



RETAIL SPACE

HAWTHORNE, NJ

HAWTHORNE CENTER

111 Wagaraw Road @ Thomas Road N

SIZE

4,872 SF

GLA

107,670 SF

ASKING RENT

Upon Request

NNN

\$6.89

CO-TENANTS

Dollar Tree, Family Dollar, Madrag, Mandee, Jembro, Value Village, Rainbow, Jersey Boy Pizza, Kid City, Vernissage Restaurant

NEIGHBORS

7-Eleven, Safeguard Self Storage, The Hawthorne Diner, Dunkin', Bottagra Restaurant Boys & Girls Club of Hawthorne

COMMENTS

- Located across from New Luxury Mixed-Use Development, 118 Apartments & Planet Fitness
- Pylon signage available
- Population - 228,353 in 3-mile radius
- Daytime Population - 161,117 in 3-mile radius
- Average Household Income - \$103,701 in 3-mile radius

CONTACT EXCLUSIVE AGENTS

MATT GRUNDY

mgrundy@ripconj.com
201.777.2296

CURTIS NASSAU

cnassau@ripconj.com
201.777.2302

PATRICK BRAKE

pbrake@ripconj.com
201.777.2304

RIPCO
REAL ESTATE

125 Chubb Ave
Suite 150 S
Lyndhurst NJ, 07071
212.750.6565

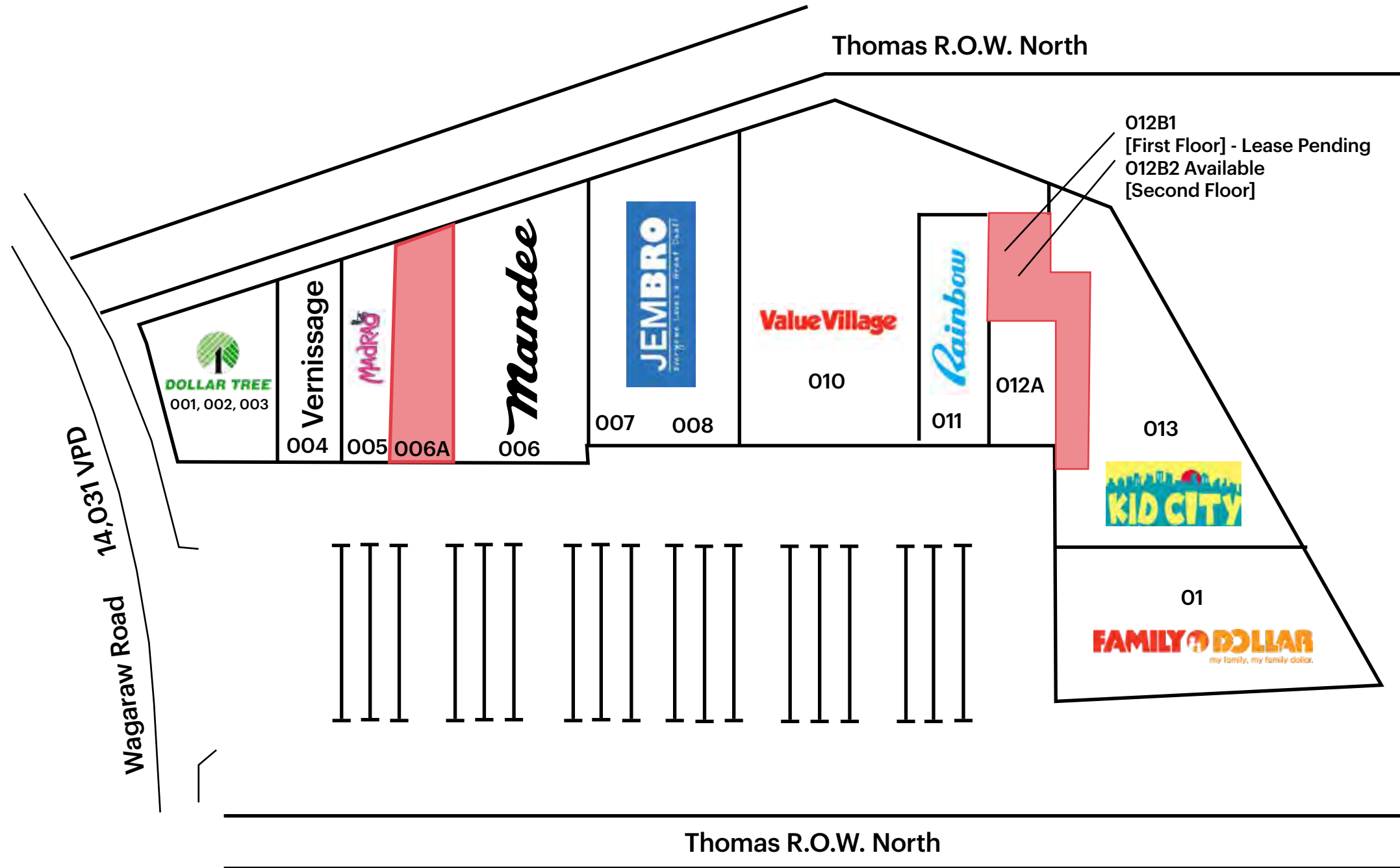
Please visit us at ripconj.com for more information

