



RETAIL SPACE

COLONIA, NJ

REDEVELOPMENT SITE

571 Inman Ave

SIZE

0.72 acres

ASKING RENT

Upon Request

STATUS OF PREMISES

Site available for redevelopment; **may not** be used as a gas station

TERM

Negotiable

COMMENTS

Strong neighborhood corner

Signalized intersection

Highly visible with easy access

Good retail back up including Walgreens, Investors Bank, Wells Fargo, Dunkin', Bank of America, and Anytime Fitness to name a few

Permitted uses include retail, restaurants, banks, specialty food stores and professional offices

Confidential, please be discreet. Tenant operating business, employees/customers unaware.

CONTACT EXCLUSIVE AGENTS

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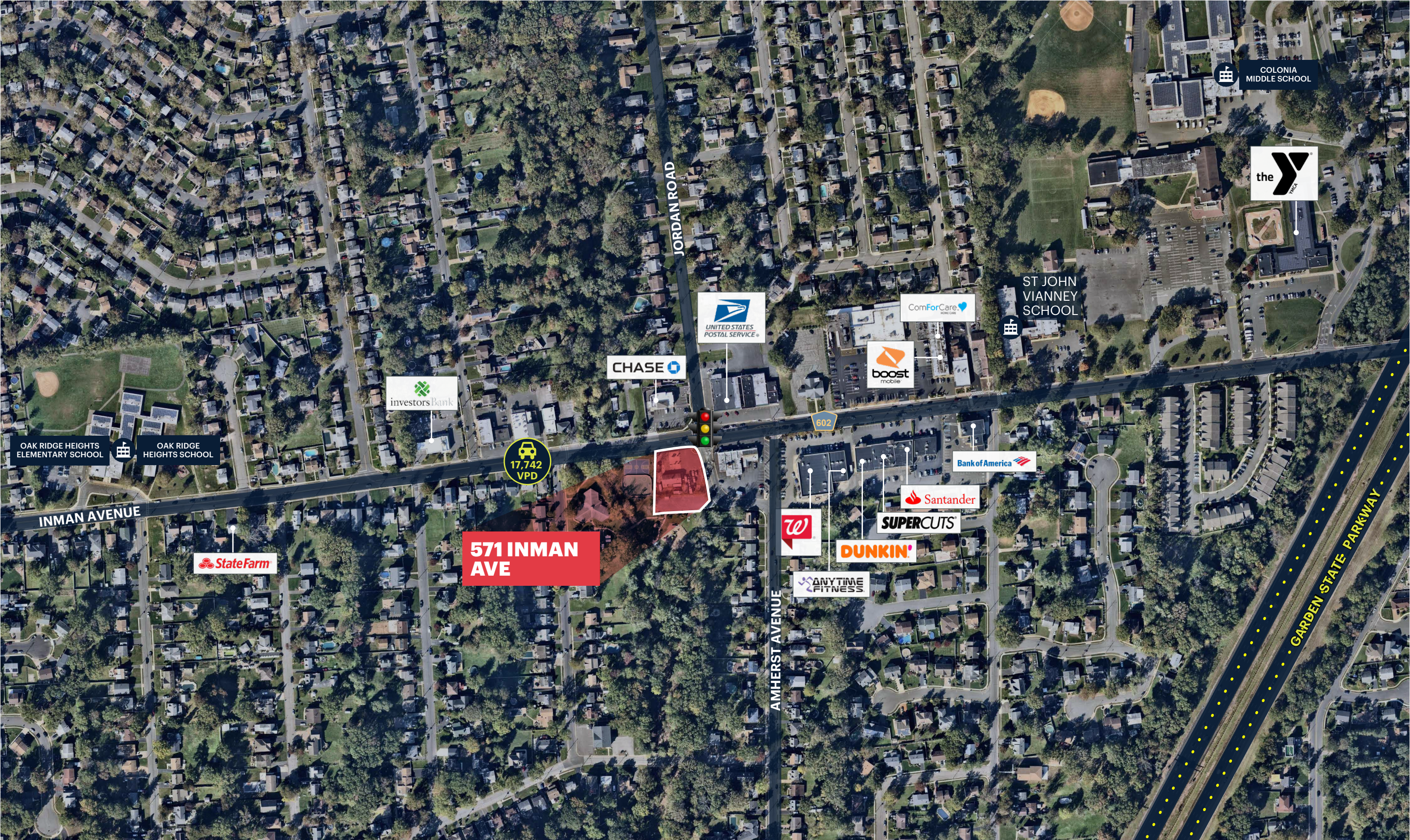
RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

