

NEW RETAIL CENTER with ENDCAP DRIVE-THRU

FAIRFIELD MARKETPLACE

480 US-46 EAST & FAIRFIELD ROAD

FAIRFIELD, NJ | ESSEX COUNTY

New Retail Center
1,500 - 18,271 SF
Endcap Drive-Thru
Available



RENDERING OF PROPOSED FACADE

RIPCO
REAL ESTATE

SITE ATTRIBUTES



SPACE AVAILABE

- Endcap Drive-Thru
- 1,500 to 18,271 SF
- 85' Feet Deep

LAND

3 Acres

GLA

21,671 SF

ASKING RENT

Upon Request

RETAIL CO-TENANCY

McDonald's, Dunkin', Target, Manhattan Bagel, Raymour & Flanigan, Ashley Furniture, WaWa Planet Fitness, Retro Fitness, Dollar Tree, Anik Greek Kitchen

PARKING RATIO

Just over 5:1

ATTRIBUTES

Strong Traffic Count

- 45,000+/- VPD on US-46
- 8,400+/- VPD on Fairfield Rd

Great Access

- US-46, just west of east/west turn-around for regional traffic
- Fairfield Rd for local traffic

Highway Signage

- On US-46 & Fairfield Rd

Outdoor Seating

FAIRFIELD ROAD ACCESS - EASTBOUND



GREAT ACCESS VIA US-46 TURN-AROUND & FAIRFIELD RD



FAIRFIELD MARKETPLACE
NEW DEVELOPMENT
FOR LEASE

CROWNE PLAZA
BRITISH SWIM SCHOOL
DOLLAR TREE
planet fitness

NATUZZI

46



WEST ESSEX
BAR • DINER • BAKERY

Flagstar
Bank

Wawa

DUNKIN'

CHASE

Habitat for Humanity
ReStore

KIDS EMPIRE
PJ's COFFEE

Huffman Koos
FURNITURE

DUNKIN'

Taqueria Los Gueros
Delizia

45,903
VPD

ALL PRO
CONCRETE CAR WASH



antik
greek kitchen

8,410
VPD

FLOOR EXPO

JOHNSON
FITNESS & WELLNESS

MEDRITE
URGENT CARE

GLOW
REALTY BAR

ZEN
KITCHEN & BATH

Retro Fitness

FERGUSON

MK
POWERED

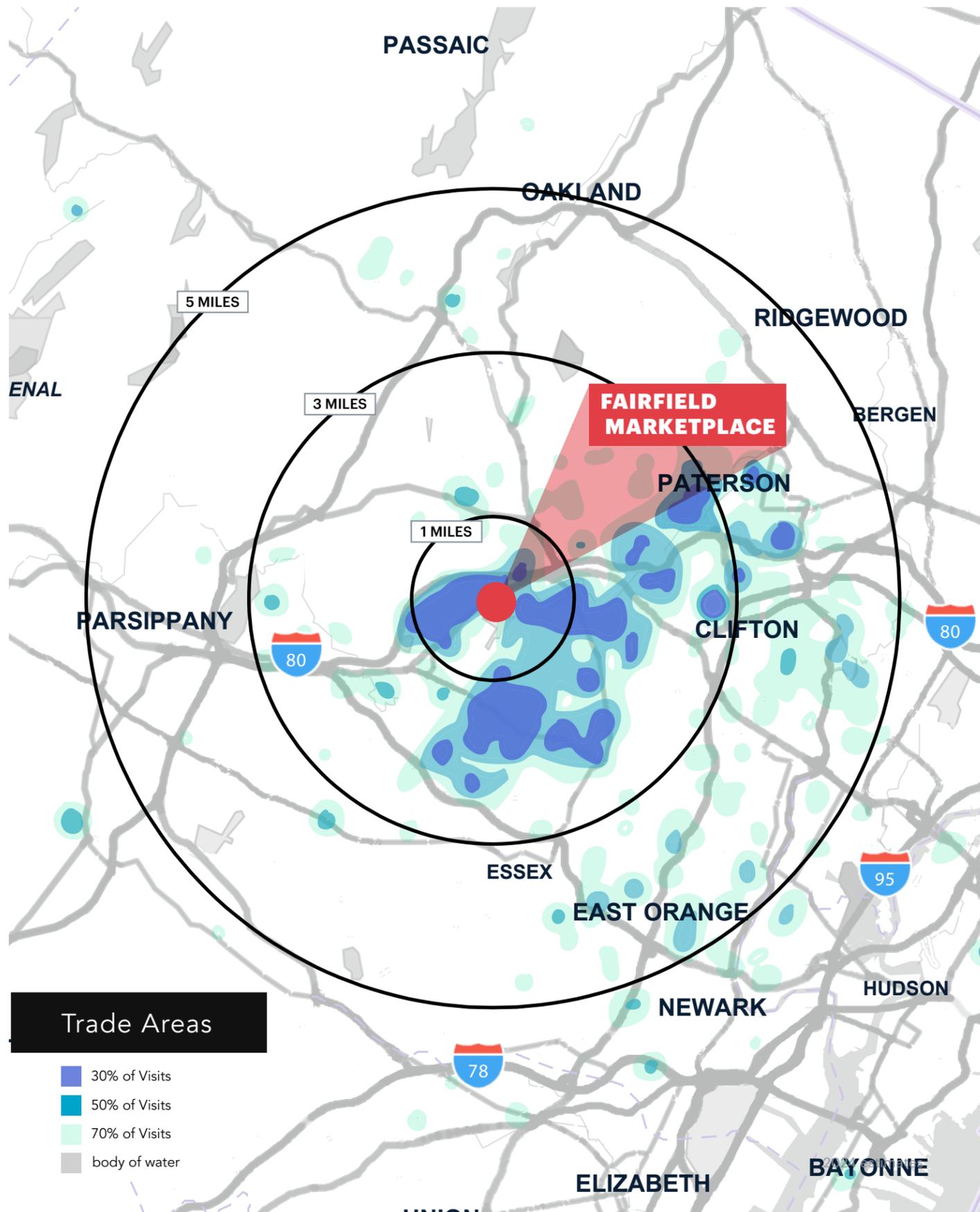
SiteOne
LANDSCAPE SUPPLY

MANHATTAN
BAGEL

TD
Bank



STRONG DEMOGRAPHICS



TOTAL POPULATION

3,876 1 mile	46,113 3 miles	182,484 5 miles	536,285 Trade Area*
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MEDIAN HOUSEHOLD INCOME

\$135,914 1 mile	\$127,808 3 miles	\$136,569 5 miles	\$87,244 Trade Area*
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TOTAL EMPLOYEES

14,880 1 mile	55,633 3 miles	131,375 5 miles	13,007 Trade Area*
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NUMBER OF COLLEGE GRADUATES

1,631 1 mile	18,841 3 miles	74,325 5 miles	159,493 Trade Area*
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2024 Esri estimates

TRADE AREA - PLACER.AI (CELL PHONE TRACKING DATA)

	30% OF VISITS	50% OF VISITS	70% OF VISITS*
Population	75,654	261,784	828,342
Employees	39,335	130,742	413,351
Median Household Income	\$101,109	\$82,793	\$76,521
Bachelor's Degree or Higher	21,196	57,591	174,312

*2024 estimates



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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.