

RETAIL SPACE

80 MAIN STREET

Route 46 and West Stiger Street

WARREN COUNTY

HACKETTSTOWN | NEW JERSEY

**1,400 SF &
1,628 SF**

For Lease

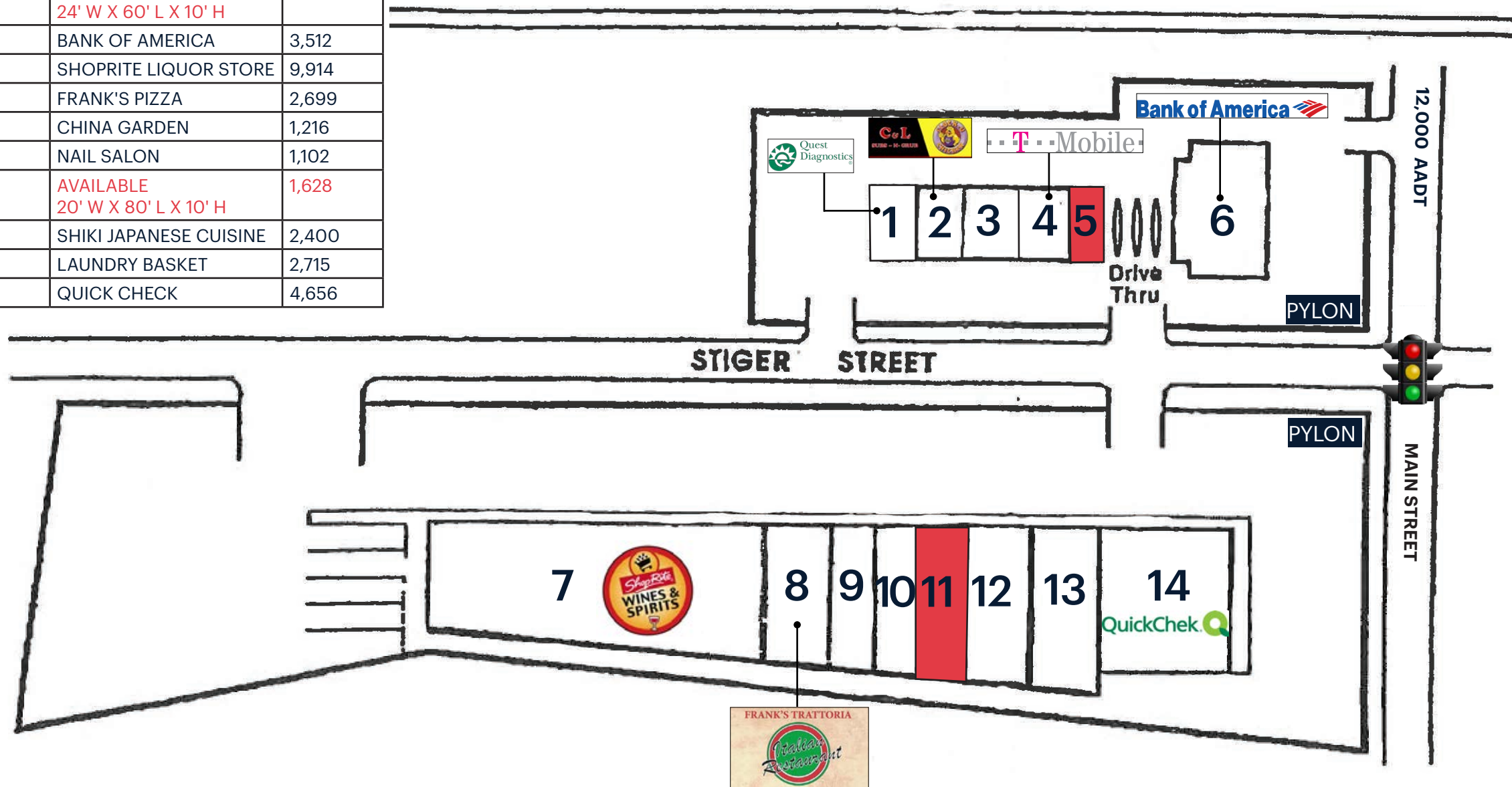


RIPCO
REAL ESTATE

SPACE DETAILS

SITE PLAN

SPACE #	TENANT	SQUARE FOOTAGE
1	QUEST DIAGNOSTICS	1,500
2	CLUCK-U/DELI	1,450
3	GOOD GUY VAPE	1,465
4	T-MOBILE	1,465
5	AVAILABLE 24' W X 60' L X 10' H	1,400
6	BANK OF AMERICA	3,512
7	SHOPRITE LIQUOR STORE	9,914
8	FRANK'S PIZZA	2,699
9	CHINA GARDEN	1,216
10	NAIL SALON	1,102
11	AVAILABLE 20' W X 80' L X 10' H	1,628
12	SHIKI JAPANESE CUISINE	2,400
13	LAUNDRY BASKET	2,715
14	QUICK CHECK	4,656