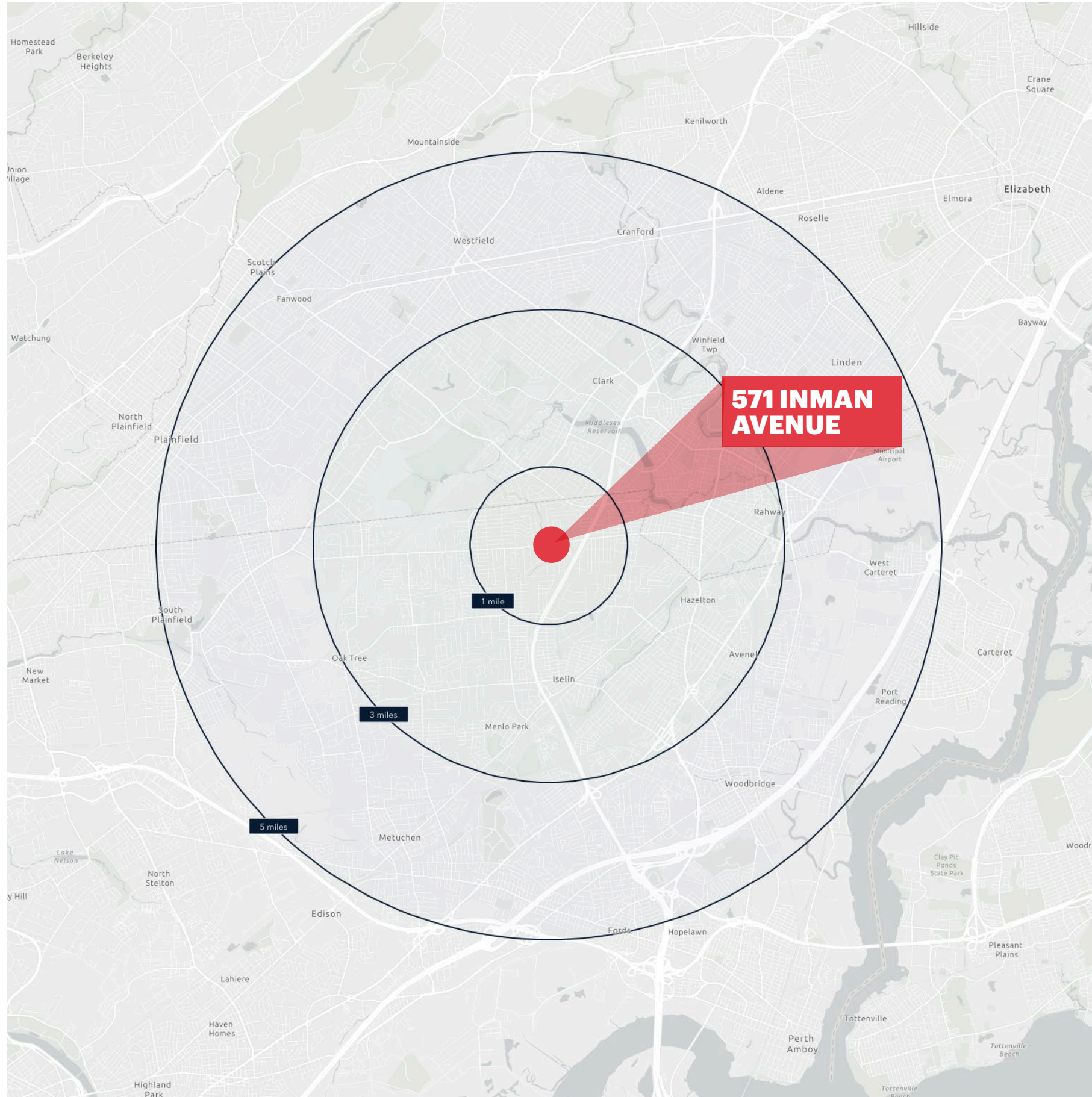
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MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

15,332

HOUSEHOLDS

5,078

MEDIAN AGE

43.6

COLLEGE GRADUATES (Bachelor's +)

5,890 - 53.1%

TOTAL BUSINESSES

255

TOTAL EMPLOYEES

2,621

AVERAGE HOUSEHOLD INCOME

\$183,303

3 MILE RADIUS

POPULATION

132,389

HOUSEHOLDS

46,540

MEDIAN AGE

41.7

COLLEGE GRADUATES (Bachelor's +)

