



**1,945 SF**

Second Floor Space  
Available

**Seeking Fitness - Doctors/  
Professional Office -  
Childrens Play/Learn**

**RETAIL SPACE**

# 219 EAST BROAD STREET

Located in Downtown Westfield

**WESTFIELD**  
NEW JERSEY

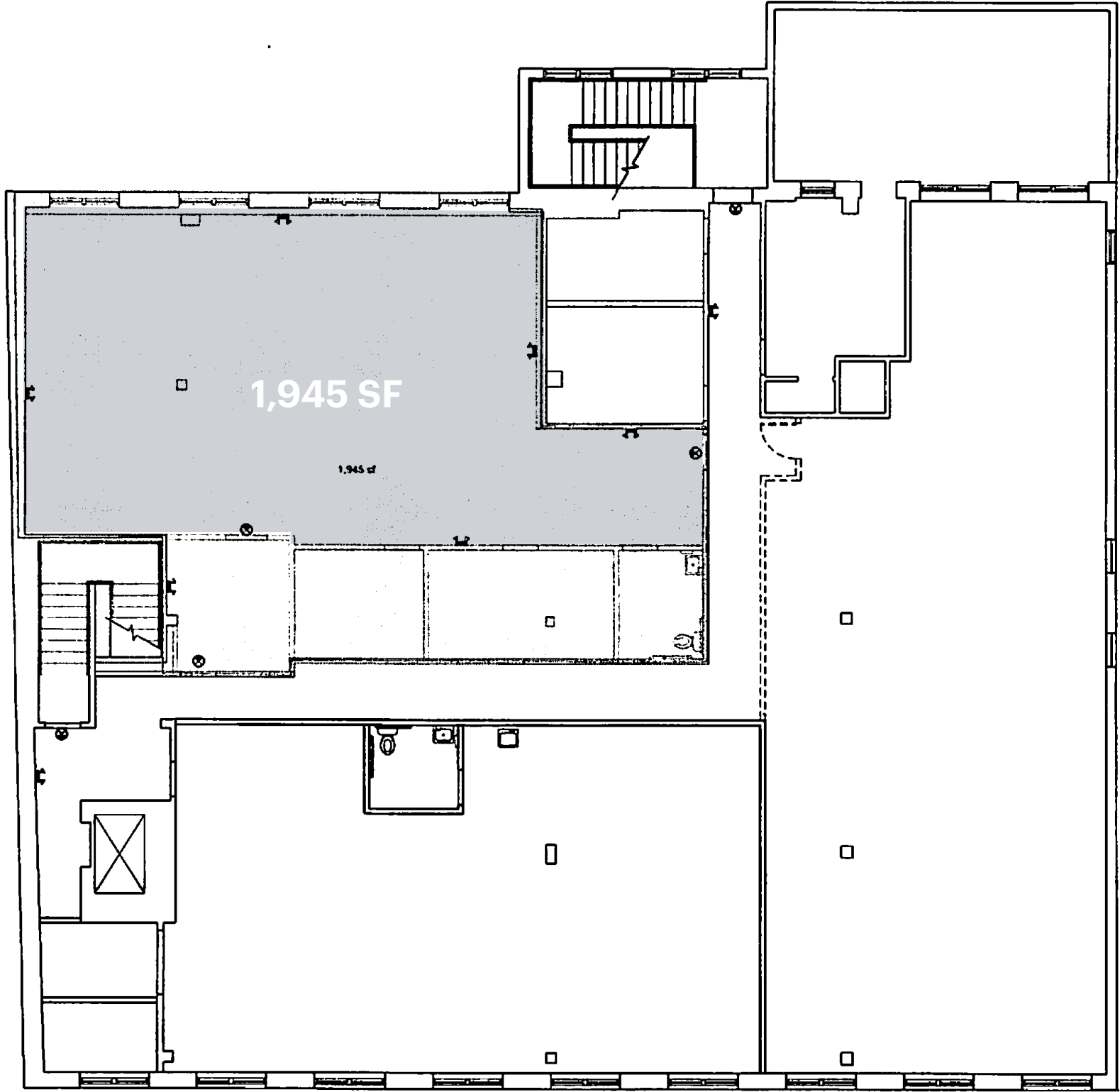


**RIPCO**  
REAL ESTATE



SPACE DETAILS

SECOND FLOOR PROPOSED DEMISED SPACE



**SIZE**  
Second Floor      1,945 SF

**TERM**  
Negotiable

**RENT**  
Upon request

