

**RETAIL SPACE**

# RAMSEY SQUARE

1300 NJ-17 NORTHBOUND  
AT FRANKLIN TURNPIKE  
RAMSEY | NEW JERSEY

**1,800 +/- SF**

Last space available!  
Join Kohl's & Aldi!



**RIPCO**  
REAL ESTATE

## SPACE DETAILS



**SIZE**  
1,800 +/- SF

**GLA**  
231,000 SF

**RENT**  
Available upon request

**NNN**  
\$6.33 psf (est.)

**CEILING HEIGHTS**  
20'

**DIMENSIONS**  
15' x 120' (approx.)

**CO-TENANTS**  
Kohl's, Sephora, Duluth Trading Co., Aldi, PetGoods, Panera, Five Guys, Massage Envy, Salons by JC, Sally Beauty, Max Challenge and Staples

- COMMENTS**
- Prime Route 17 retail
  - Access from Route 17 & Franklin Turnpike
  - Abundant parking
  - Over 77,000 VPD on Route 17
  - Last available space
  - Highly visible Pylon Signage



# MARKET AERIAL

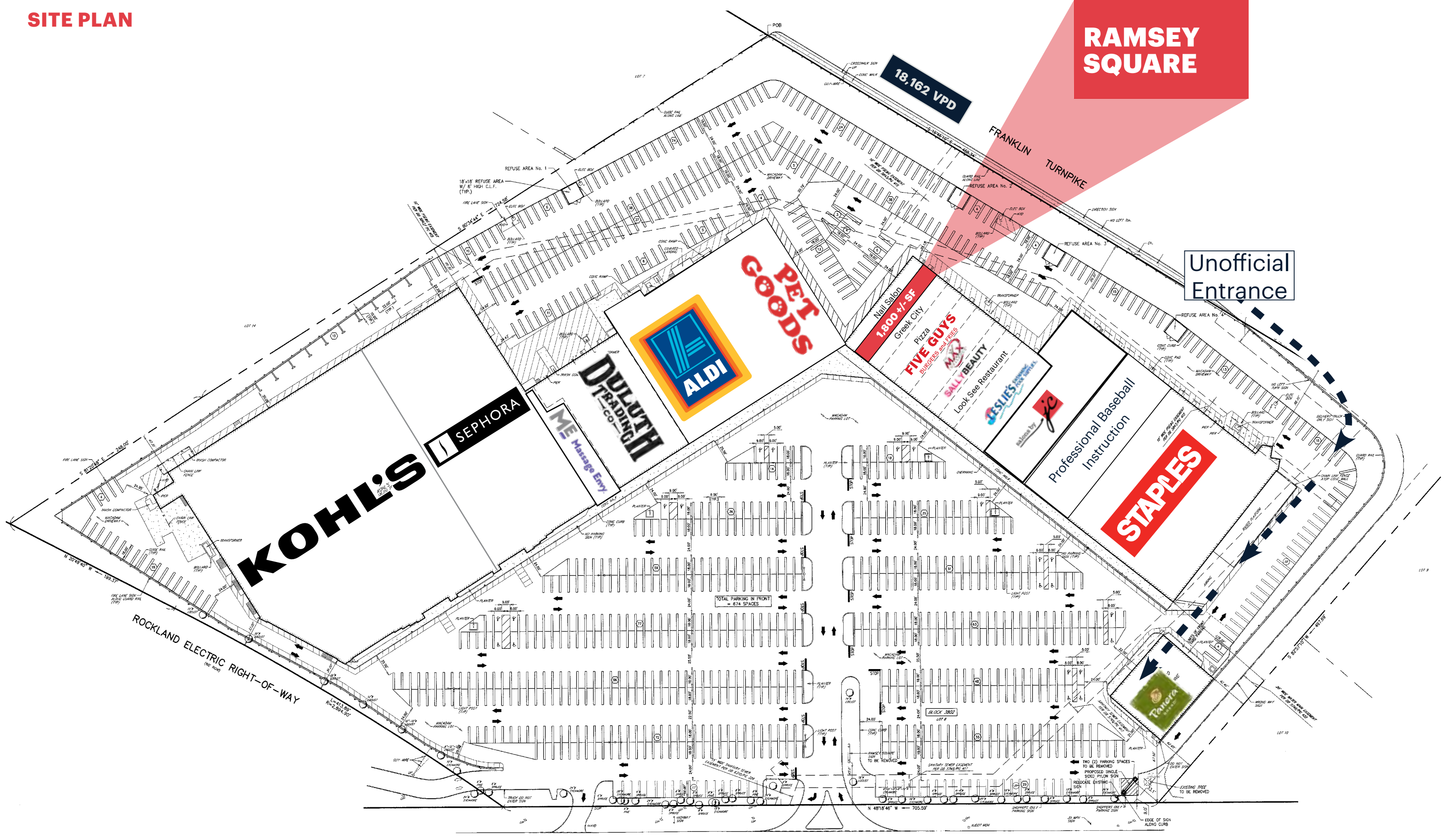


# LOW LEVEL AERIAL



**SITE PLAN**

**RAMSEY SQUARE**



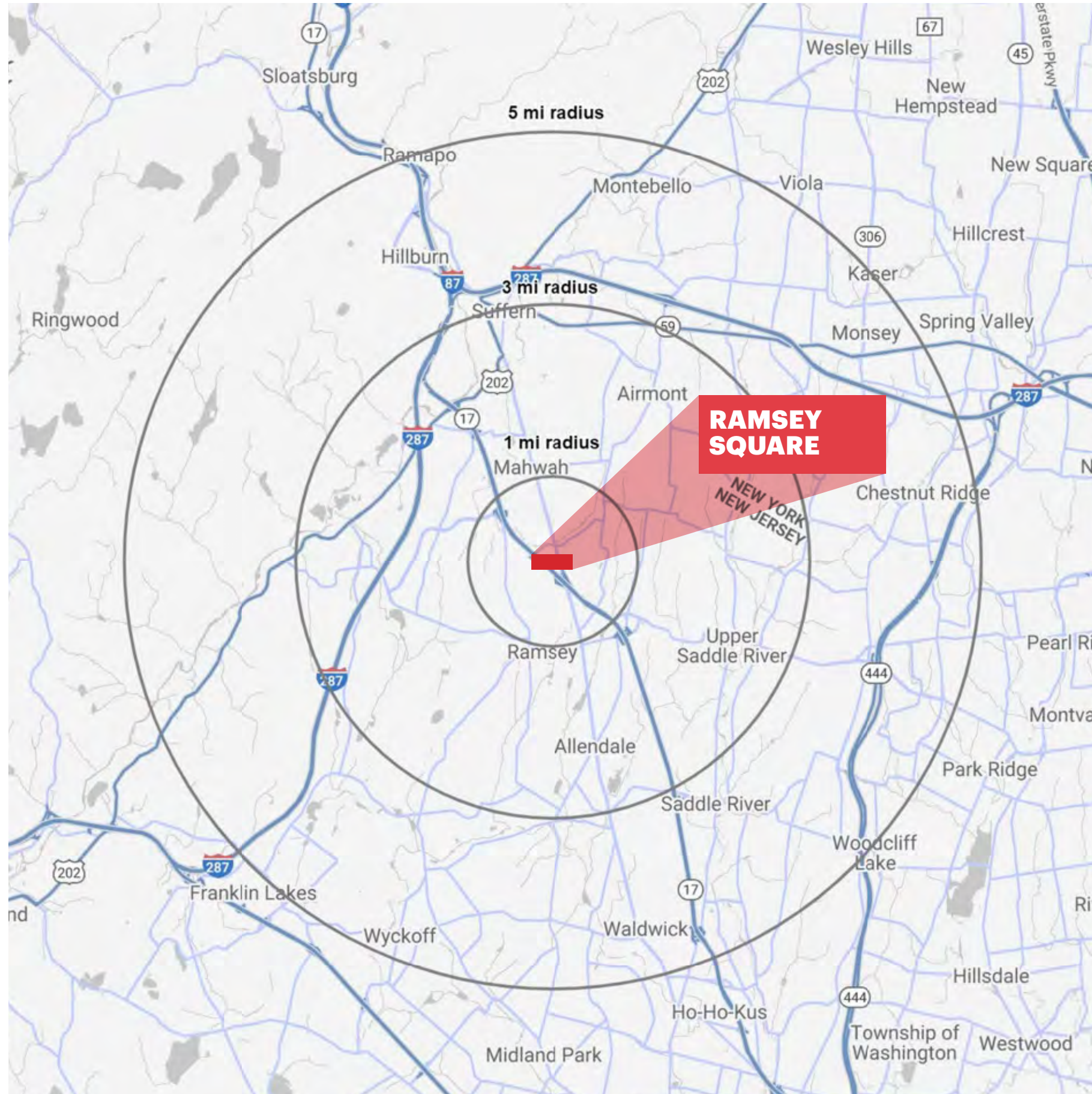