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.

LOW LEVEL AERIAL

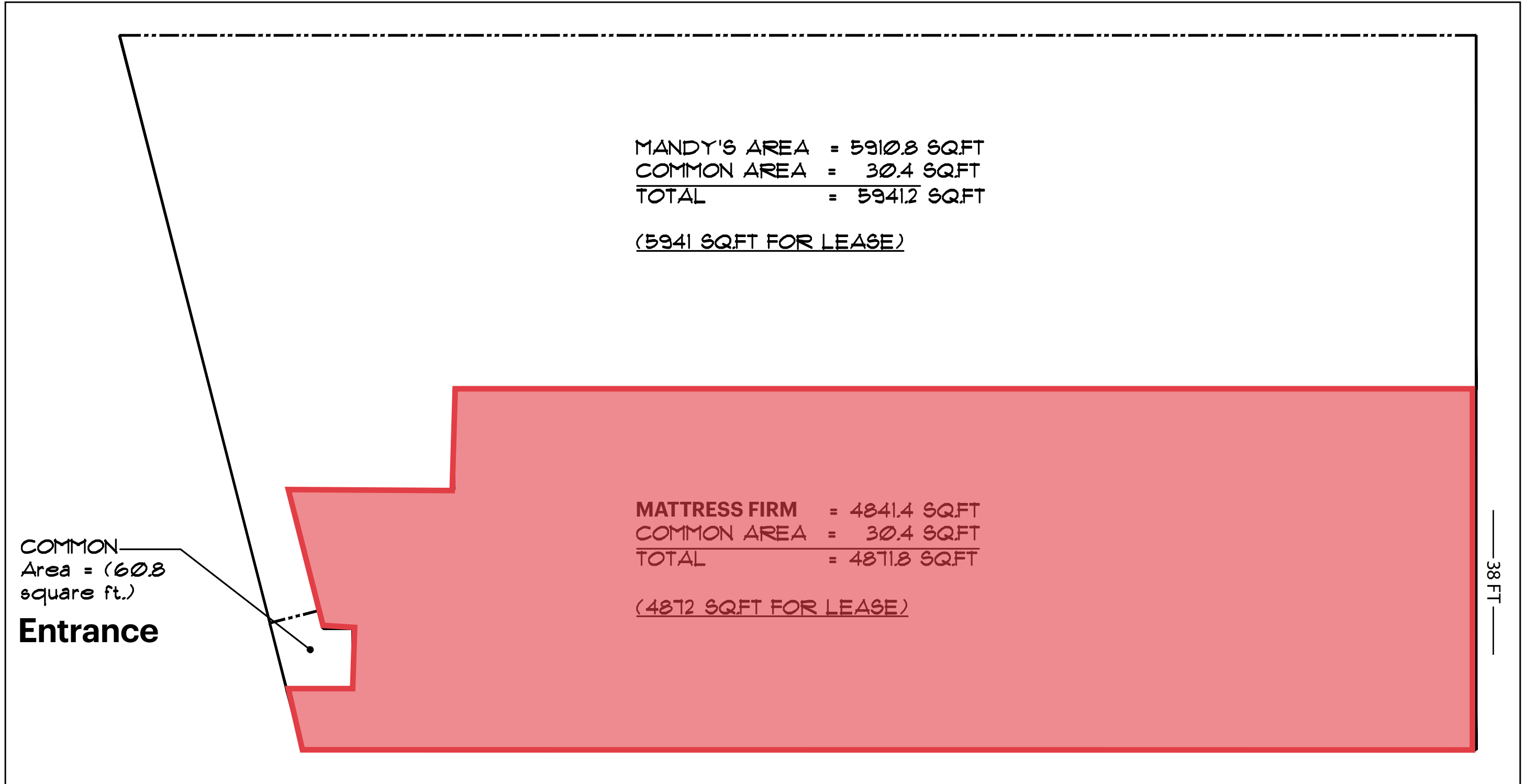


SITE PLAN



SUITE	TENANT	SF
001/002/003	Dollar Tree	12,394
004	Vernissage	4,450
005	Madrag	5,476
006A	AVAILABLE	4,872
006	Mandee	5,941
007	Jembro	5,745
008	Jembro	8,056
010	Value Village	25,000
011	Rainbow Shops	6,181
012A	Pizza	1,377
012B1	LEASE PENDING	1,720
012B2	AVAILABLE	2,145
013	Kid City	12,450
014	Family Dollar	11,878

SPACE PLAN



MANDY'S AREA = 5910.8 SQ.FT
COMMON AREA = 30.4 SQ.FT
TOTAL = 5941.2 SQ.FT

(5941 SQ.FT FOR LEASE)

COMMON
Area = (60.8
square ft.)

