



1,945 SF

Second Floor Space
Available

**Seeking Fitness - Doctors/
Professional Office -
Childrens Play/Learn**

RETAIL SPACE

219 EAST BROAD STREET

Located in Downtown Westfield

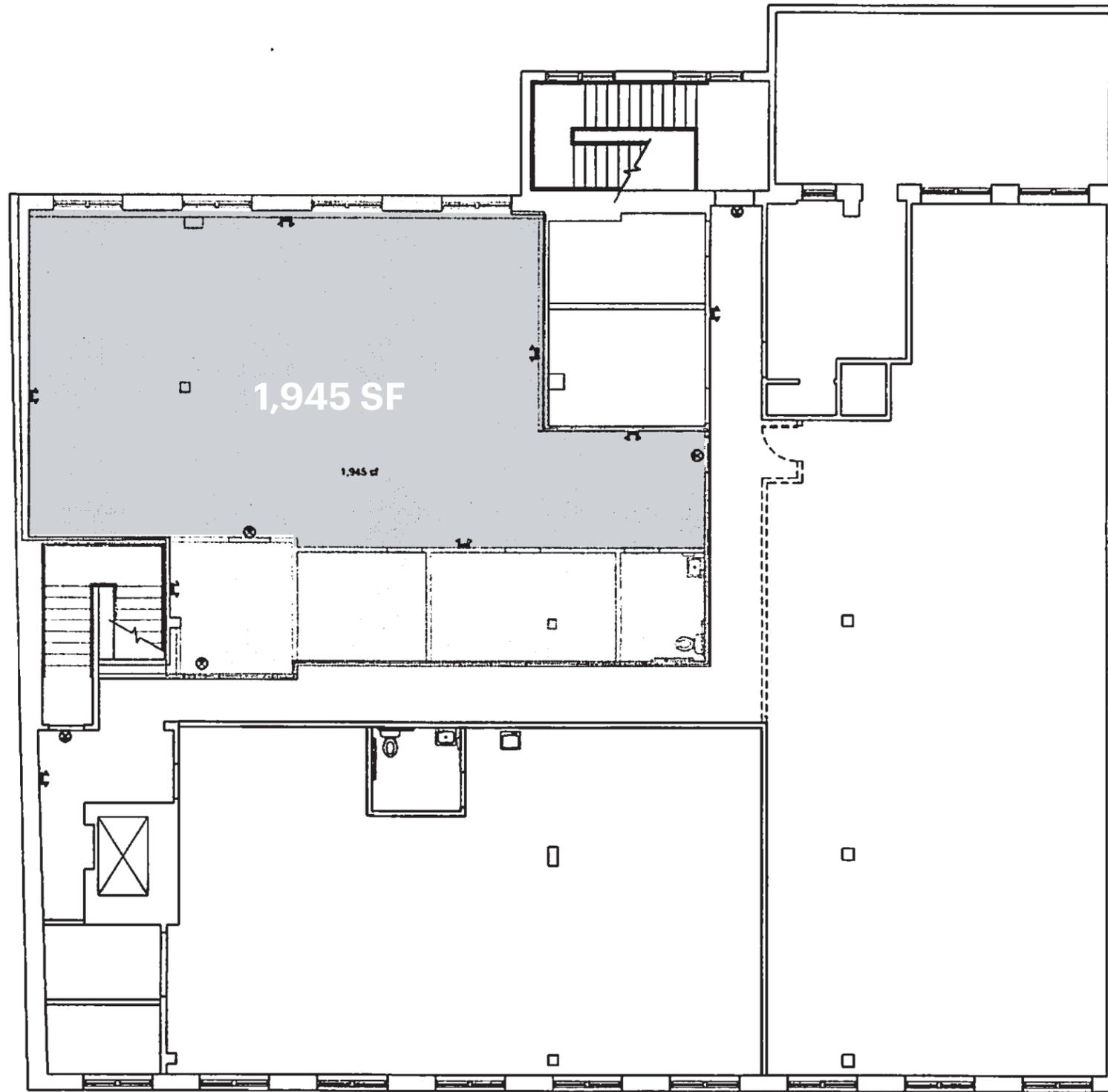
WESTFIELD
NEW JERSEY



RIPCO
REAL ESTATE

SPACE DETAILS

SECOND FLOOR PROPOSED DEMISED SPACE



SIZE

Second Floor 1,945 SF

TERM

Negotiable

RENT

Upon request

NEIGHBORS

sweetgreen, Club Pilates, GAP, Rumble Boxing, 787 Coffee, Sugaring NYC, The Bar Method, Cold Stone Creamery, StretchLab, Athleta, South Moon Under, The MarketSpace

COMMENTS

Central location surrounded by national retailers with excellent visibility from Westfield's main signalized intersection

ADA elevator provides access to the second floor

Parking lot behind the building (Lot 4 - 142 spots)