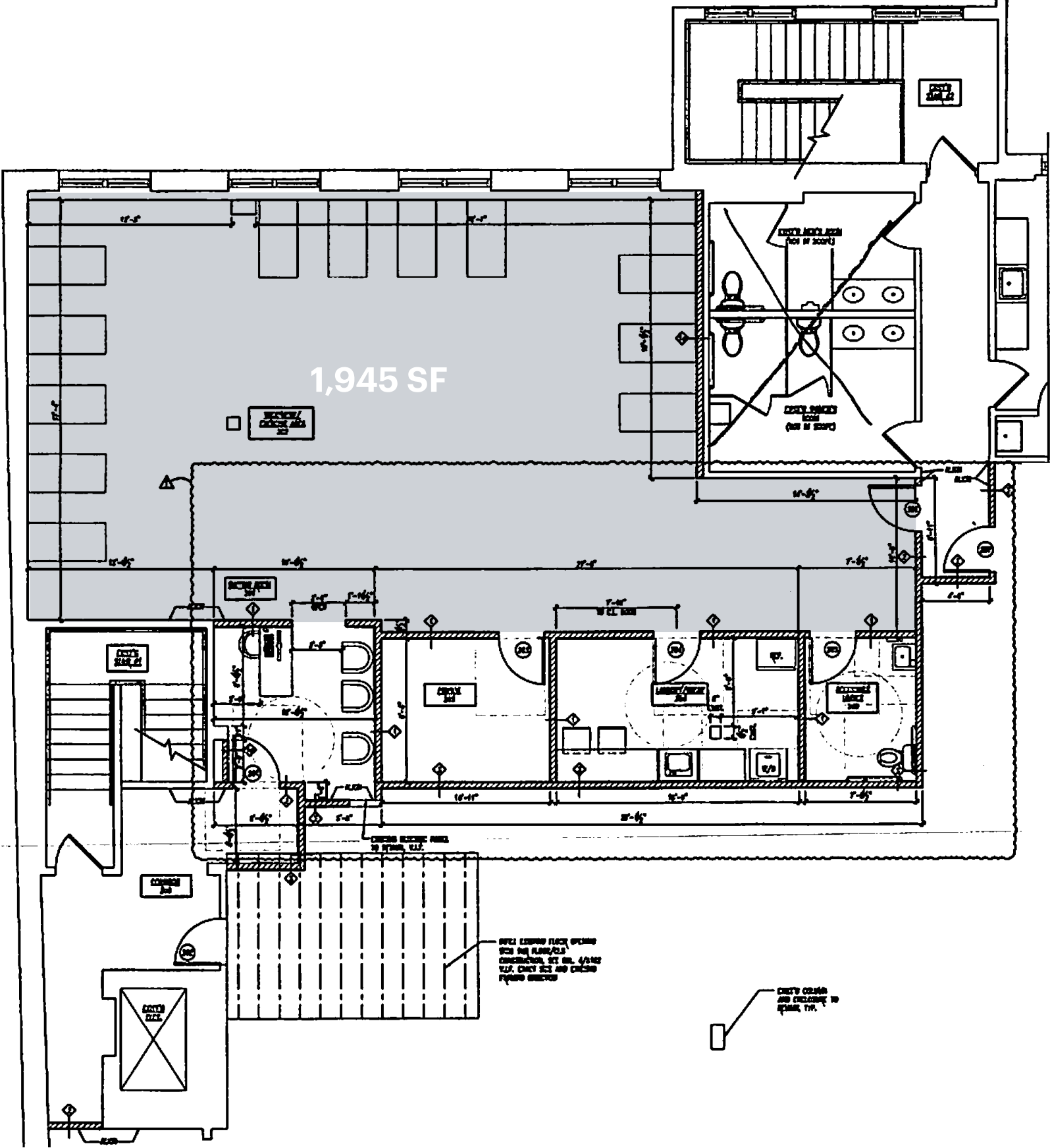
**NEIGHBORS**  
sweetgreen, Club Pilates, GAP, Rumble Boxing, 787 Coffee, Sugaring NYC, The Bar Method, Cold Stone Creamery, StretchLab, Athleta, South Moon Under, The Marketspace

**COMMENTS**  
Central location surrounded by national retailers with excellent visibility from Westfield’s main signalized intersection  
  
ADA elevator provides access to the second floor  
  
Parking lot behind the building (Lot 4 - 142 spots)  
  