SIZE

Space 5 1,400 SF
Space 11 1,628 SF

NNN

\$9.04 psf (est)

POSSESSION

Immediate

PARKING

Total parking of 193

CO-TENANTS

Bank of America, ShopRite Liquors, Quick Check, Frank's Pizza, Laundry Basket Laundromat, China Garden, Cluck-U Deli. Goodg Guy Vapes, T-Mobile, Quest Diagnostics

NEIGHBORS

CVS Pharmacy, Dollar General, Verizon

COMMENTS

This local strip center gives you the feel of downtown shops with the convenience and parking of a shopping center.

Traffic count 12,000 AADT on Route 46/ Main Street

Perfect space for a local tenant, salon, ice cream shop or fitness.

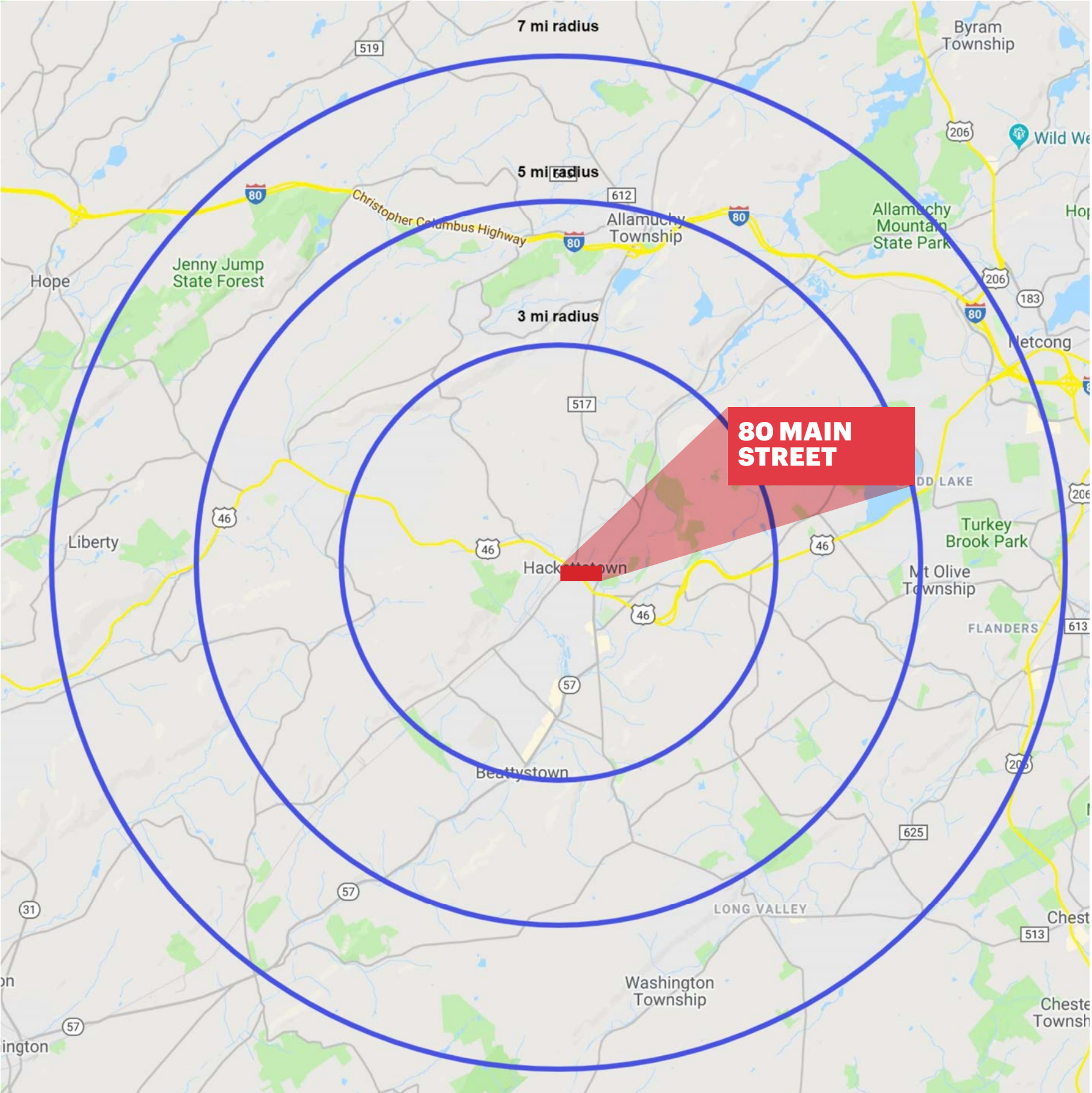
CENTER PHOTOS



