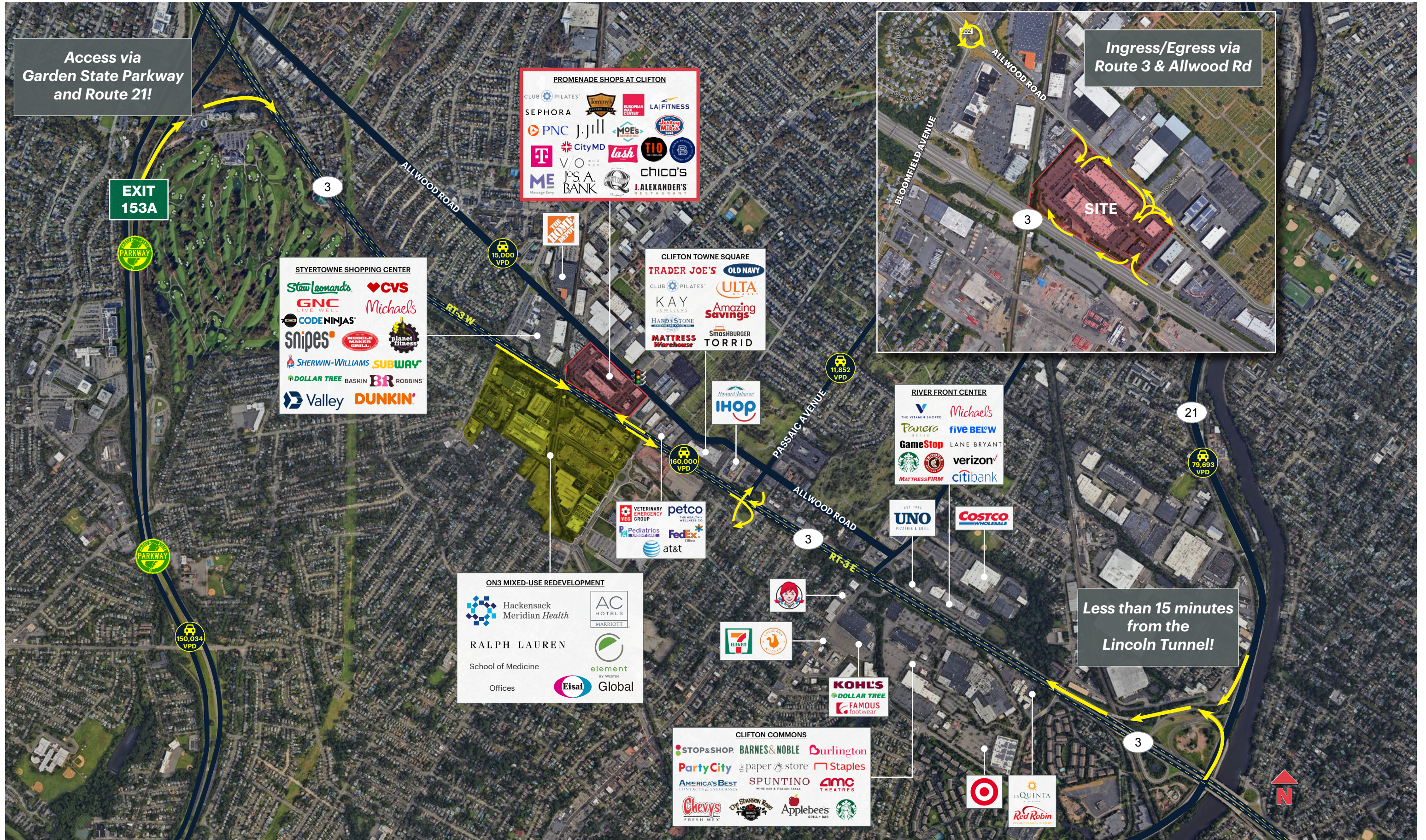
Highest Daytime Population

	1 MILE	2 MILE	3 MILE	5 MILE
Clifton	17,804	91,477	219,008	562,470
Paramus	14,408	47,467	111,361	327,981
Morris Plains	17,850	48,610	97,192	209,815
Bridgewater	6,849	28,006	67,088	171,346
Montvale	17,487	40,577	73,774	239,191
Red Bank	19,489	45,358	65,285	144,083
Summit	21,974	51,421	99,238	284,506
Ridgewood	16,665	55,147	110,931	325,971
Montclair	24,615	70,695	156,929	486,826
Princeton	7,543	39,914	74,689	159,685
Westfield	22,946	57,865	113,152	342,363

More College Graduates

	1 MILE	2 MILE	3 MILE	5 MILE
Clifton	6,833	32,268	75,769	176,264
Paramus	3,644	16,791	48,573	134,795
Morris Plains	3,674	13,949	27,943	68,617
Bridgewater	1,226	8,487	20,562	51,764
Montvale	5,345	11,748	25,820	84,397
Red Bank	5,345	14,549	23,685	55,456
Summit	6,614	20,797	43,137	111,513
Ridgewood	8,528	27,151	51,489	116,640
Montclair	10,565	36,715	73,675	171,832
Princeton	1,402	10,030	19,698	54,575
Westfield	7,986	27,308	49,825	133,594

