



For Lease

**RIPCO**  
RETAIL LEASING

# Pilgrim Shopping Center

265-345 Pompton Avenue  
(Route 23)

Verona, NJ  
Essex County

## 1,200 SF, 1,981 SF, & 5,250 SF

Main shopping center in entire area

Contact  
Exclusive Agents

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# Space Details

Pilgrim Shopping Center  
King's anchored shopping center



<b>Location</b>	Northbound side of Pompton Avenue (Route 23)	
<b>Size</b>	1,981 SF	Immediate
	1,200 SF	Avail. Jan 1st, 2026
	5,250 SF	Avail. March 2027
<b>Rent</b>	Upon request	

<b>NNN</b>	CAM charges	\$2.66 PSF
	RE Taxes; Verona	\$5.78 PSF
	<b>Total est. NNN</b>	<b>\$8.44 PSF</b>
<b>Comments</b>	<p>High visibility with 24,390 VPD</p> <p>Kings Supermarket anchored center</p> <p>Long-standing main shopping center in the area</p>	

# Site Plan



Tenant	1st Fl	2nd Fl	Total
Kings	30,424	3,168	33,592
Pilgrim Liquors	2,482	-	2,482
Bagel-N-More	1,937	-	1,937
Leased	2,883	798	3,681
Diamond Gymnastics	7,486	-	7,486
• Available	<b>1,981</b>	<b>-</b>	<b>1,981</b>
Anthony Franco's Pizza	2,818	-	2,818
JETSET Pilates	2,468	-	2,468
StretchLab	1,558	-	1,558
• Warehouse Space	<b>9,891</b>	<b>11,344</b>	<b>21,235</b>
Crunch Fitness	31,310	-	31,310
Golf Paradise Club	13,200	-	13,200
Massage Envy	2,737	-	2,737
Amazing Savings	12,414	-	12,414
Petco	13,617	-	13,617
• GNC - Available Jan 1st, 2026	<b>1,200</b>	<b>-</b>	<b>1,200</b>
Elite Nail Salon	2,000	-	2,000
Party Fair	11,200	-	11,200
Staples	23,389	-	23,389
SafeSplash Swim School	4,592	1,225	5,817
Park Ave Bridal	7,651	-	7,651
• TD Bank - Available Mar 2027	<b>2,854</b>	<b>2,396</b>	<b>5,250</b>



# Area Retail







2025 estimates

## Area Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	16,513	141,354	463,370
<b>Total Households</b>	7,015	53,307	176,937
<b>Average Household Income</b>	\$241,805	\$222,161	\$161,144
<b>Median Household Income</b>	\$198,134	\$167,800	\$110,120
<b>% Population with Bachelors +</b>	71.5%	65.2%	47.9%
<b>Daytime Population</b>	14,066	122,708	428,941
<b>Total Daytime Employees</b>	6,284	56,375	205,685
<b>Total Businesses</b>	585	5,154	17,108