PYLON PHOTOS



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

3 mile	26,398
5 miles	47,629
7 miles	69,091

ESTIMATED DAYTIME POPULATION

3 mile	22,901
5 miles	31,736
7 miles	46,941

AVERAGE HOUSEHOLD INCOME

3 mile	\$113,089
5 miles	\$120,748
7 miles	\$130,951

TOTAL HOUSEHOLDS

3 mile	10,538
5 miles	18,789
7 miles	26,751

TOTAL BUSINESSES

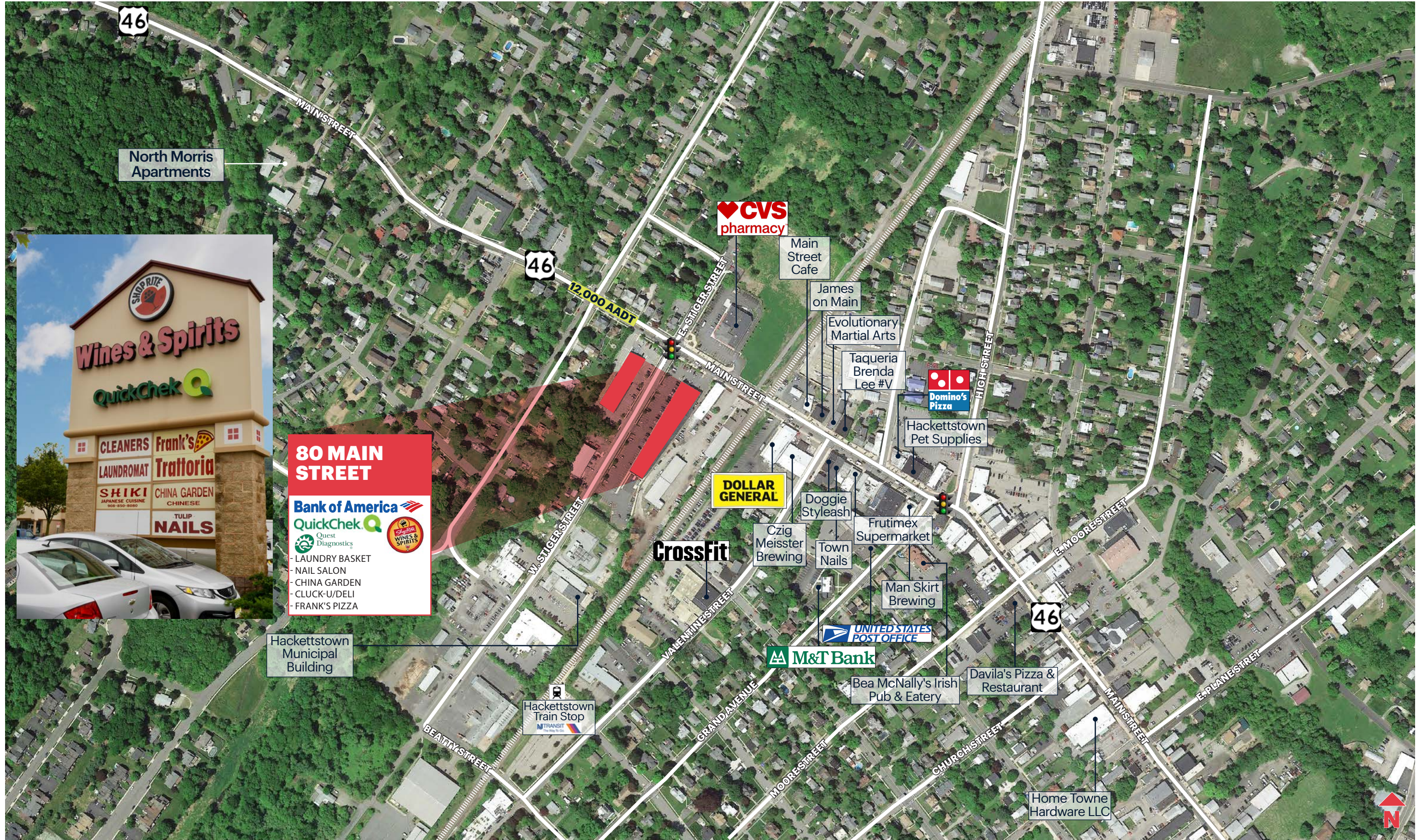
3 mile	1,292
5 miles	1,684
7 miles	2,705

NUMBER OF COLLEGE GRADUATES

3 mile	7,452
5 miles	14,213
7 miles	21,647

*2019 estimates

LOW LEVEL AERIAL



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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.