



FITNESS/RETAIL/MEDICAL SPACE

RUTHERFORD, NJ

**STATION SQUARE @ 1 ORIENT WAY
@ THE RUTHERFORD CIRCLE -
ADJACENT TO THE TRAIN STATION**

SIZE

Suite C	2,389 SF
Suite D	1,810 SF
Can be combined for 4,199 SF	

NNN

Taxes	\$4.58 PSF
CAM	\$5.25 PSF
Insurance	\$0.43 PSF
\$10.26 PSF Total	

ASKING RENT
Upon Request

CO-TENANTS
The UPS Store, Avis Car Rental, Jag PT, StretchLab, and Club Pilates

NEIGHBORS
Bank of America, Ace Hardware, 30 Burgers, Yellowtail, Playa Bowls, BJ's, Dumpling Dojo, Kabob on the Cliff, Fiorentini, Sonoma Bistro, Cafe Matisse

- SITE ATTRIBUTES**
- At Rutherford Train Station
 - PARKING:
 - Dedicated surface parking lot
 - Street Parking
 - Across from Bus Stop
 - 50 Residential Units above
 - Walk Score® - 97 "Walker's Paradise"
 - Ground floor retail/medical/restaurant space in the heart of downtown
 - Densely-Populated & Vibrant Neighborhood
 - Convenient Access To Route 17 And Route 3
 - Felician College Rutherford - 2,109 Students, 244 Faculty

CONTACT EXCLUSIVE AGENT

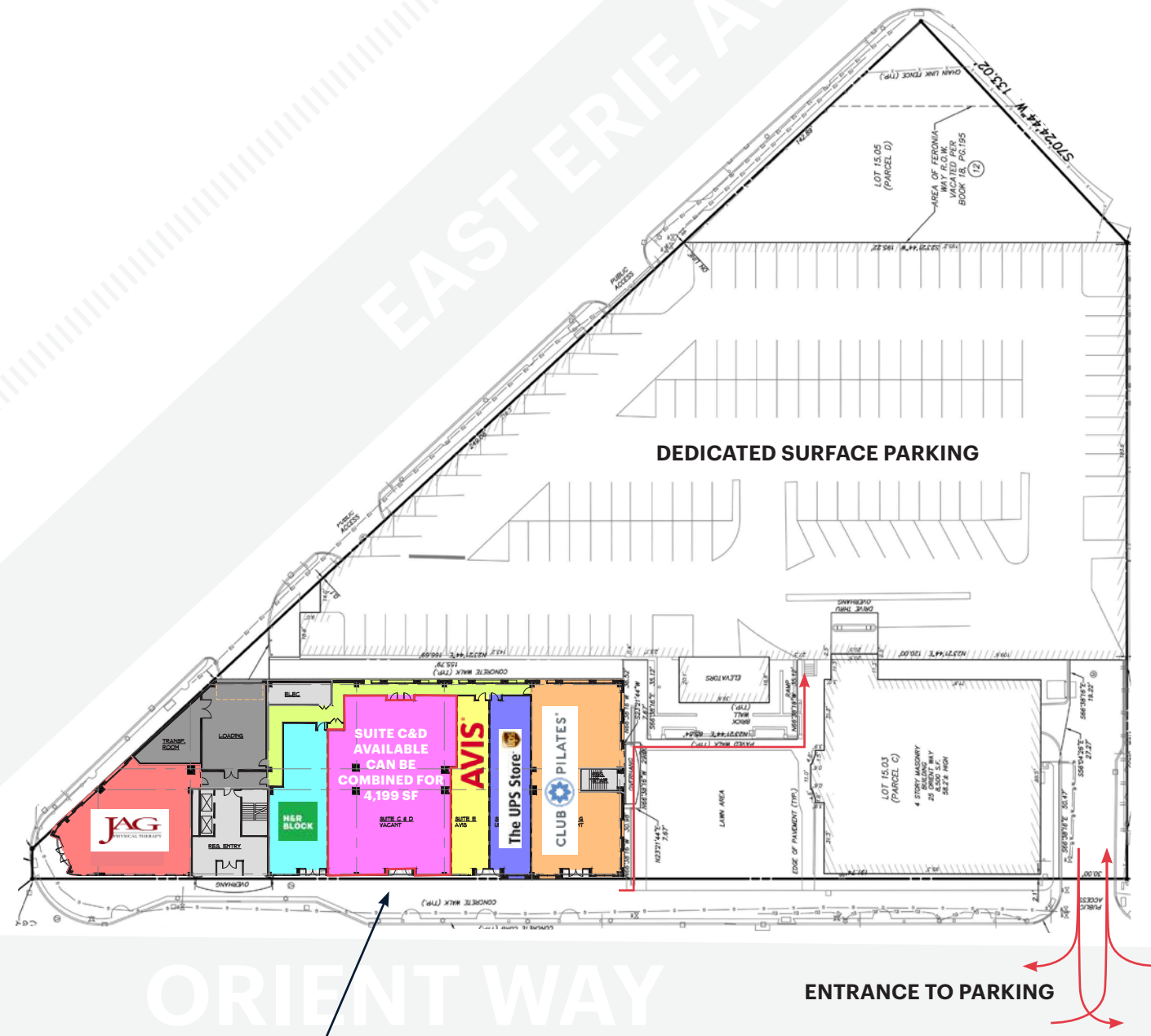
DEBORAH STONE
dstone@ripconj.com
201.636.7414