**18,162 VPD**

**Unofficial Entrance**

**77,231 VPD**



## AREA DEMOGRAPHICS



### 1 MILE RADIUS

#### POPULATION

9,898

#### HOUSEHOLDS

3,977

#### MEDIAN AGE

42.7

#### COLLEGE GRADUATES

4,794 - 67.1%

#### TOTAL BUSINESSES

826

#### TOTAL EMPLOYEES

10,070

#### AVERAGE HOUSEHOLD INCOME

\$176,534

### 3 MILE RADIUS

#### POPULATION

64,855

#### HOUSEHOLDS

23,039

#### MEDIAN AGE

41.9

#### COLLEGE GRADUATES

26,373 - 60.3%

#### TOTAL BUSINESSES

3,139

#### TOTAL EMPLOYEES

46,144

#### AVERAGE HOUSEHOLD INCOME

\$184,893

### 5 MILE RADIUS

#### POPULATION

150,645

#### HOUSEHOLDS

49,720

#### MEDIAN AGE

39.7

#### COLLEGE GRADUATES

54,720 - 55.7%

#### TOTAL BUSINESSES

7,894

#### TOTAL EMPLOYEES

100,947

#### AVERAGE HOUSEHOLD INCOME

\$176,559

\*2021 Estimates

## CONTACT EXCLUSIVE AGENTS

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

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