

**RETAIL SPACE**

# SADDLE BROOK CENTER

**189 ROUTE 46 WEST**  
SADDLE BROOK | NEW JERSEY

**Available SF**  
**2,100 SF - 23,000 SF**

Restaurant Space  
Available

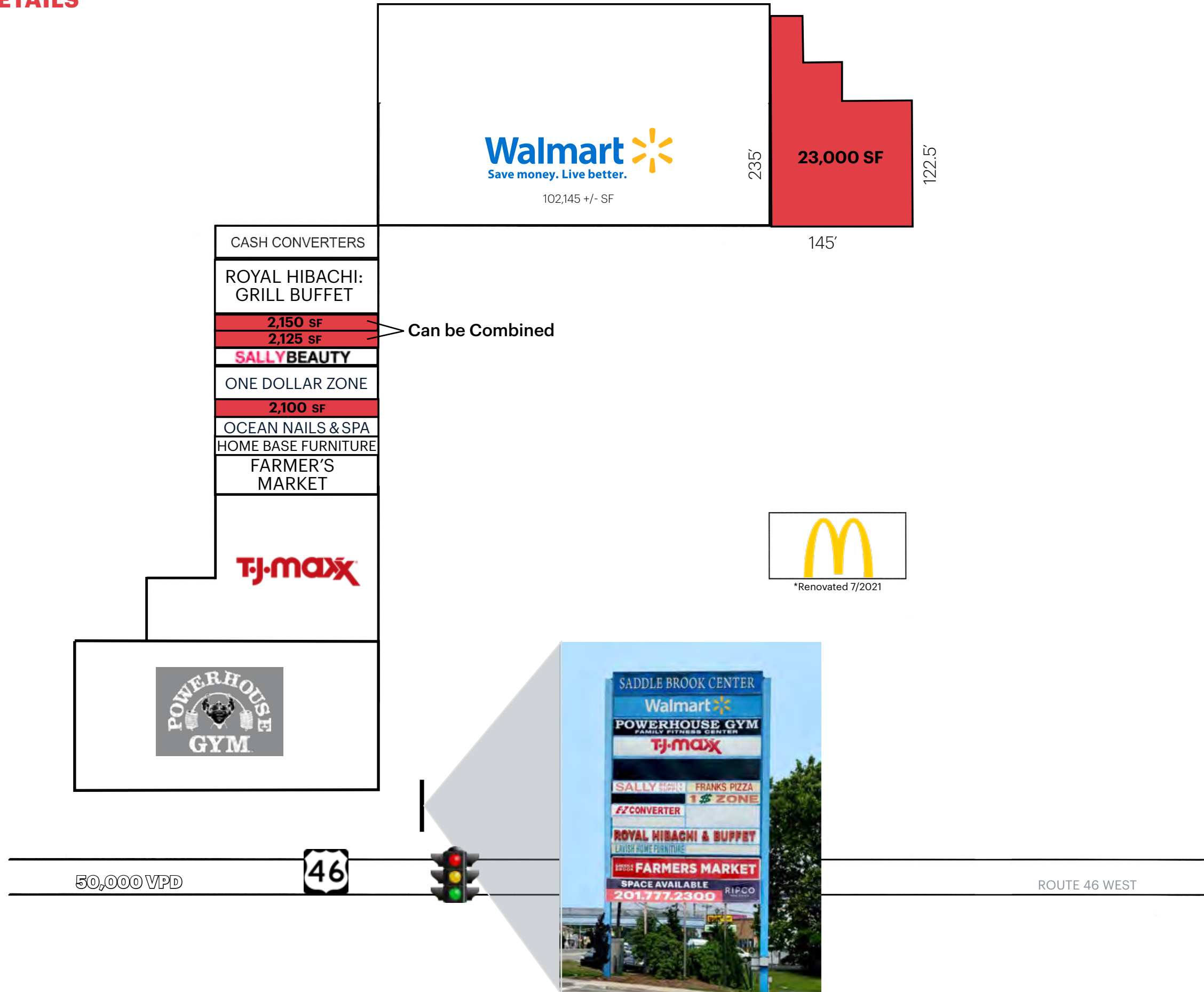


**RIPCO**  
REAL ESTATE

# SPACE DETAILS

## SITE PLAN

MIDLAND AVENUE



### SIZE

Space 1 23,000 SF  
 Ceiling Height: 20' 5" to deck  
 18' to joist  
 (all numbers approximate)

Space 2 2,150 SF

Space 3 2,125 SF  
 (Restaurant Available: Please be discreet-  
 current tenant still operating)

Space 4 2,100 SF

### NNN

\$7.50 psf (est.)