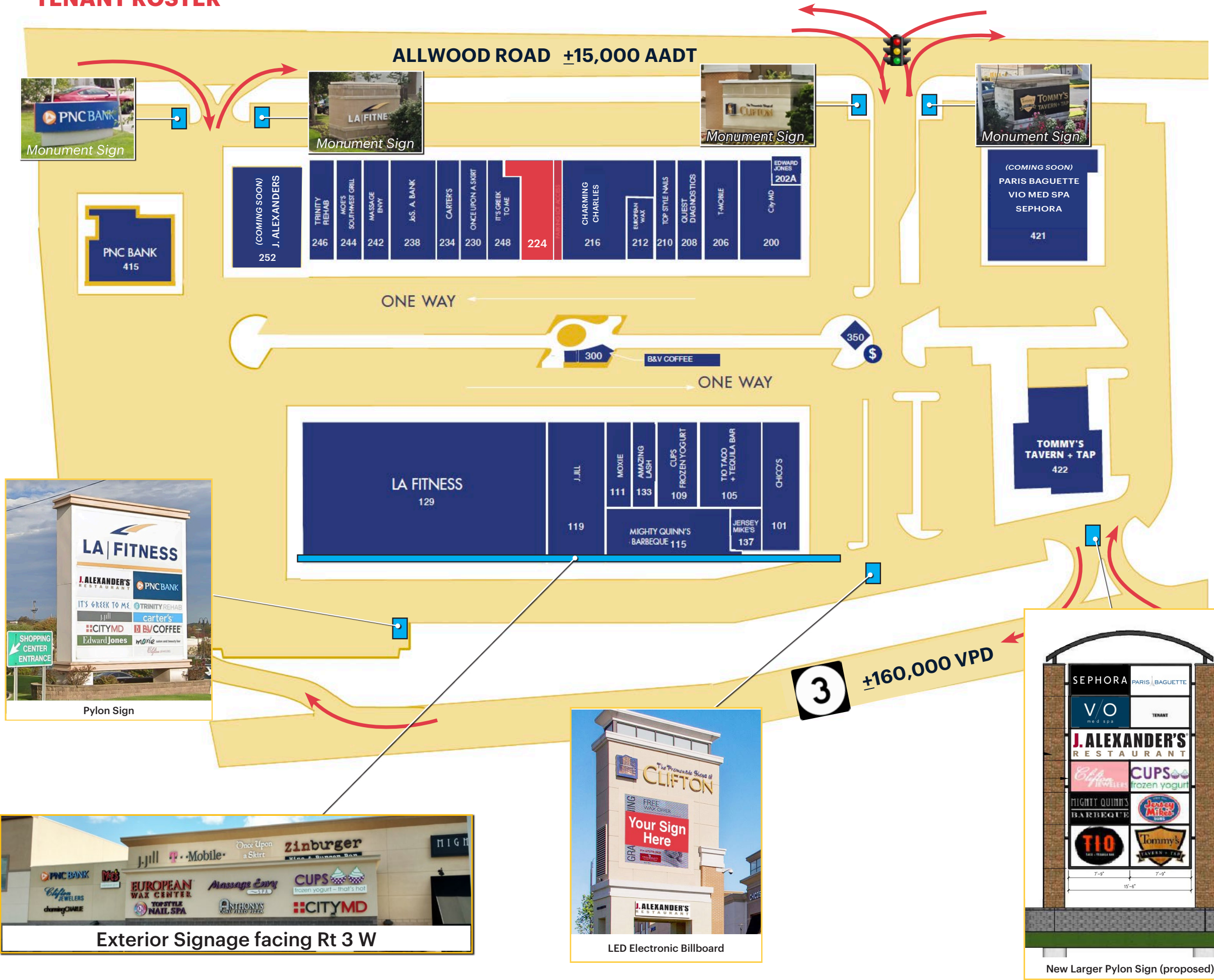
ACCESS VIA ROUTE 3, ROUTE 21, & GARDEN STATE PARKWAY



GREAT LIFESTYLE CO-TENANCY



TENANT ROSTER



WOMEN'S APPAREL & ACCESSORIES

CHICO'S	101
J. JILL	1
ONCE UPON A SKIRT	230

MEN'S APPAREL

JOS A. BANK	238
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RESTAURANTS

FORMER RESTAURANT 224

B&V COFFEE	300
CUPS FROZEN YOGURT	109
IT'S GREEK TO ME	248
JERSEY MIKE'S	137
J. ALEXANDER'S (coming soon)	252
MIGHTY QUINN'S BBQ	115
MOE'S SOUTHWEST GRILL	244
PARIS BAGUETTE (coming soon)	421A
TIO TACO + TEQUILA BAR	105
TOMMY'S TAVERN + TAP	422

SERVICES

AMAZING LASH	133
ATM	350
CITY MD	200
EDWARD JONES	202A
EUROPEAN WAX CENTER	212
LA FITNESS	129
MANAGEMENT OFFICE	202
MASSAGE ENVY	242
MOXIE	111
PNC BANK	415
QUEST DIAGNOSTICS	208
T-MOBILE	206
TOP STYLE NAILS	210
TRINITY REHAB	246
VIO MED SPA (coming soon)	421B

SPECIALTY & SPA RETAIL

SEPHORA (coming soon)	421C
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SPECIALTY GIFTS/SHOPS

CLIFTON JEWELERS	216
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CHILDREN'S CLOTHING

CARTER'S	234
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