CENTRALLY LOCATED IN THE HEART OF DOWNTOWN



FLOOR PLANS

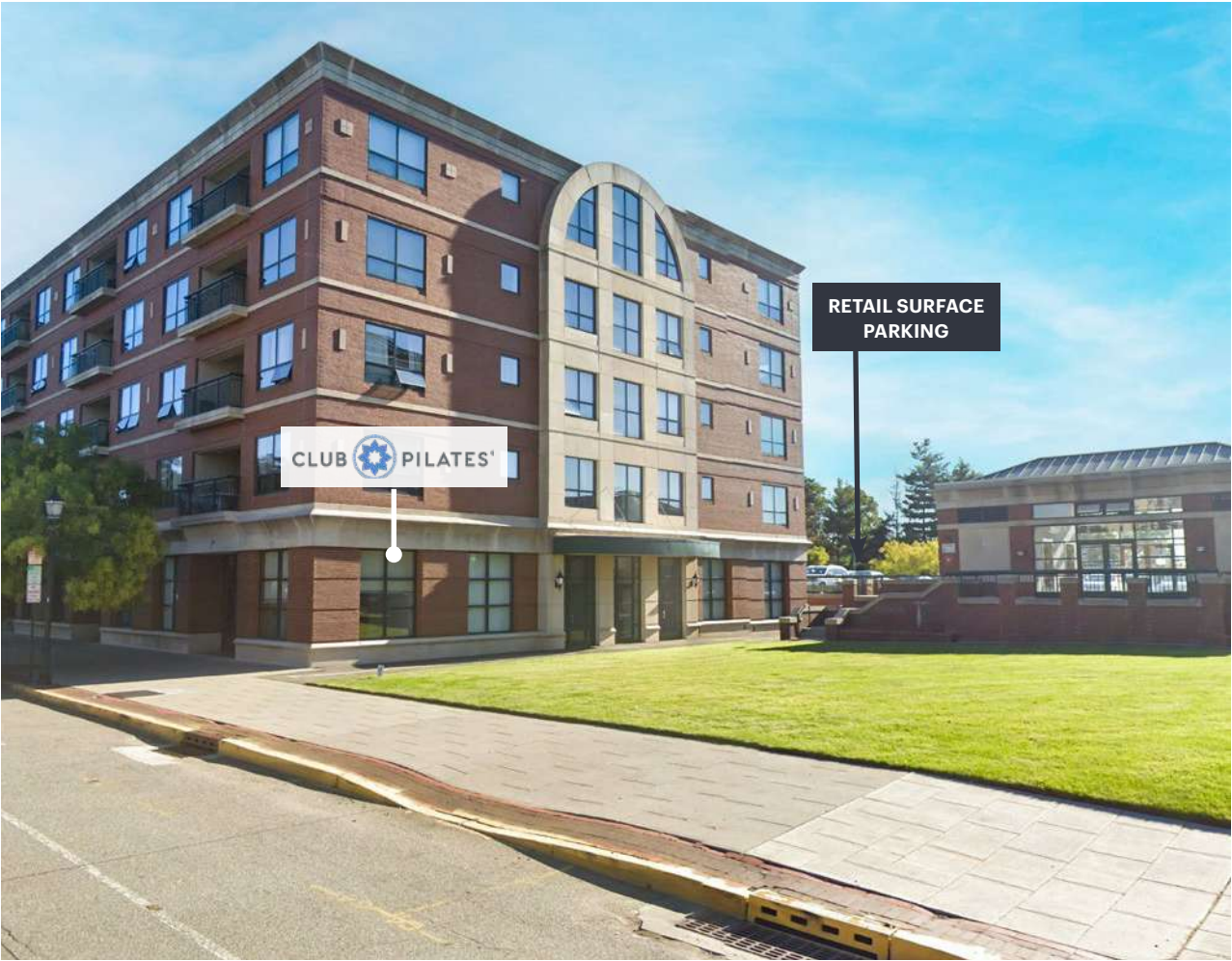
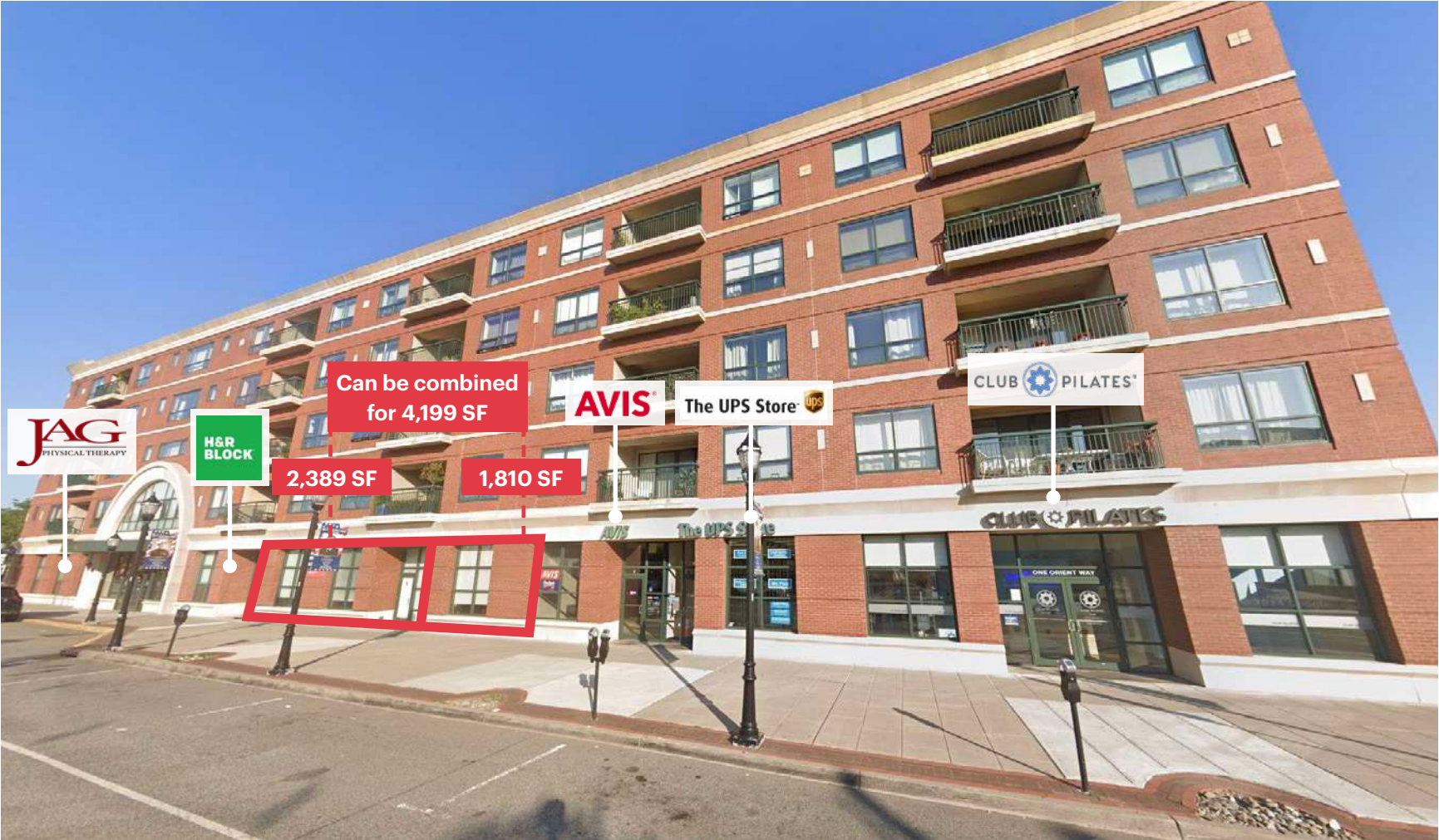
- Ceiling Heights Slab to Slab 15 feet
- Floor Thickness 6"
- Floor Load 100 lbs PSF
- Potential for Outdoor Seating