### COMMENTS

- 669,124 people in a 5-mile radius
- Prime Route 46 retail
- High traffic shopping center
- Signalized access
- 50,000 cars per day (AADT)

### CO-TENANTS

Walmart, TJ Maxx, PowerHouse Gym, Sally Beauty Supply, Home Base Furniture, McDonald's, Farmers Market, Nail Salon, One Dollar Zone, Royal Hibachi: Grill Buffet

**MARKET AERIAL**



**ADDITIONAL PHOTOS**



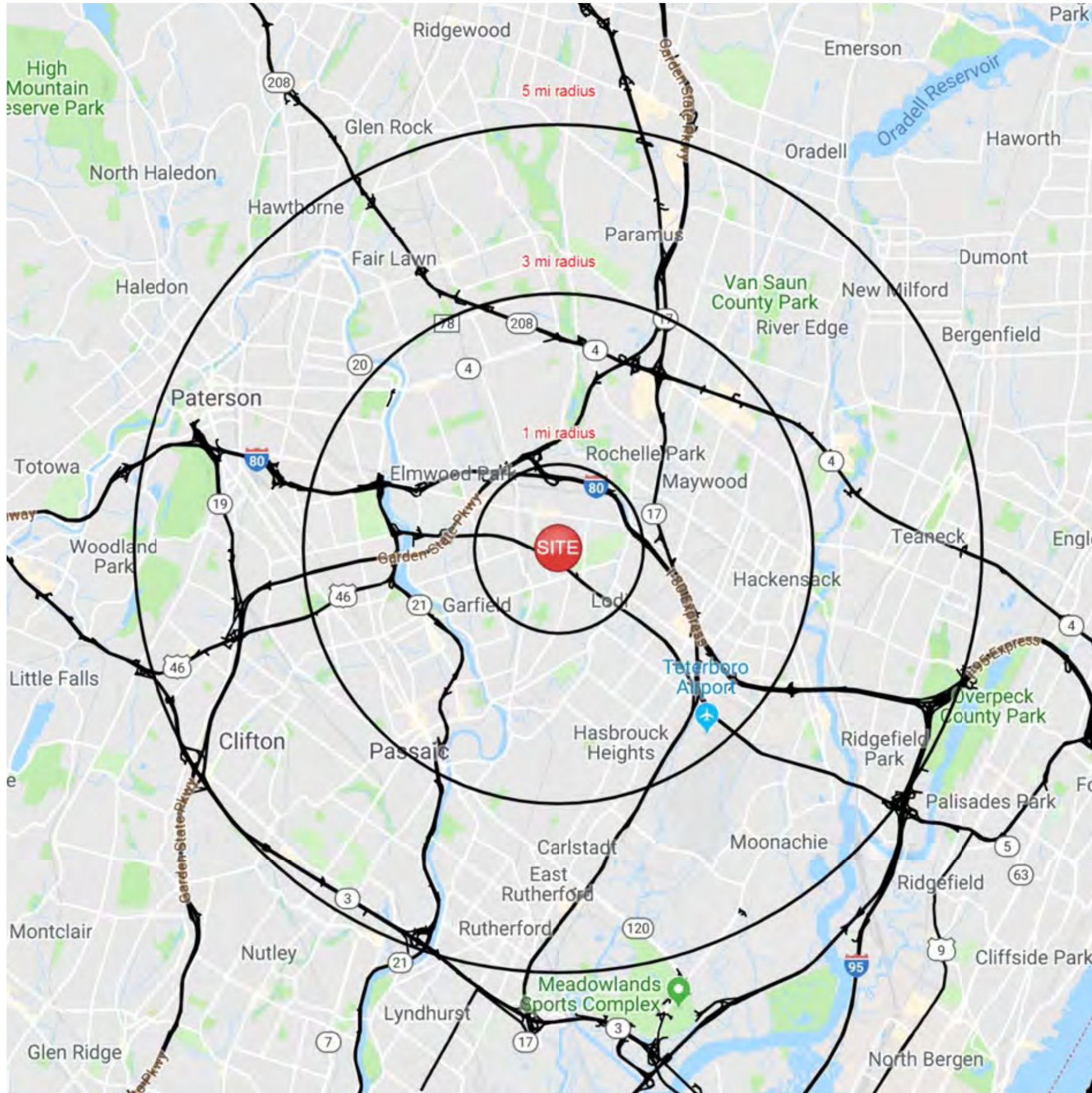
\*Renovated 7/2021



**ADDITIONAL PHOTOS - SMALL SPACES**



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

26,160

### HOUSEHOLDS

9,585

### MEDIAN AGE

38.8

### COLLEGE GRADUATES (Bachelor's +)

29.2%

### TOTAL BUSINESSES

1,181

### TOTAL EMPLOYEES

12,056

### AVERAGE HOUSEHOLD INCOME

\$101,064

## 3 MILE RADIUS

### POPULATION

279,792

### HOUSEHOLDS

96,564

### MEDIAN AGE

37.0

### COLLEGE GRADUATES (Bachelor's +)

30.2%

### TOTAL BUSINESSES

13,908

### TOTAL EMPLOYEES

128,260

### AVERAGE HOUSEHOLD INCOME

\$95,846

## 5 MILE RADIUS

### POPULATION

669,501

### HOUSEHOLDS

227,041

### MEDIAN AGE

37.8

### COLLEGE GRADUATES (Bachelor's +)

34.5%

### TOTAL BUSINESSES

31,835

### TOTAL EMPLOYEES

320,779

### AVERAGE HOUSEHOLD INCOME

\$103,166

\*2021 estimates