Exceptional demographics in the surrounding area

EAST BROAD STREET

ADDITIONAL/INTERIOR PHOTOS



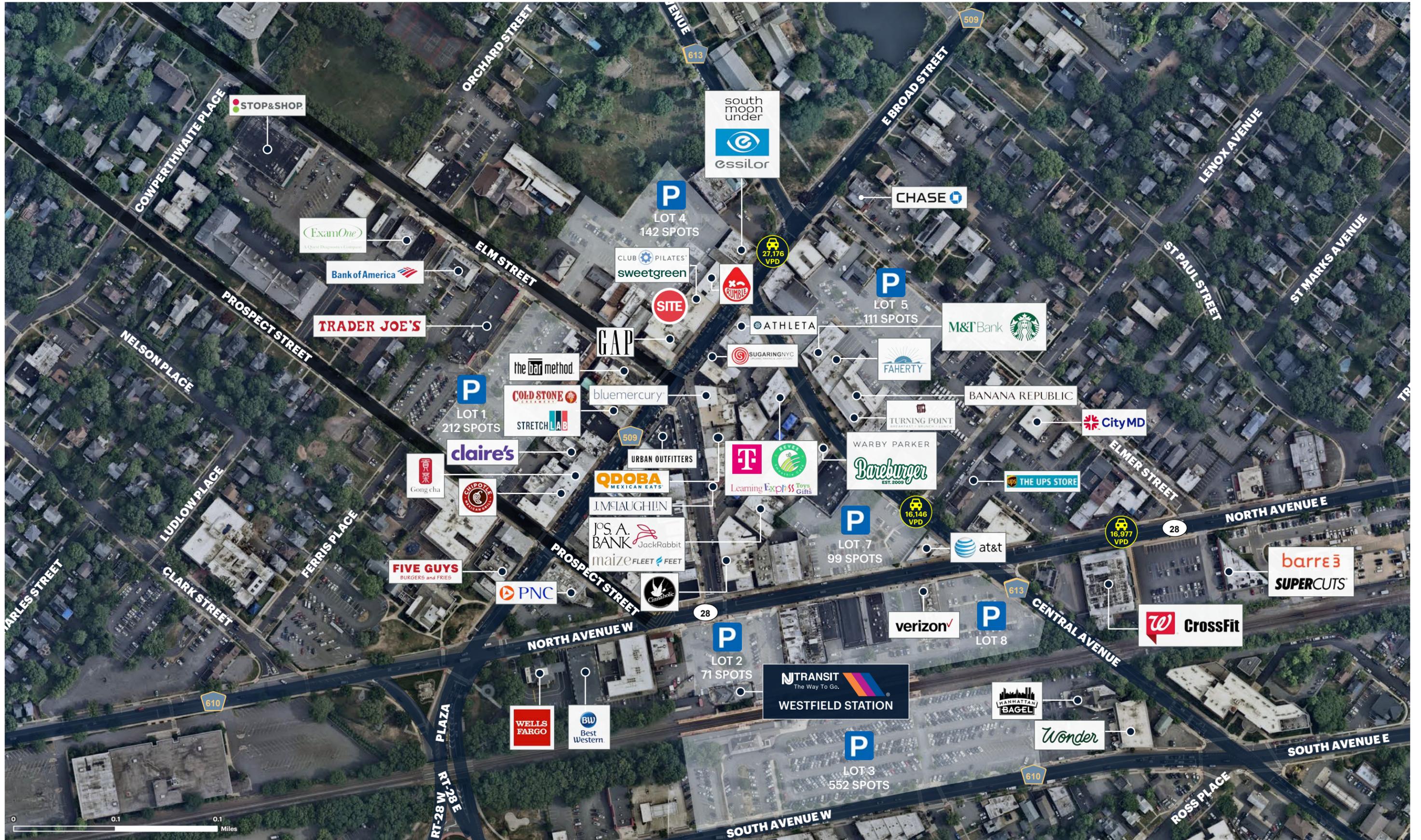
MARKET AERIAL