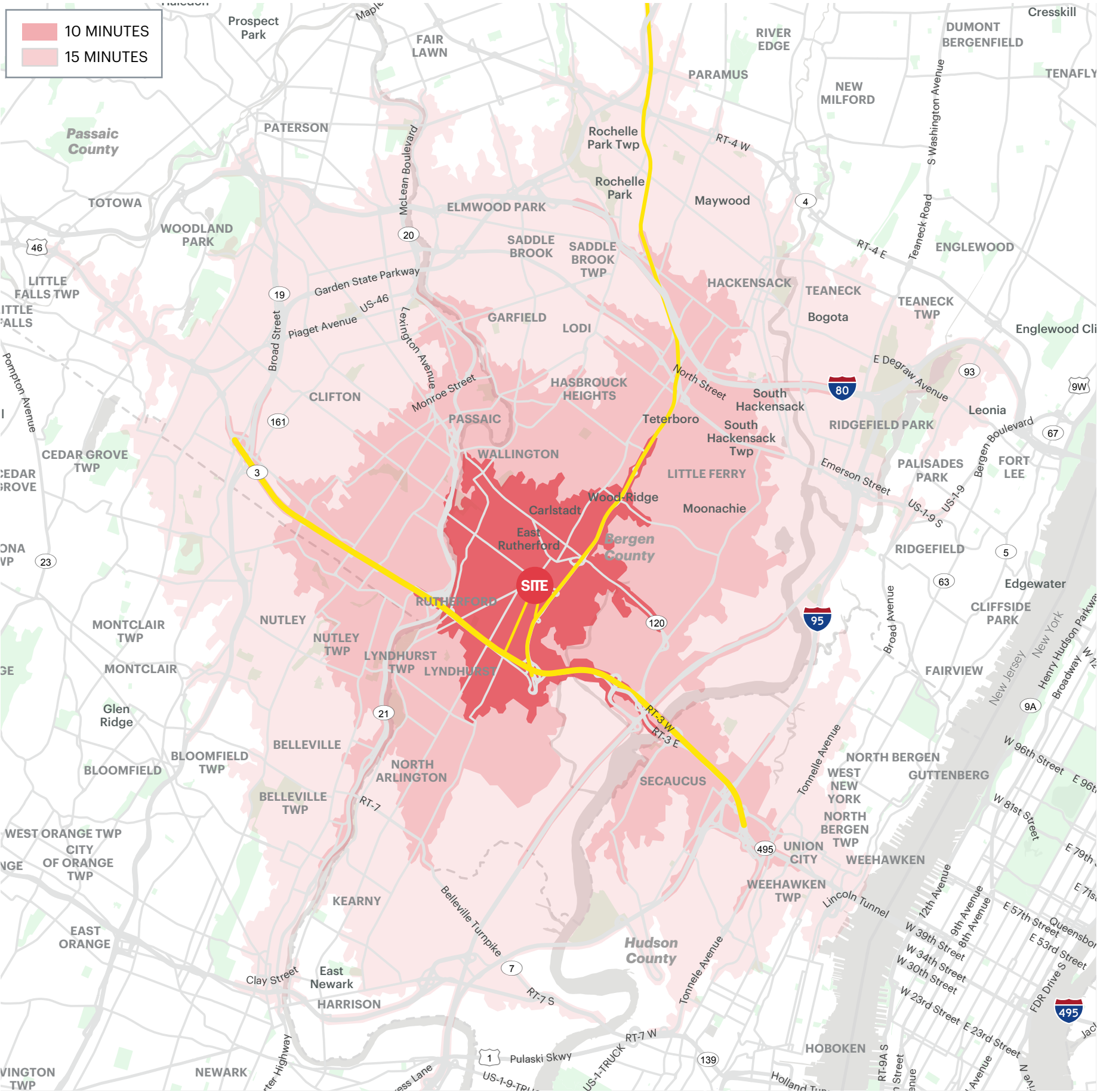
VIBRANT DOWNTOWN RUTHERFORD



PROMINENT SITE WITH GREAT VISIBILITY!



DENSELY POPULATED WITH HIGH INCOMES!



