

RETAIL SPACE

RACEWAY VILLAGE

AT FREEHOLD RACEWAY RETAIL HUB

FREEHOLD | NEW JERSEY

200 Trotters Way off Route 9

3rd Busiest  
Retail Destination  
in NJ!

33,000 SF  
Available Space!



SIZE

33,000 SF

ASKING RENT

Upon Request

NNN

\$5.16 PSF (est.)

CEILING HEIGHTS

Bottom of Joist: 19’ 4”

Bottom of Deck: 20’ 7”

RACEWAY VILLAGE

Home Depot, Bob’s Discount Furniture, Christmas Tree Shops, Raymour & Flanigan, Big Lots

NEIGHBORS

Dick’s Sporting Goods, Freehold Raceway, AMC Freehold 14, Lidl, Ashley, Ocean State Job Lot, The Tack Man

FREEHOLD RACEWAY MALL:

Macy’s, JCPenny, Abercrombie & Fitch, Aerie, Forever 21, H&M, Zales, Arhous, Express, Yankee Candle, T-Mobile, Chick-Fil-A, Journeys, Chico’s, Aeropostal, The Cheesecake Factory, Mens Wearhouse, American Eagle Outfitters, LL Bean, The Children’s Place, PF Chang’s, Brio Italian Grille, Jared the Galleria of Jewelry, Primark

ATTRIBUTES

- 11.6 Million Visits
- 3rd Busiest Retail Destination in NJ!

\*Source: Placer.ai

CONTACT EXCLUSIVE AGENTS

PATRICK BRAKE

pbrake@ripconj.com  
201.777.2304

CURTIS NASSAU

cnassau@ripconj.com  
201.777.2302

RIPCO

REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

Please visit us at [ripconj.com](http://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.

PROPERTY OVERVIEW

MAR 1, 2022 - FEB 28, 2023

Ranking Index

- Willowbrook Retail Hub  
1842 Willowbrook Mall, Wayne, NJ, 7470

RANK	NAME	VISITS
1	Willowbrook Retail Hub / US-46 & NJ-23, Wayne, NJ	16.26M
2	Westfield Garden State Plaza / Garden State Plz, Paramus, NJ	14.72M
3	Freehold Raceway Retail Hub / Hwy 9, Freehold, NJ	11.6M
4	Menlo Park Mall / Parsonage Rd, Edison, NJ	10.08M
5	American Dream / NJ-3, East Rutherford, NJ	10.1M
6	Cherry Hill Mall / NJ-38, Cherry Hill, NJ	9.23M
7	Deptford Mall / Deptford Center Rd, Deptford, NJ	7.74M
8	Woodbrodge Center / Woodbridge Center Drive, Woodbridge, NJ	6.95M
9	Bridgewater Commons / Commons Way, Bridgewater Township, NJ	6.87M
10	Ocean County Mall / Hooper Ave, Toms River, NJ	6.8M
11	The Mall at Short Hills / Morris Tpke, Short Hills, NJ	6.34M
12	Newport Centre / Mall Dr W, Jersey City, NJ	5.89M



3RD BUSIEST RETAIL HUB IN NJ!



