



RESTAURANT SPACE

265 NJ-3 EASTBOUND

CLIFTON, NJ

Former Red Robin

SIZE

9,600 SF

ASKING RENT

Upon Request

CO-TENANTS

La Quinta Inn & Suites by Wyndham

NEIGHBORS

Burlington, Mattress Firm, Lane Bryant, Chipotle, Starbucks, Panera, Michaels, Caire's, Five Below, H&R Block, The Vitamin Shoppe, Aspen Dental, Verizon, Honey Nail Lounge, Uno Pizzeria, Christ Church, AMC Theaters, Barnes & Noble, Applebee's Grill + Bar

ATTRIBUTES

- Restaurant & Liquor License Available
- High Traffic Counts - Approx 130,000 VPD - Rt 3
- Very densely-populated market - 652,600 people live within 5 mile radius of site
- Strong daytime population - 550,659 people working within 5 mile radius of site
- Ample Parking
- Rt 3 Pylon Signage
- Easy Access to Rt 3 Turn-Arounds

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

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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.

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

SITE PLAN

ROUTE 3



PYLON 1



PYLON 2



GREAT REGIONAL & LOCAL DRAW

Access via
Garden State Parkway
and Route 21!

EXIT
153A



150,034
VPD

STYERTOWNE SHOPPING CENTER

Stew Leonard's CVS
GNC Michaels
CODE NINJAS Planet Fitness
snipes MUGGLE MARKET
SHERWIN-WILLIAMS SUBWAY
DOLLAR TREE BASKIN BR ROBBINS
Valley DUNKIN'

PROMENADE SHOPS AT CLIFTON

CLUB PILATES' Tommy's EUROPEAN WAY CENTER LA FITNESS
SEPHORA J.Jill MOEs Jersey Mike's
T CityMD lash B
V/O med spa JPS A. BANK chico's
ME Massage Emp J. ALEXANDER'S RESTAURANT



10,000
VPD

CLIFTON TOWNE SQUARE

TRADER JOE'S OLD NAVY
KAY JEWELERS ULTA BEAUTY
HAND & STONE Amazing Savings
MATTRESS Warehouse Smashburger TORRID



130,000
VPD

VETERINARY EMERGENCY GROUP petco
Pediatrics at&t
FedEx Office

ON3 MIXED-USE REDEVELOPMENT

Hackensack Meridian Health AC HOTELS
RALPH LAUREN
Panera BREAD CHASE element
Quest Diagnostics School of Medicine Offices Eisai Global



11,852
VPD

RIVER FRONT CENTER

THE VITAMIN SHOPPE Michaels
Panera five BELOW
GameStop LANE BRYANT
Starbucks verizon
MATTRESS FIRM citibank



79,693
VPD

Less than 15 minutes
from the
Lincoln Tunnel!

265 NJ-3

CLIFTON COMMONS

STOP & SHOP BARNES & NOBLE Burlington
Party City paper store Staples
AMERICA'S BEST CONTACTS & EYEGLASSES SPUNTINO AMC THEATRES
Chevy's THE SHAWNY RICE Applebee's Starbucks



21

21

21

3



GREAT ACCESS

ExxonMobil

COSTCO
WHOLESALE

RIVER FRONT CENTER

Burlington **Michaels** **Panera** **CHIPOTLE**
five BELOW **Starbucks** **verizon** **claire's**
EST. 1943 UNO **citibank** **SKECHERS**
THE VITAMIN SHOPPE **LANE BRYANT** **MATTRESSFIRM**
AspenDental

WELLS
FARGO



18,029
VPD

139,513
VPD

KOHL'S **SEPHORA** **FAMOUS**
7-ELEVEN **POPEYES** **HONEST**
BABIES'RUS **DOLLAR TREE**

9,082
VPD

265 NJ-3

bp

Red Robin
GOURMET BURGERS & BEERS

LAQUINTA
BY WYNDHAM

SUNOCO

CLIFTON COMMONS

STOP&SHOP **Staples** **amc** **IMAX**
Chevys **Applebee's** **AMERICA'S BEST** **BARNES**
FRESH MEX **CONTACTS & EYEGLASSES** **& NOBLE**
Burlington **Starbucks**