5 MINUTE DRIVE TIME

POPULATION
43,707
HOUSEHOLDS
16,766
MEDIAN AGE
40.4
COLLEGE GRADUATES (Bachelor's +)
15,394 - 48%

TOTAL BUSINESSES
1,926
TOTAL EMPLOYEES
19,880
DAYTIME POPULATION
39,454
AVERAGE HOUSEHOLD INCOME
\$149,779

10 MINUTE DRIVE TIME

POPULATION
210,608
HOUSEHOLDS
77,509
MEDIAN AGE
39.0
COLLEGE GRADUATES (Bachelor's +)
59,996 - 40%

TOTAL BUSINESSES
8,918
TOTAL EMPLOYEES
107,416
DAYTIME POPULATION
210,335
AVERAGE HOUSEHOLD INCOME
\$131,634

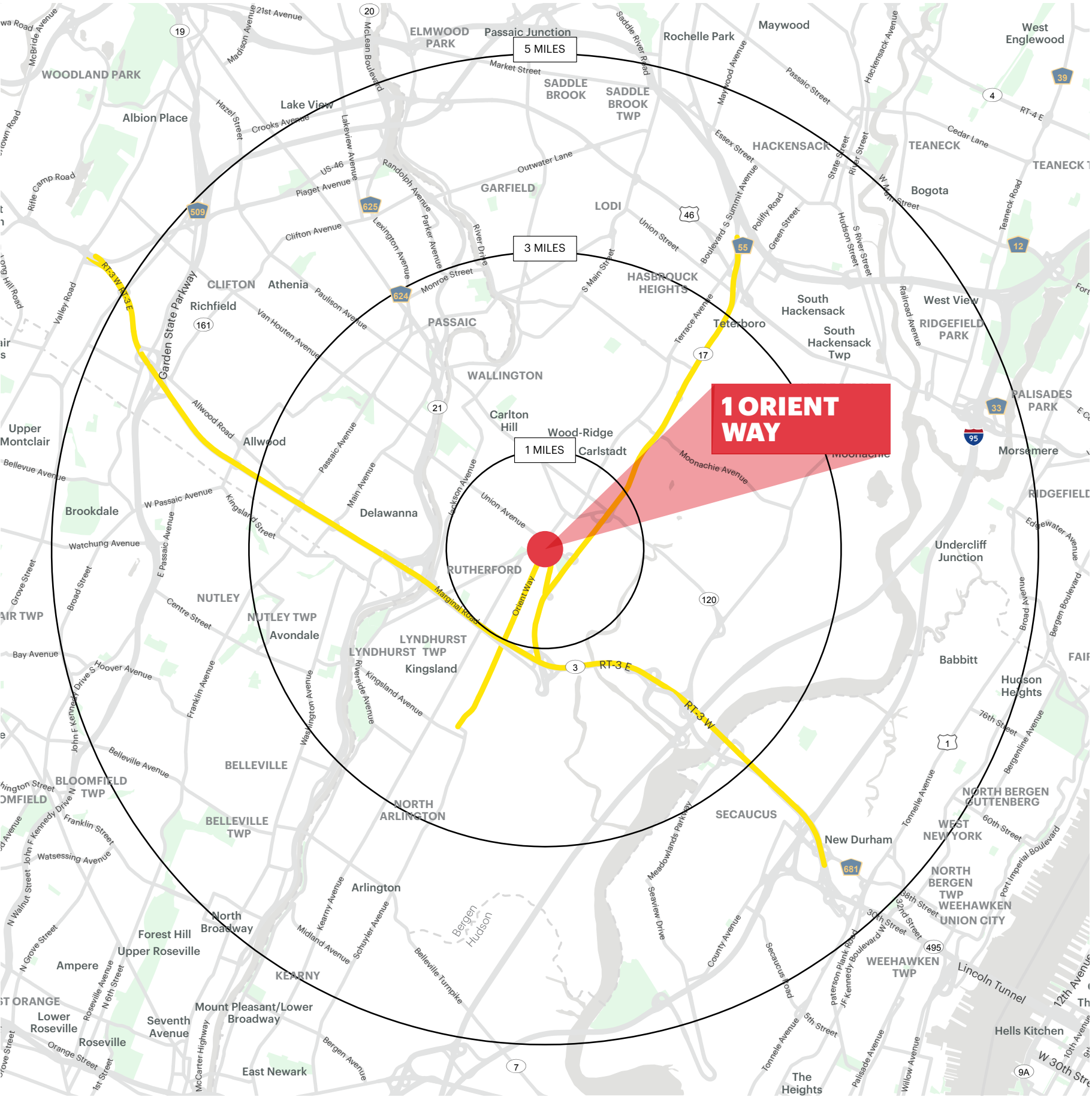
15 MINUTE DRIVE TIME

POPULATION
790,888
HOUSEHOLDS
289,983
MEDIAN AGE
38.8
COLLEGE GRADUATES (Bachelor's +)
201,720 - 36%

TOTAL BUSINESSES
28,437
TOTAL EMPLOYEES
352,951
DAYTIME POPULATION
738,699
AVERAGE HOUSEHOLD INCOME
\$119,893

