



**Up to
52,946 SF
Available**

**RARE OPPORTUNITY
FORMER GROCER SPACE
AVAILABLE WITH EQUIPMENT**

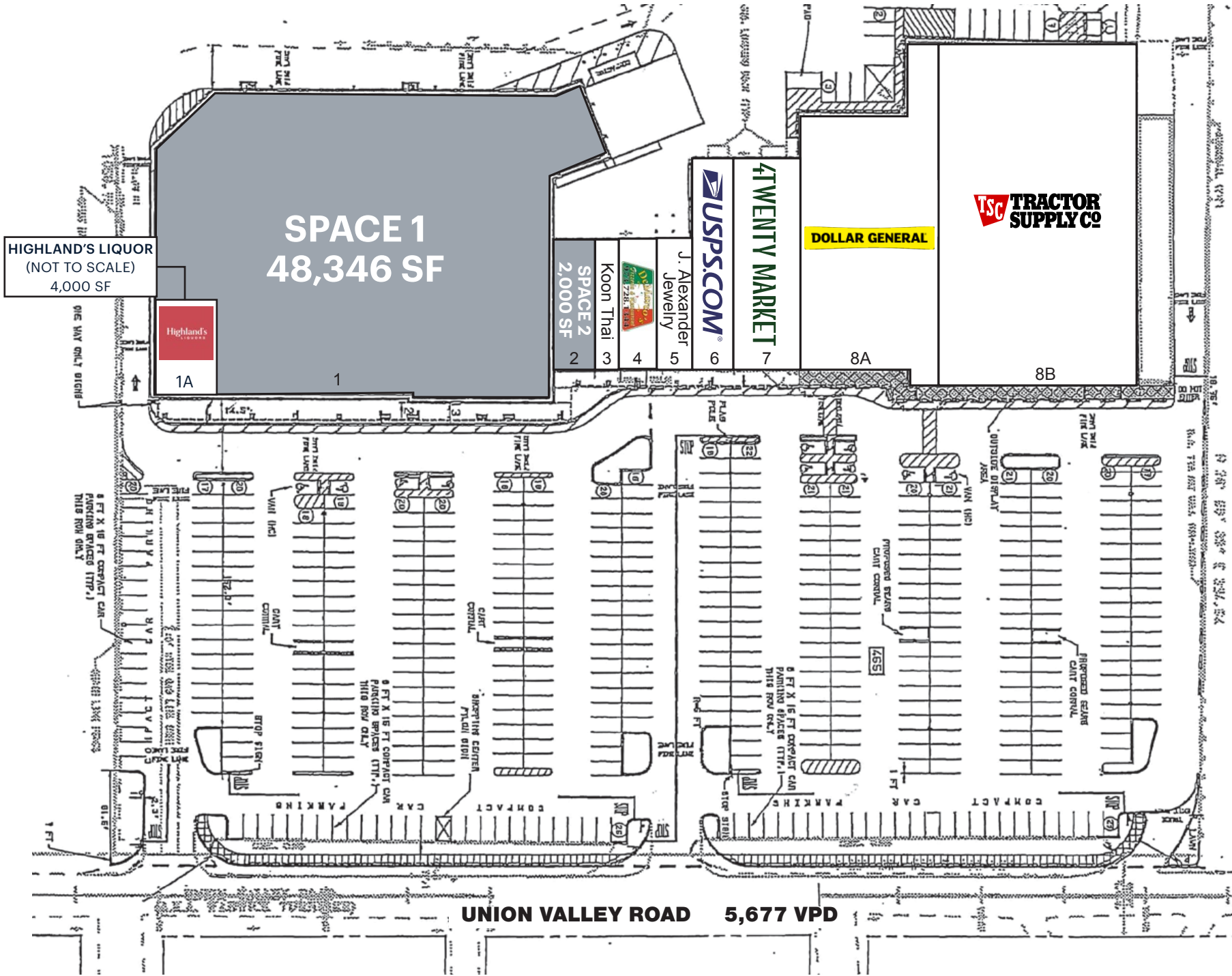
WEST MILFORD, NJ

**1926-1938
UNION VALLEY ROAD**
Hewitt | Passaic County



SPACE DETAILS

SITE PLAN



SIZE	
Space 1	48,346 SF*
Mezzanine	2,400 SF
*will demise	
Space 2	2,200 SF
Total	52,946 SF

ASKING RENT
Upon Request

NNN'S
\$5.50 psf (est.)