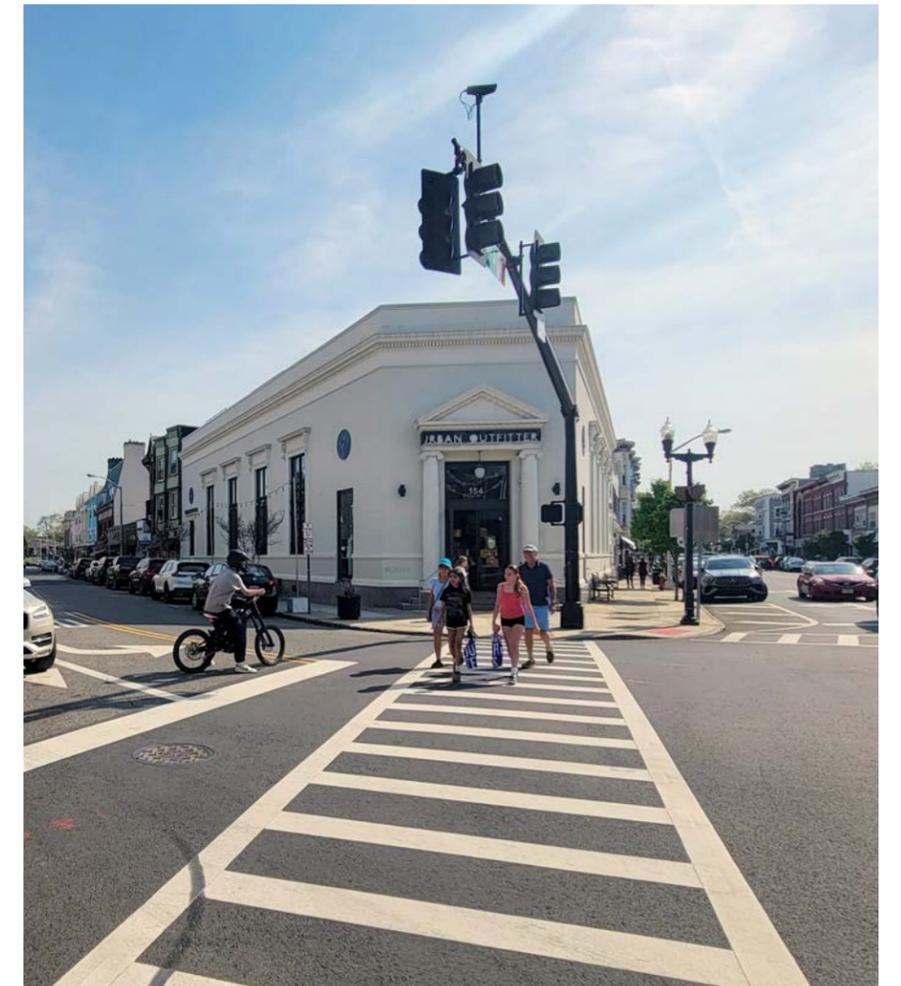
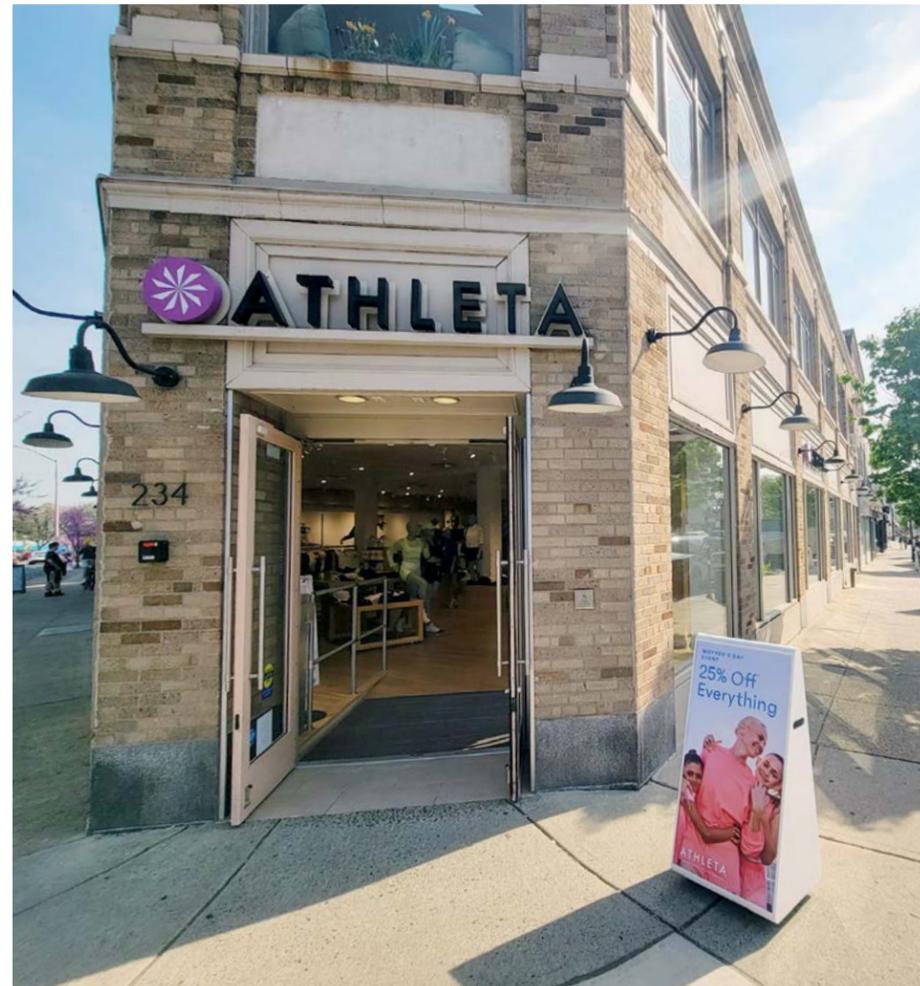
STREET VIEW