*2024 estimates

DENSELY POPULATED WITH STRONG INCOMES!



1 MILE RADIUS

POPULATION
23,963
HOUSEHOLDS
9,121
MEDIAN AGE
39.8
COLLEGE GRADUATES (Bachelor's +)
8,858 - 51%

TOTAL BUSINESSES
1,333
TOTAL EMPLOYEES
13,825
DAYTIME POPULATION
25,546
AVERAGE HOUSEHOLD INCOME
\$154,733

3 MILE RADIUS

POPULATION
181,664
HOUSEHOLDS
67,294
MEDIAN AGE
38.9
COLLEGE GRADUATES (Bachelor's +)
52,468 - 42%

TOTAL BUSINESSES
7,354
TOTAL EMPLOYEES
80,534
DAYTIME POPULATION
168,908
AVERAGE HOUSEHOLD INCOME
\$122,781

5 MILE RADIUS

POPULATION
573,485
HOUSEHOLDS
212,611
MEDIAN AGE
39.3
COLLEGE GRADUATES (Bachelor's +)
148,902 - 36%

TOTAL BUSINESSES
20,789
TOTAL EMPLOYEES
248,818
DAYTIME POPULATION
524,924
AVERAGE HOUSEHOLD INCOME
\$122,781

*2024 estimates