



7,455 SF
Potentially
Expandable to
8,300 SF

RESTAURANT AVAILABLE
**THE PROMENADE
SHOPS AT
CLIFTON**

852 ROUTE 3 WESTBOUND
CLIFTON | NEW JERSEY

#1 Busiest Lifestyle Center in NJ (PSF) *

#2 Busiest Lifestyle Center in USA (PSF) *

Liquor License Available

4 Rt 3 Pylon Signs Visible to ±160,000 VPD

* Source: Placer.ai cell phone tracking



RIPCO
REAL ESTATE

SITE ATTRIBUTES



SPACE AVAILABLE

Space 252 (Joe's Crab Shack) 7,455 SF potentially expandable to 8,300 SF

ASKING RENT

Upon Request

GLA

143,323 SF

SITE ATTRIBUTES

- **#1 Busiest Lifestyle Center in NJ (PSF) according to Placer.ai cell phone tracking**
- **#10 Busiest Lifestyle Center in USA (PSF) according to Placer.ai cell phone tracking**
- Very densely-populated market - 656,989 people live within 5 mile radius of site
- Strong daytime population - 562,981 people working within 5 mile radius of site
- Easy access to Route 3 eastbound and westbound traffic via multiple turn-arounds

- Liquor License Available
- 4 signs on Rt 3
 - 1) Existing Rt 3 Pylon
 - 2) Existing Rt 3 Electronic Billboard
 - 3) Static Signage below Electronic Billboard
 - 4) New Rt 3 Pylon
- ± 160,000 (AADT) car count on Rt 3
- ± 15,000 (AADT) car count on Allwood Road

SITE PLAN



7,455 SF AVAILABLE

ALLWOOD ROAD +15,000 AADT

BOOK CT.
(50' WIDE PER REF. 2)

Stew Leonard's WINES & SPIRITS
11,162 SQ. FT. 1 STORY

LA FITNESS
55,000

chico's



4) New Larger Pylon Sign (proposed)



3

+160,000 VPD

2) LED Electronic Billboard

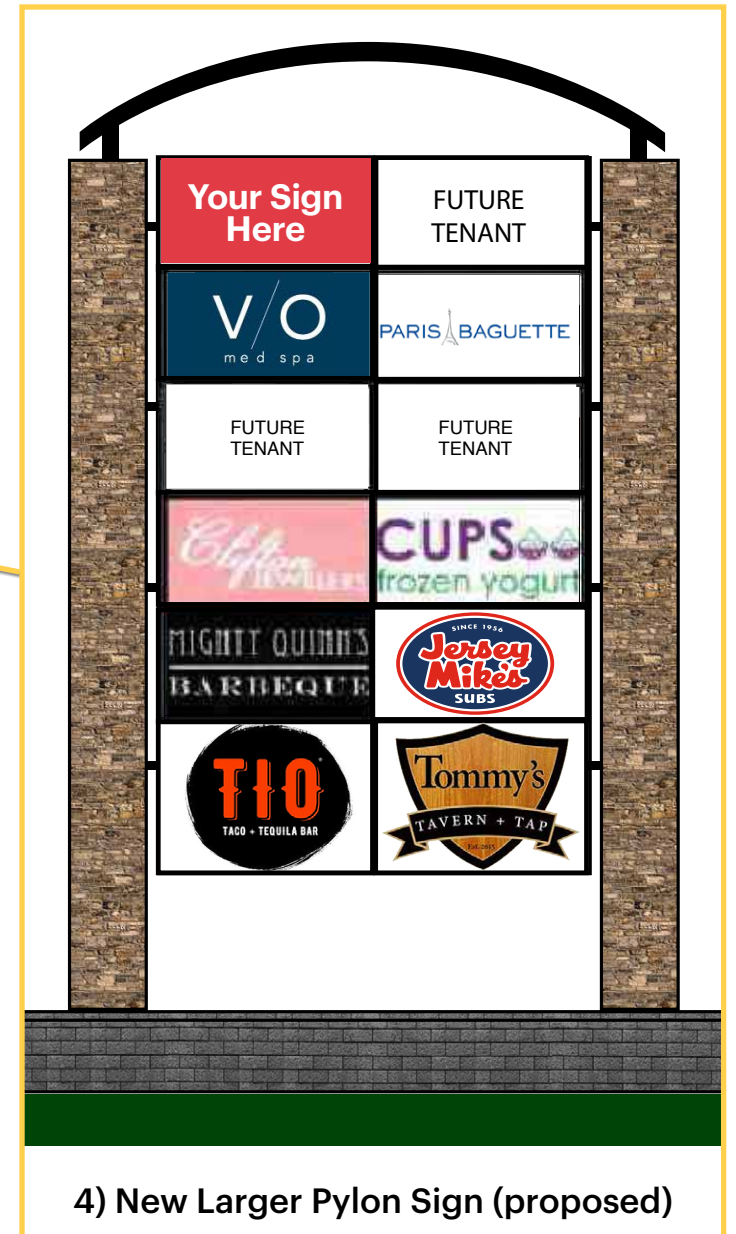
4 SIGNS ON ROUTE 3 VISIBLE TO ±160,000 VPD