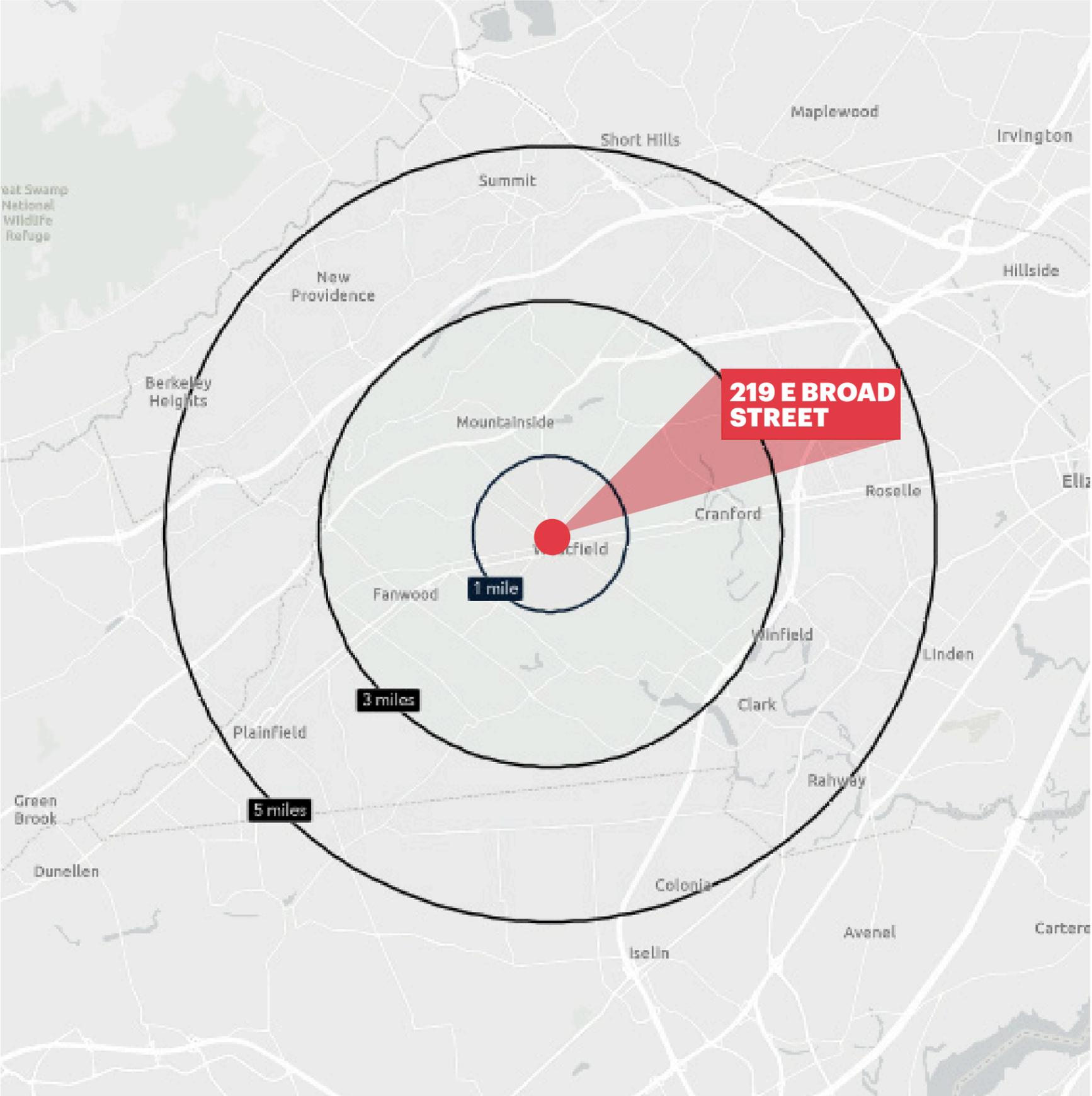
PARKING



AREA NEIGHBORS



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
16,992

HOUSEHOLDS
5,958

MEDIAN AGE
41.7

COLLEGE GRADUATES (Bachelor's +)
8,640 - 76.3%

TOTAL BUSINESSES
1,087

TOTAL EMPLOYEES
16,497

AVERAGE HOUSEHOLD INCOME
\$290,953

3 MILE RADIUS

POPULATION
109,589

HOUSEHOLDS
39,466

MEDIAN AGE
42.6

COLLEGE GRADUATES (Bachelor's +)
50,706 - 66.7%

TOTAL BUSINESSES
4,659

TOTAL EMPLOYEES
63,866

AVERAGE HOUSEHOLD INCOME
\$240,527

5 MILE RADIUS

POPULATION
361,619

HOUSEHOLDS
128,464

MEDIAN AGE
41.5

COLLEGE GRADUATES (Bachelor's +)
134,444 - 52.9%

TOTAL BUSINESSES
13,605

TOTAL EMPLOYEES
176,195

AVERAGE HOUSEHOLD INCOME
\$187,684

*2025 estimates

CONTACT EXCLUSIVE AGENTS

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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.