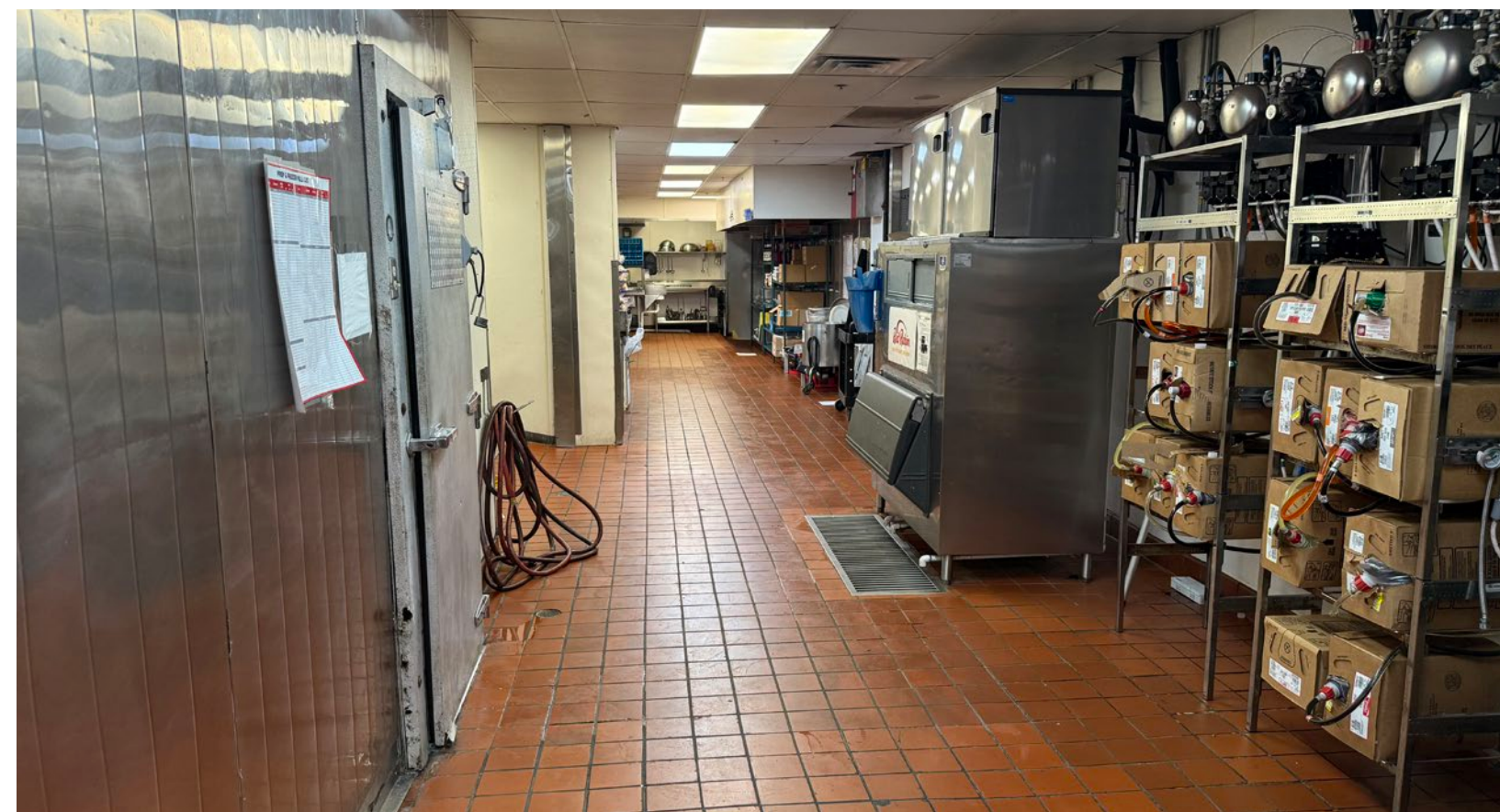
SUNOCO

target

7,553
VPD



INTERIOR PHOTOS



More Households with Incomes Greater than \$100,000/year

	1 MILE	2 MILE	3 MILE	5 MILE
Clifton	4,089	18,707	45,882	111,950
Paramus	2,018	9,115	25,450	75,854
Morris Plains	2,791	11,492	24,494	38,827
Bridgewater	936	4,959	12,980	33,549
Montvale	1,817	6,830	14,133	47,343
Red Bank	3,135	8,389	13,789	34,336
Summit	3,522	10,595	22,084	60,722
Ridgewood	4,094	13,707	27,508	65,129
Montclair	5,917	20,598	41,339	102,865
Princeton	1,491	4,297	11,537	25,371
Westfield	4,701	15,252	28,650	78,672

Highest Daytime Population

	1 MILE	2 MILE	3 MILE	5 MILE
Clifton	18,395	89,770	216,356	550,659
Paramus	14,562	47,181	111,377	324,407
Morris Plains	20,006	48,554	95,763	213,574
Bridgewater	7,151	29,419	70,015	173,894
Montvale	17,125	40,723	74,418	243,548
Red Bank	19,329	44,935	64,381	143,444
Summit	23,608	52,402	100,737	291,153
Ridgewood	16,572	54,930	109,390	320,400
Montclair	24,479	71,730	156,787	481,799
Princeton	21,049	42,220	82,516	153,423
Westfield	23,629	59,574	114,917	349,641

Most Densely Populated

	1 MILE	2 MILE	3 MILE	5 MILE
Clifton	18,435	102,085	269,982	652,600
Paramus	9,067	37,752	103,356	338,798
Morris Plains	8,323	30,051	64,806	154,319
Bridgewater	4,616	25,456	61,219	149,268
Montvale	6,056	27,293	59,734	241,945
Red Bank	13,753	34,554	54,836	141,306
Summit	13,987	40,033	84,443	236,223
Ridgewood	16,061	54,258	111,048	335,171
Montclair	21,216	82,208	189,166	576,518
Princeton	5,526	21,201	47,214	98,593
Westfield	16,629	56,769	108,795	359,262

More College Graduates

	1 MILE	2 MILE	3 MILE	5 MILE
Clifton	6,531	32,454	76,496	177,296
Paramus	3,726	16,603	47,273	132,594
Morris Plains	4,289	14,594	28,979	70,689
Bridgewater	1,384	7,952	21,678	55,952
Montvale	2,597	11,248	24,757	81,370
Red Bank	5,523	14,730	23,919	56,412
Summit	6,717	20,711	43,569	112,922
Ridgewood	8,368	26,386	50,420	114,924
Montclair	10,701	37,486	74,281	173,248
Princeton	3,396	10,512	26,206	54,874
Westfield	8,489	27,705	50,996	135,342