1) Pylon Sign



2) LED Electronic Billboard
3) Static Pylon Sign



4) New Larger Pylon Sign (proposed)

More Households with Incomes Greater than \$100,000/year

| | 1 MILE | 2 MILE | 3 MILE | 5 MILE |
|----------------|--------------|---------------|---------------|----------------|
| Clifton | 4,143 | 17,366 | 43,044 | 102,194 |
| Paramus | 1,754 | 8,720 | 24,442 | 72,392 |
| Morris Plains | 2,046 | 7,286 | 14,718 | 36,504 |
| Bridgewater | 783 | 4,616 | 11,545 | 29,854 |
| Montvale | 1,596 | 6,493 | 13,491 | 45,169 |
| Red Bank | 2,906 | 8,127 | 13,352 | 32,076 |
| Summit | 3,307 | 10,334 | 21,295 | 57,815 |
| Ridgewood | 3,891 | 13,531 | 26,697 | 62,230 |
| Montclair | 5,494 | 18,801 | 38,116 | 93,841 |
| Princeton | 606 | 4,501 | 8,934 | 25,411 |
| Westfield | 4,354 | 11,402 | 20,846 | 74,765 |

Most Densely Populated

| | 1 MILE | 2 MILE | 3 MILE | 5 MILE |
|----------------|---------------|----------------|----------------|----------------|
| Clifton | 19,334 | 100,199 | 271,867 | 656,989 |
| Paramus | 8,593 | 37,603 | 103,937 | 340,449 |
| Morris Plains | 7,382 | 29,528 | 64,229 | 153,832 |
| Bridgewater | 4,410 | 26,093 | 61,126 | 147,125 |
| Montvale | 5,426 | 26,955 | 59,708 | 240,018 |
| Red Bank | 13,458 | 34,546 | 55,170 | 140,470 |
| Summit | 13,862 | 40,549 | 84,981 | 237,026 |
| Ridgewood | 16,159 | 55,188 | 111,818 | 337,377 |
| Montclair | 21,534 | 81,258 | 190,503 | 580,927 |
| Princeton | 2,446 | 18,685 | 40,616 | 107,418 |
| Westfield | 16,159 | 56,388 | 109,405 | 359,059 |

Highest Daytime Population

| | 1 MILE | 2 MILE | 3 MILE | 5 MILE |
|----------------|---------------|---------------|----------------|----------------|
| Clifton | 18,560 | 88,078 | 218,807 | 562,981 |
| Paramus | 14,408 | 47,467 | 111,361 | 327,981 |
| Morris Plains | 17,850 | 48,610 | 97,192 | 209,815 |
| Bridgewater | 6,849 | 28,006 | 67,088 | 171,346 |
| Montvale | 17,577 | 40,490 | 73,953 | 244,508 |
| Red Bank | 19,489 | 45,358 | 65,285 | 144,083 |
| Summit | 21,974 | 51,421 | 99,238 | 284,506 |
| Ridgewood | 16,665 | 55,144 | 110,842 | 325,909 |
| Montclair | 24,587 | 70,601 | 157,020 | 486,622 |
| Princeton | 7,543 | 39,914 | 74,709 | 159,685 |
| Westfield | 22,946 | 57,865 | 113,152 | 342,363 |

More College Graduates

| | 1 MILE | 2 MILE | 3 MILE | 5 MILE |
|----------------|--------------|---------------|---------------|----------------|
| Clifton | 7,104 | 32,179 | 77,405 | 176,223 |
| Paramus | 3,644 | 16,791 | 48,573 | 134,795 |
| Morris Plains | 3,674 | 13,949 | 27,943 | 68,617 |
| Bridgewater | 1,226 | 8,487 | 20,562 | 51,764 |
| Montvale | 2,526 | 11,700 | 25,836 | 85,177 |
| Red Bank | 5,345 | 14,549 | 23,685 | 55,456 |
| Summit | 6,614 | 20,797 | 43,137 | 111,513 |
| Ridgewood | 8,504 | 27,142 | 55,918 | 116,654 |
| Montclair | 10,540 | 36,675 | 73,665 | 171,832 |
| Princeton | 1,402 | 10,030 | 19,717 | 54,575 |
| Westfield | 7,986 | 27,308 | 49,825 | 133,594 |

Ingress/Egress via Route 3 & Allwood Rd

Access via Garden State Parkway and Route 21!



