



RETAIL SPACE

**111
UNION
AVE**

EAST RUTHERFORD | NJ

**1,987 SF &
1,178 SF**

(can be combined)

New Construction - Perfect for
Medical, Boutique
Fitness, Office Space,
or Child Services

RIPCO
REAL ESTATE



SPACE DETAILS



SIZE

Space 1 1,987 SF*
Space 2 1,178 SF*
*can be combined

RENT

Negotiable

NNN

\$10.00

POSSESSION

Immediate

PARKING

60 spaces

CO-TENANTS

7-Eleven, Investors Bank, Orange Leaf

NEIGHBORS

Lowe's, BJ's, Chipotle, Vitamin Shoppe, TDBank, Aldi, Elia Mediterranean, Staples, 17 Farmers Market, Starbucks, Saladworks, Chili's Grill & Bar, Mattress Firm, Massage Envy, Popeyes, Panera Bread, Marshalls, Krispy Kreme Donuts, etc.

COMMENTS

Tremendous density with strong daytime populations

Easy access to Route 17, 3, and 46

Situated conveniently in the heart of an established trade area

111 Union Ave has a Walk Score® of 79/100, making it a "Very Walkable" destination

ADDITIONAL PHOTOS



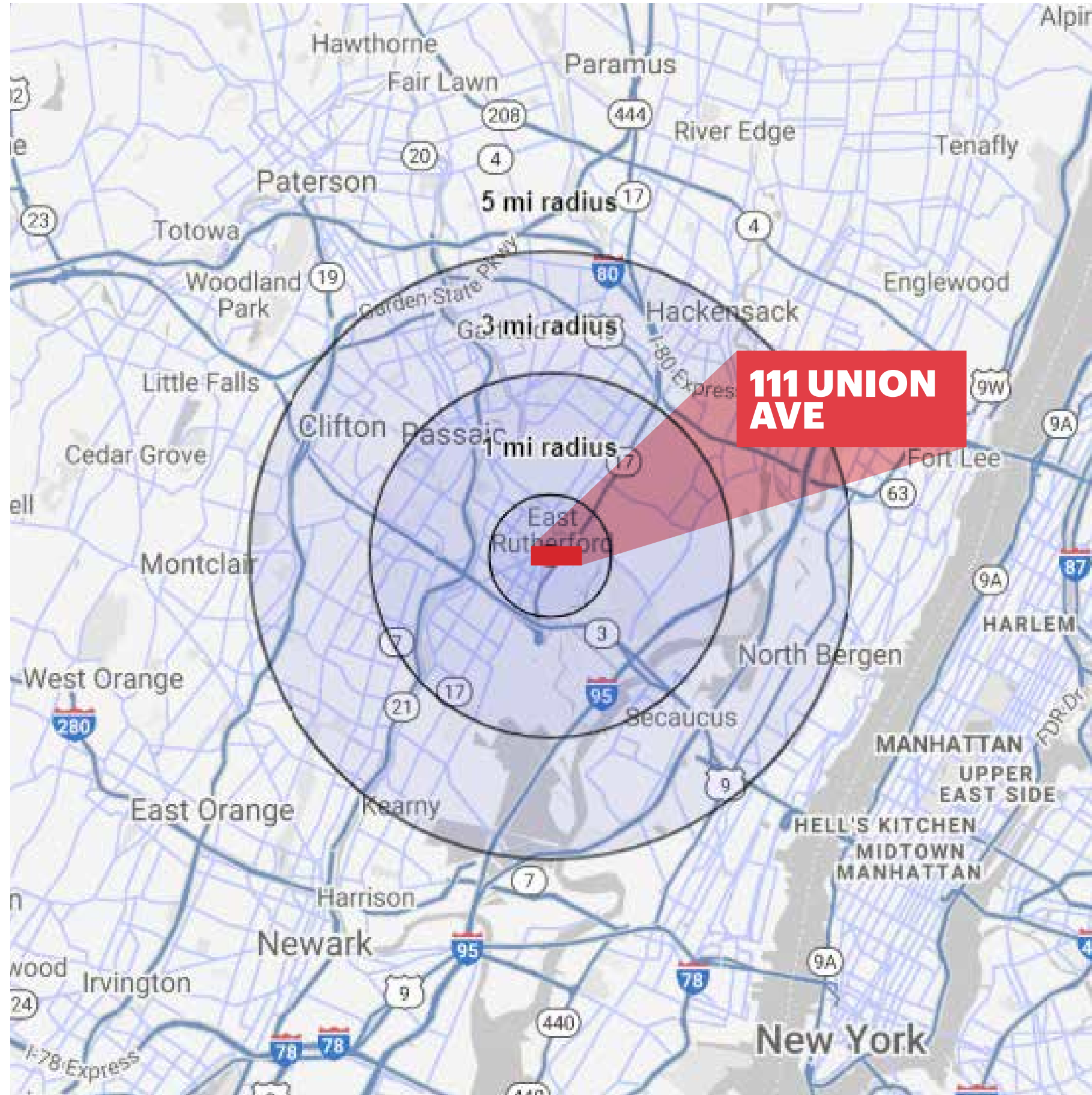
LOW LEVEL AERIAL



MARKET AERIAL



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	21,331
3 miles	176,470
5 miles	569,252

ESTIMATED DAYTIME POPULATION

1 mile	19,604
3 miles	124,620
5 miles	406,631

AVERAGE HOUSEHOLD INCOME

1 mile	\$126,352
3 miles	\$106,056
5 miles	\$97,423

TOTAL HOUSEHOLDS

1 mile	8,468
3 miles	66,487
5 miles	213,385

TOTAL BUSINESSES

1 mile	1,409
3 miles	7,581
5 miles	24,087

TOTAL EMPLOYEES

1 mile	13,589
3 miles	73,603
5 miles	247,658

TOTAL APPAREL

1 mile	\$25.3M
3 miles	\$174.57M
5 miles	\$525.34M

FOOD EXPENDITURE

1 mile	\$102.52M
3 miles	\$713.42M
5 miles	\$2.17B

NUMBER OF COLLEGE GRADUATES

1 mile	49.7%
3 miles	38.4%
5 miles	33.8%

*2019 estimates

CONTACT EXCLUSIVE AGENT

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Please visit us at ripcony.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.