Entrance

MATTRESS FIRM = 4841.4 SQ.FT
COMMON AREA = 30.4 SQ.FT
TOTAL = 4871.8 SQ.FT

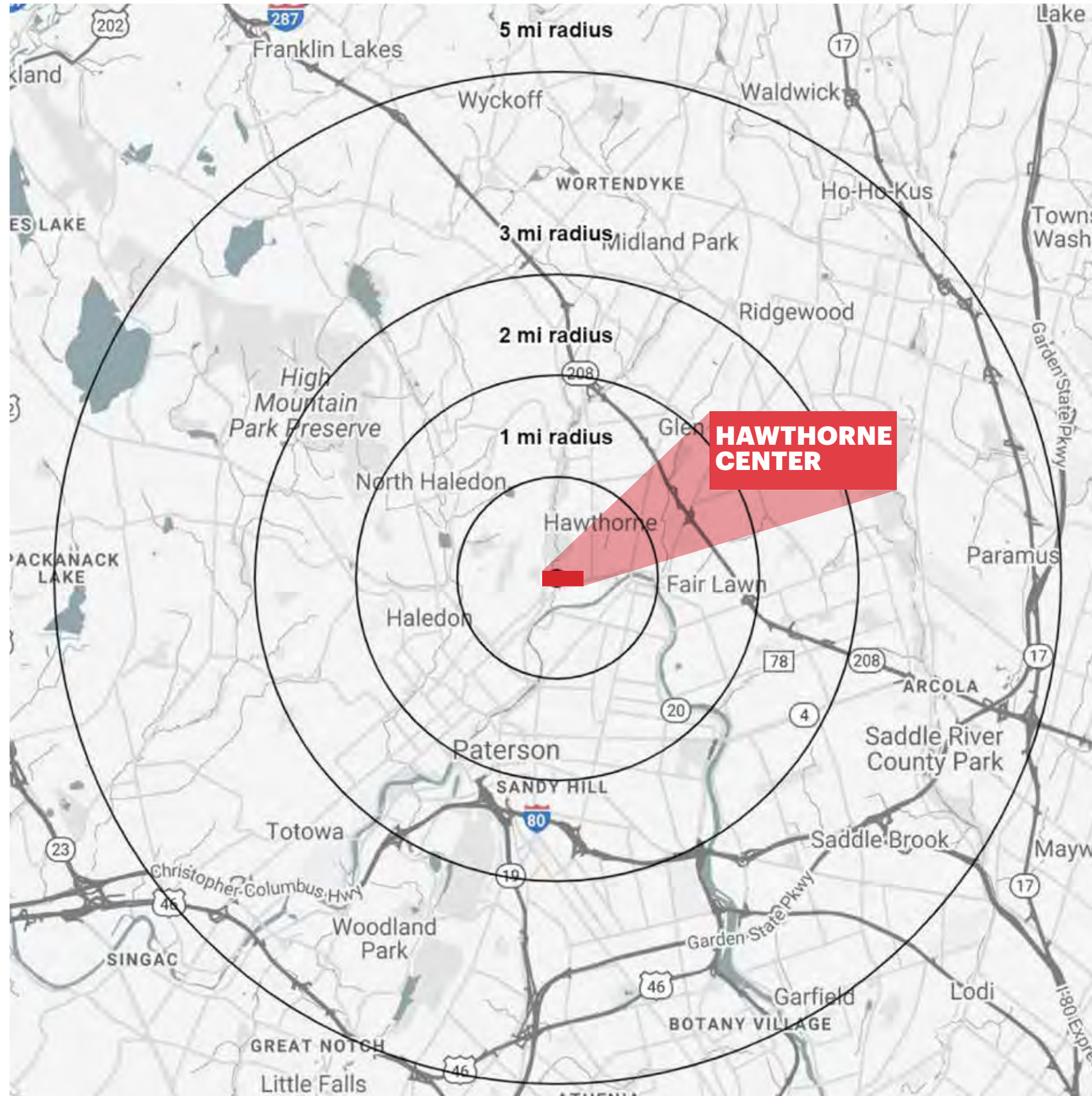
(4872 SQ.FT FOR LEASE)

—— 38 FT ——

SITE PHOTOS



AREA DEMOGRAPHICS*



TOTAL POPULATION

1 mile	29,288
2 miles	125,575
3 miles	228,353
5 miles	441,838

DAYTIME POPULATION

1 mile	19,843
2 miles	92,728
3 miles	161,117
5 miles	356,177

AVERAGE HOUSEHOLD INCOME

1 mile	\$85,238
2 miles	\$87,403
3 miles	\$103,701
5 miles	\$122,536

TOTAL HOUSEHOLDS

1 mile	9,639
2 miles	41,727
3 miles	75,545
5 miles	152,172

TOTAL BUSINESSES

1 mile	1,282
2 miles	5,263
3 miles	9,110
5 miles	21,330

TOTAL EMPLOYEES

1 mile	9,909
2 miles	48,319
3 miles	79,580
5 miles	201,179

TOTAL APPAREL

1 mile	\$21.59 M
2 miles	\$94.5 M
3 miles	\$194.09 M
5 miles	\$445.62 M

FOOD EXPENDITURE

1 mile	\$89.36 M
2 miles	\$390.5 M
3 miles	\$790.89 M
5 miles	\$1.79 B

NUMBER OF COLLEGE GRADUATES

1 mile	4,504
2 miles	19,319
3 miles	43,545
5 miles	108,551

*2019 estimates