Styertowne Shopping Center

- CVS
- SUBWAY
- DOLLAR TREE
- MUSCLE MANAGER GRIFFIN
- GNC LIVE WELL
- planet fitness

On3 - Mixed-Use Redevelopment

- AC HOTELS MARRIOTT
- emont
- Hackensack Meridian Health
- School of Medicine Lab
- School of Medicine
- RALPH LAUREN Offices
- Eisai
- Global

Clifton Towne Square

- TRADER JOE'S
- ULTA BEAUTY
- Amazing Savings
- OLD NAVY
- petvalu
- MATTRESSFIRM
- K A Y HAND & STONE
- TORRID
- smashburger
- HOUSE OF CUPCAKES

- CVS
- KOHL'S
- DOLLAR TREE
- FAMOUS footwear

- DUNKIN'
- Sprint

Clifton Commons

- STOP & SHOP
- Staples
- Party City
- Chevys FRESH MEX
- BARNES & NOBLE
- Burlington
- Applebee's
- the paper store

Riverfront Center

- THE VITAMIN SHOPPE
- MATTRESSFIRM
- Starbucks
- Panera BREAD
- GameStop
- SUPERCUTS
- Michael's
- LANE BRYANT

- COSTCO WHOLESALE

Less than 15 minutes from the Lincoln Tunnel!