Exceptional demographics in the surrounding area

EAST BROAD STREET

SPACE DETAILS

FLOOR PLAN



EAST BROAD STREET



ADDITIONAL/INTERIOR PHOTOS



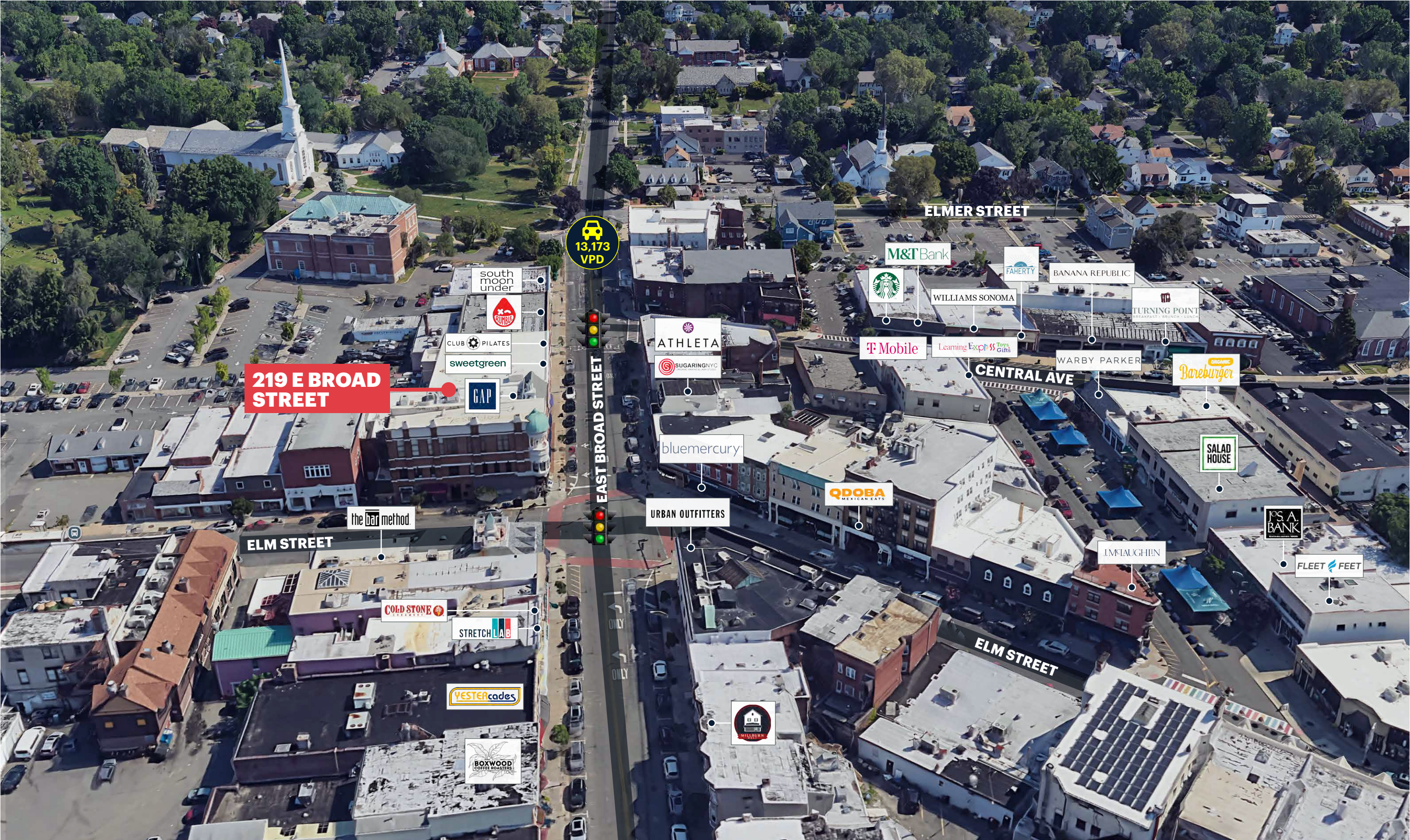


MARKET AERIAL



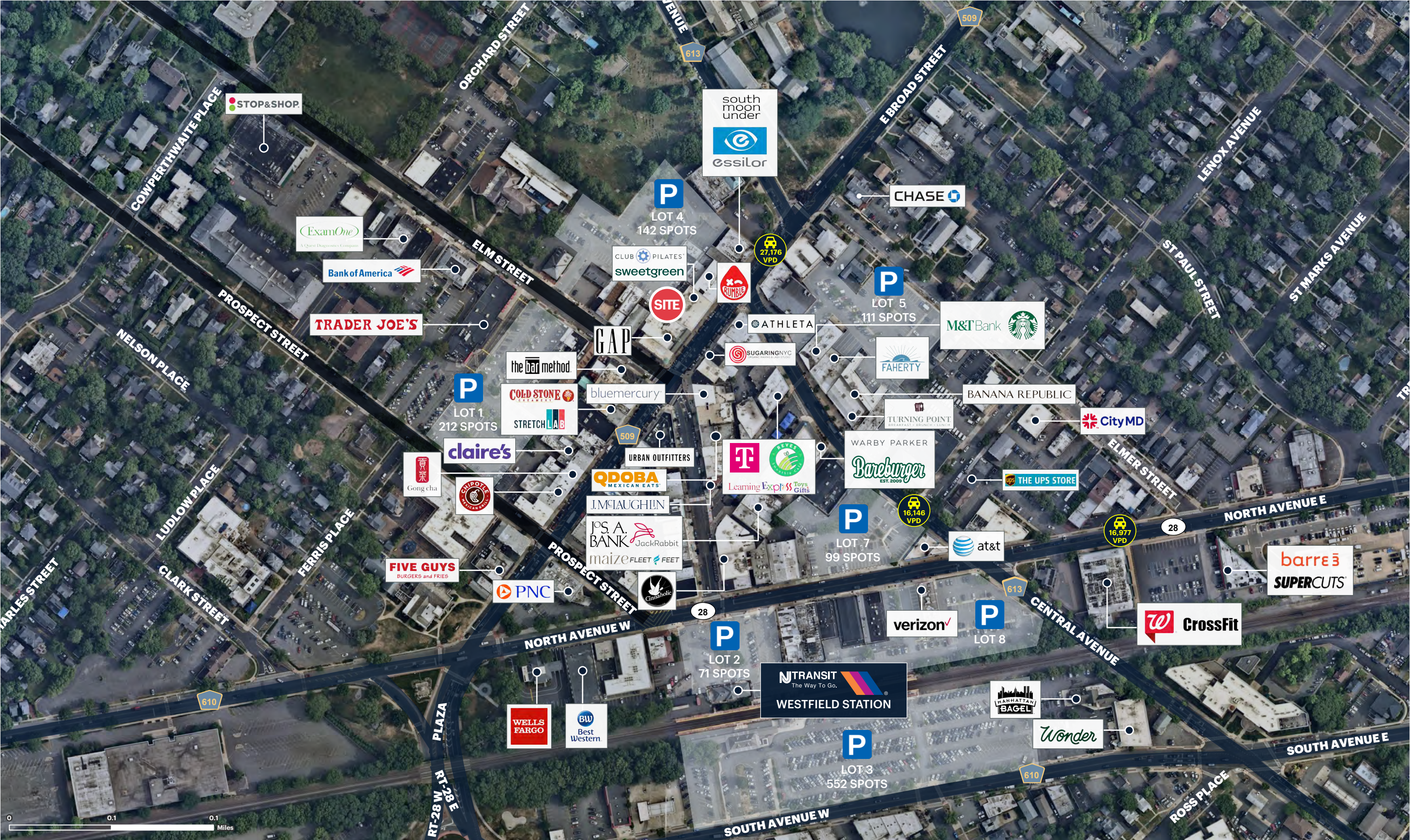


STREET VIEW





PARKING





AREA NEIGHBORS





DEMOGRAPHICS



1 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
16,992	1,087
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
5,958	16,497
<b>MEDIAN AGE</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
41.7	\$290,953
<b>COLLEGE GRADUATES (Bachelor's +)</b>	
8,640 - 76.3%	

3 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
109,589	4,659
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
39,466	63,866
<b>MEDIAN AGE</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
42.6	\$240,527
<b>COLLEGE GRADUATES (Bachelor's +)</b>	
50,706 - 66.7%	

5 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
361,619	13,605
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
128,464	176,195
<b>MEDIAN AGE</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
41.5	\$187,684
<b>COLLEGE GRADUATES (Bachelor's +)</b>	
134,444 - 52.9%	

\*2025 estimates



## CONTACT EXCLUSIVE AGENTS

**LISA RICCA**

lricca@ripconj.com  
201.636.7449

**CLARE GOLZ**

cgolz@ripconj.com  
201.636.7104

**RIPCO**  
REAL ESTATE

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

**Please visit us at [ripconj.com](https://ripconj.com) for more information**

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