51,866 - 54.5%

TOTAL BUSINESSES

4,468

TOTAL EMPLOYEES

58,357

AVERAGE HOUSEHOLD INCOME

\$171,681

5 MILE RADIUS

POPULATION

387,353

HOUSEHOLDS

137,920

MEDIAN AGE

40.9

COLLEGE GRADUATES (Bachelor's +)

139,586 - 50.7%

TOTAL BUSINESSES

13,651

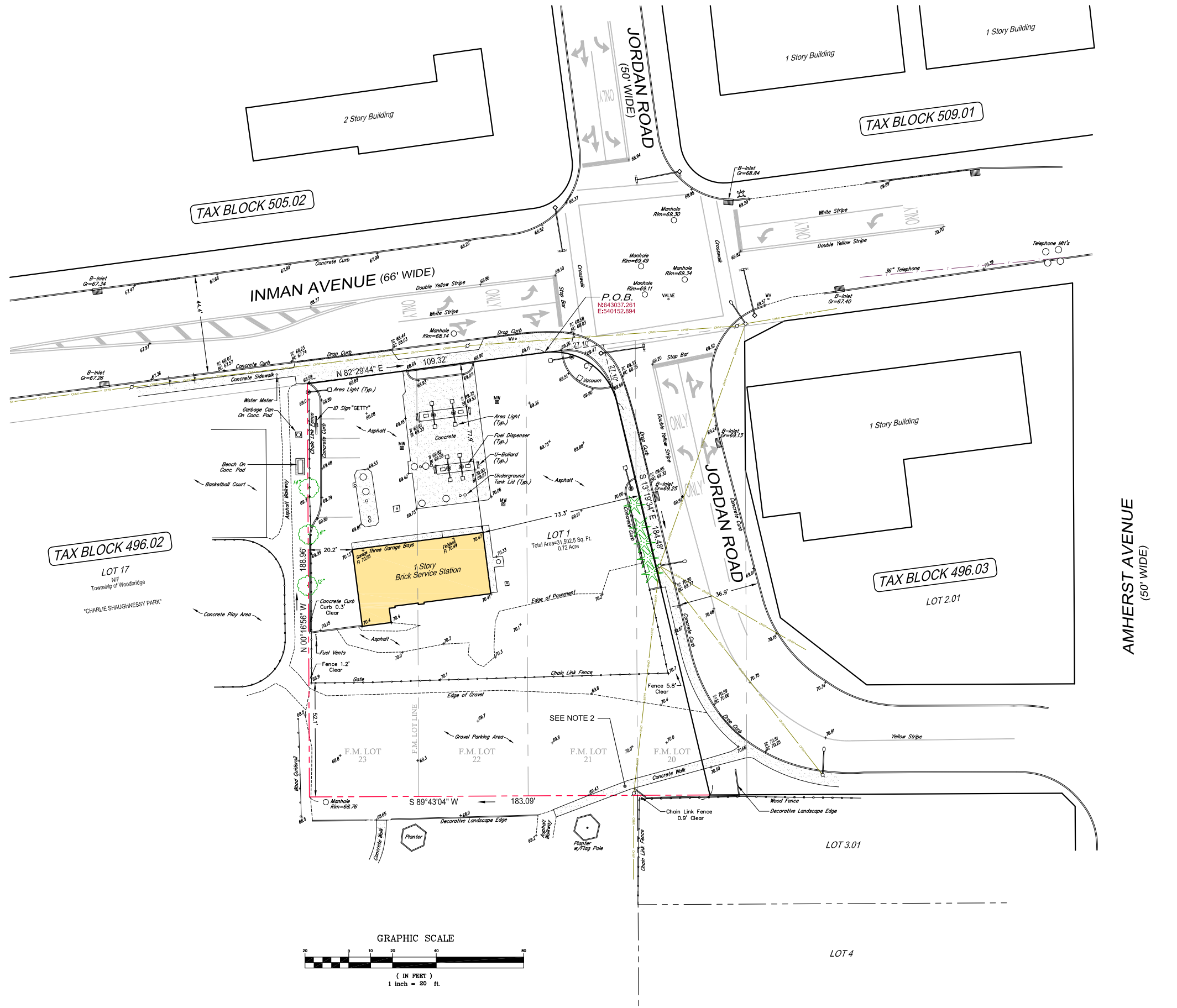
TOTAL EMPLOYEES

186,085

AVERAGE HOUSEHOLD INCOME

\$167,542

*2024 estimates



SURVEY OVERLAY