POSSESSION
Immediate

GLA
105,064 SF

PARKING
465 spaces

CEILING HEIGHT
22' to joist
24' to deck

CO-TENANTS
Tractor Supply Co, Dollar General, USPS,
DeMarco's Pizzeria & Restaurant, J.Alexander
Jewelry, 4Twenty Market, and Koon Thai

NEIGHBORS
NAPA Auto Parts, Greenwood Lake Animal
Hospital, and LUKOIL

COMMENTS
Former Supermarket available (divisible)

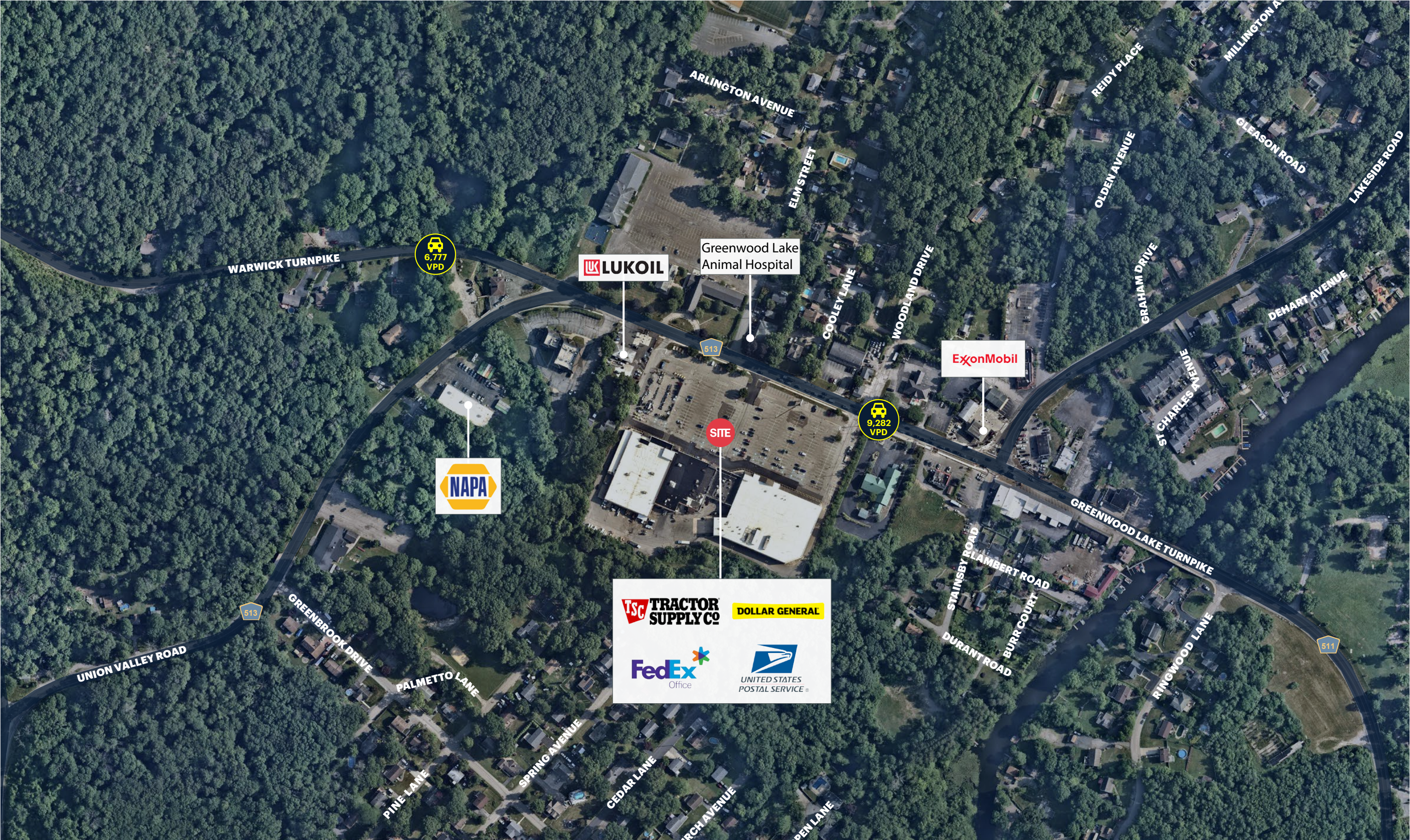
New York market is drawn in due to tax
savings on gas

Pylon signage available

TENANT ROSTER

Space 1	Vacant	Space 5	J. Alexander Jewelry
Space 1A	Highlands Liquor Store	Space 6	USPS
Space 2	Vacant	Space 7	4Twenty Market
Space 3	Koon Thai	Space 8A	Dollar General
Space 4	DeMarco's Pizza	Space 8B	Tractor Supply Co

ZOOM AERIAL



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
2,032	101
HOUSEHOLDS	TOTAL EMPLOYEES
815	616
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
47.0	\$174,576
COLLEGE GRADUATES (Bachelor's +)	
523 - 33.0%	

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
19,353	661
HOUSEHOLDS	TOTAL EMPLOYEES
7,853	5,357
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
47.8	\$155,577
COLLEGE GRADUATES (Bachelor's +)	
6,323 - 42.7%	

10 MILE RADIUS

POPULATION	TOTAL BUSINESSES
102,550	3,312
HOUSEHOLDS	TOTAL EMPLOYEES
40,105	32,891
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
45.7	\$155,592
COLLEGE GRADUATES (Bachelor's +)	
33,476 - 43.5%	

*2024 estimates

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripconj.com for more information

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