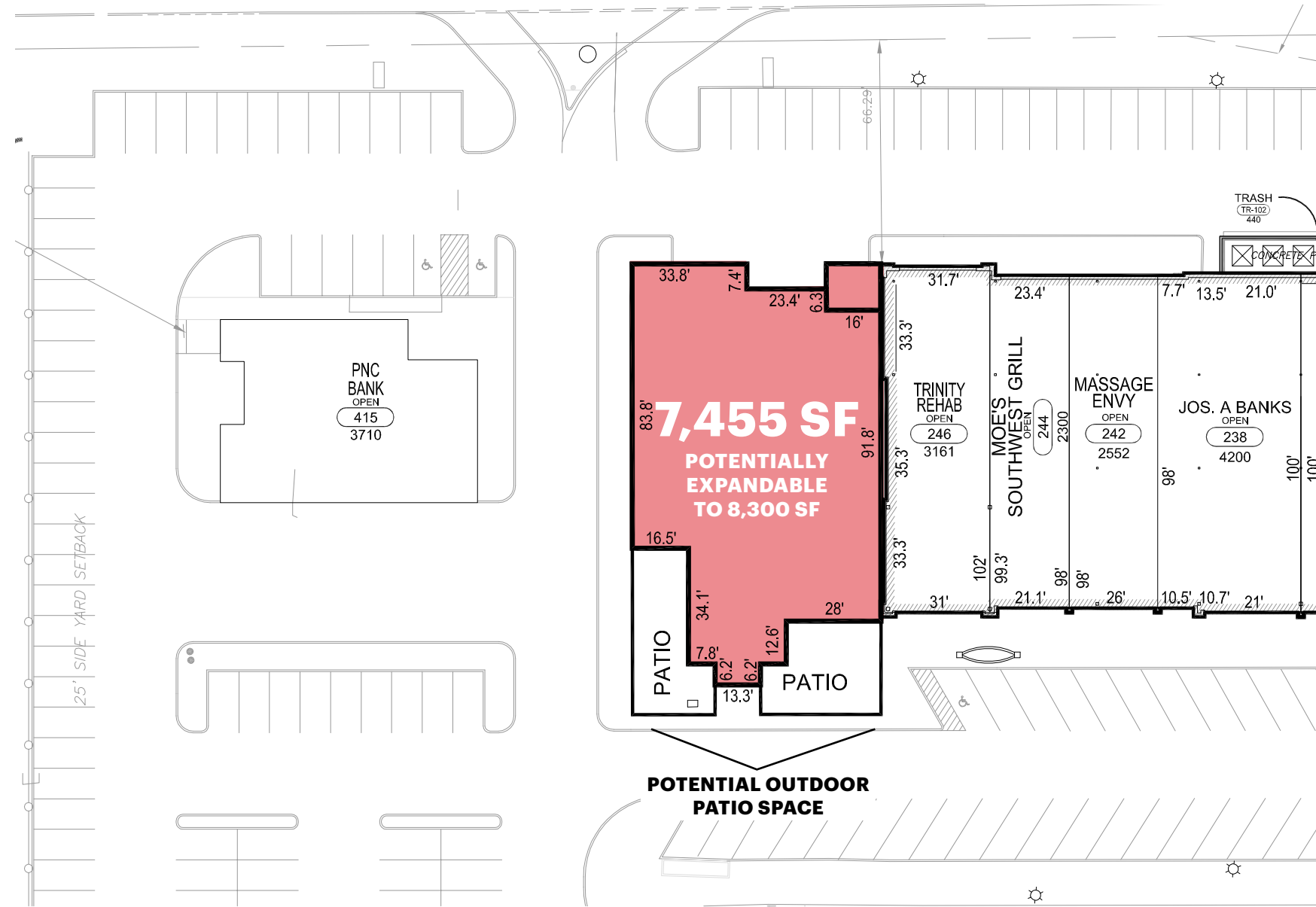
- TARGET



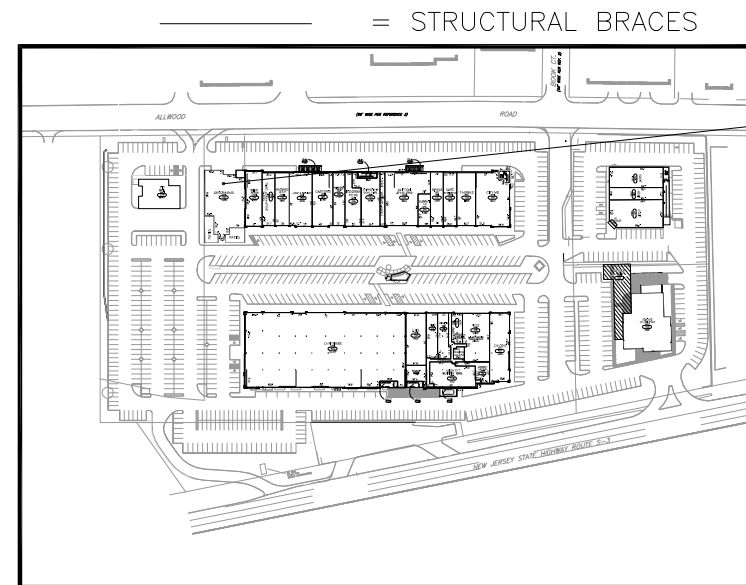
GREAT LIFESTYLE CO-TENANCY



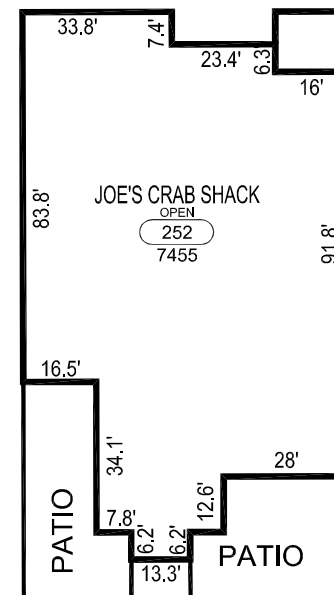
SPACE PLAN- JOE'S CRAB SHACK - SPACE #252



POTENTIAL OUTDOOR PATIO SPACE



JOE'S CRAB SHACK PREMISES



TENANT ROSTER

ALLWOOD ROAD ±15,000 AADT



1) Pylon Sign



2) LED Electronic Billboard
3) Static Pylon Sign



4) New Larger Pylon Sign (proposed)



Exterior Signage facing Rt 3 W

WOMEN'S APPAREL & ACCESSORIES

| | |
|-------------------|-----|
| CHICO'S | 101 |
| J. JILL | 1 |
| ONCE UPON A SKIRT | 230 |

MEN'S APPAREL

| | |
|-------------|-----|
| JOS A. BANK | 238 |
|-------------|-----|

RESTAURANTS

| | |
|----------------------------|------------|
| ANTHONY'S COAL FIRED PIZZA | 224 |
| B&V COFFEE | 300 |
| CUPS FROZEN YOGURT | 109 |
| IT'S GREEK TO ME | 248 |
| JERSEY MIKE'S | 137 |
| JOE'S CRAB SHACK | 252 |
| MIGHTY QUINN'S BBQ | 115 |
| MOE'S SOUTHWEST GRILL | 244 |
| TIO TACO + TEQUILA BAR | 105 |
| TOMMY'S TAVERN + TAP | 422 |

SERVICES

| | |
|---------------------|------|
| AMAZING LASH | 133 |
| ATM | 350 |
| CITY MD | 200 |
| EDWARD JONES | 202A |
| EUROPEAN WAX CENTER | 212 |
| LA FITNESS | 129 |
| MANAGEMENT OFFICE | 202 |
| MASSAGE ENVY | 242 |
| PNC BANK | 415 |
| QUEST DIAGNOSTICS | 208 |
| T-MOBILE | 206 |
| TOP STYLE NAILS | 210 |
| TRINITY REHAB | 246 |

SPECIALTY FOOD & BEVERAGES

| | |
|----------------------|-----|
| STEW LEONARD'S WINES | 421 |
|----------------------|-----|

SPECIALTY GIFTS/SHOPS

| | |
|------------------|-----|
| CLIFTON JEWELERS | 216 |
|------------------|-----|

CHILDREN'S CLOTHING

| | |
|----------|-----|
| CARTER'S | 234 |
|----------|-----|

CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

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