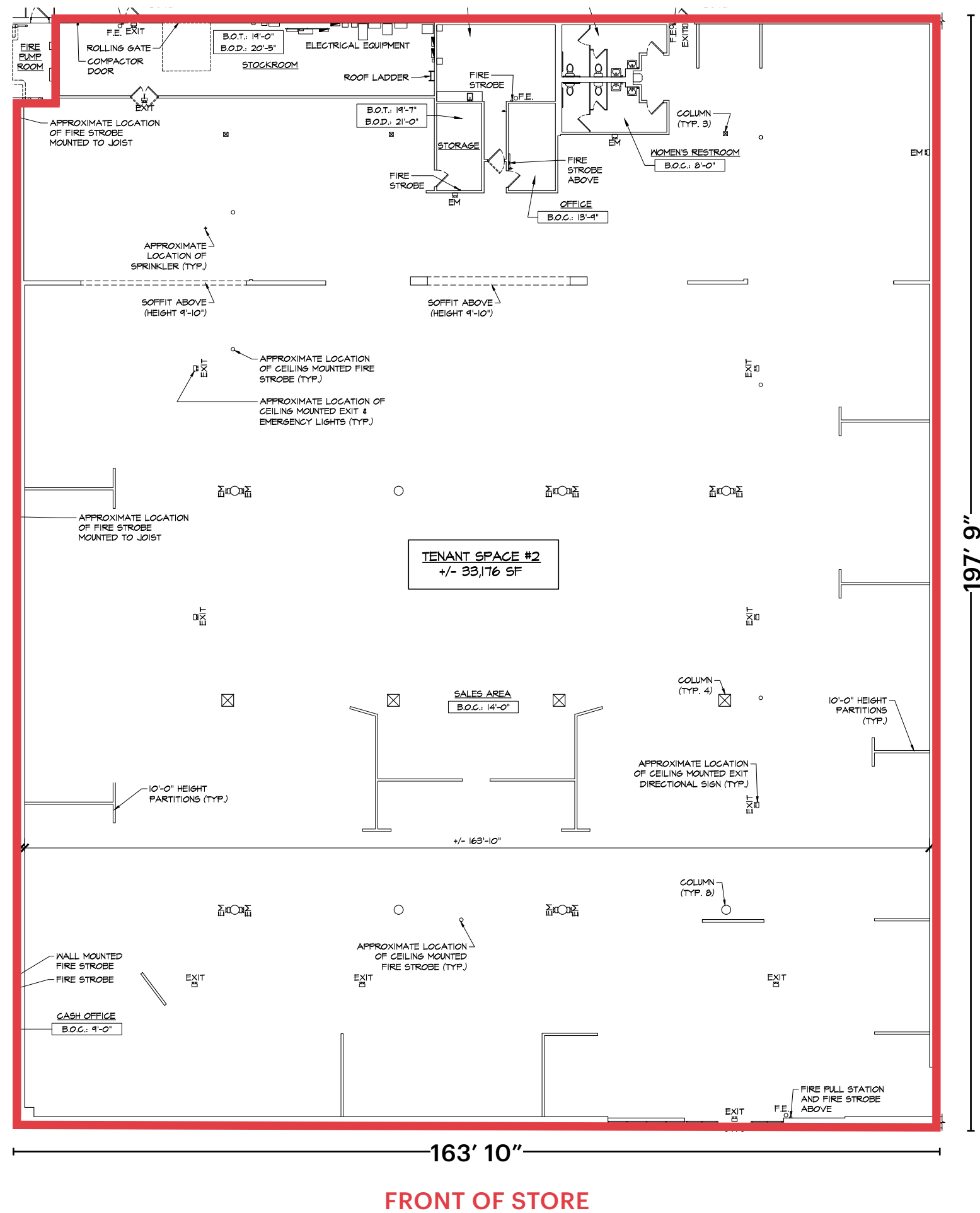


3RD BUSIEST RETAIL HUB IN NEW JERSEY!

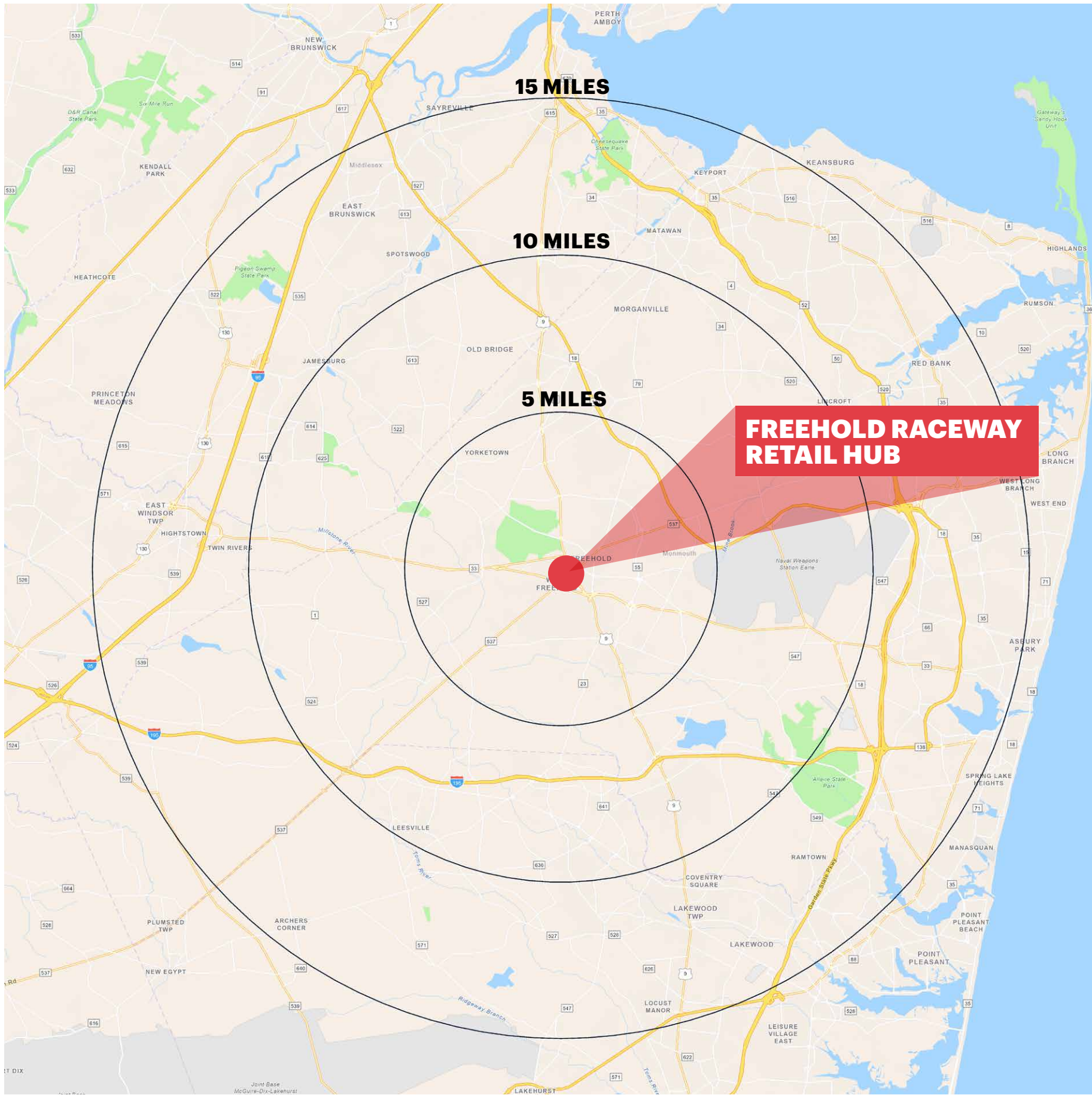




## SPACE PLAN



HIGH INCOMES WITH TERRIFIC REACH



5 MILE RADIUS	
POPULATION	BUSINESSES
104,402	4,231
HOUSEHOLDS	EMPLOYEES
36,916	59,598
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
41.8	\$170,965
COLLEGE GRADUATES (Bachelor's +)	MEDIAN HOUSEHOLD INCOME
37,379 - 51%	\$123,596

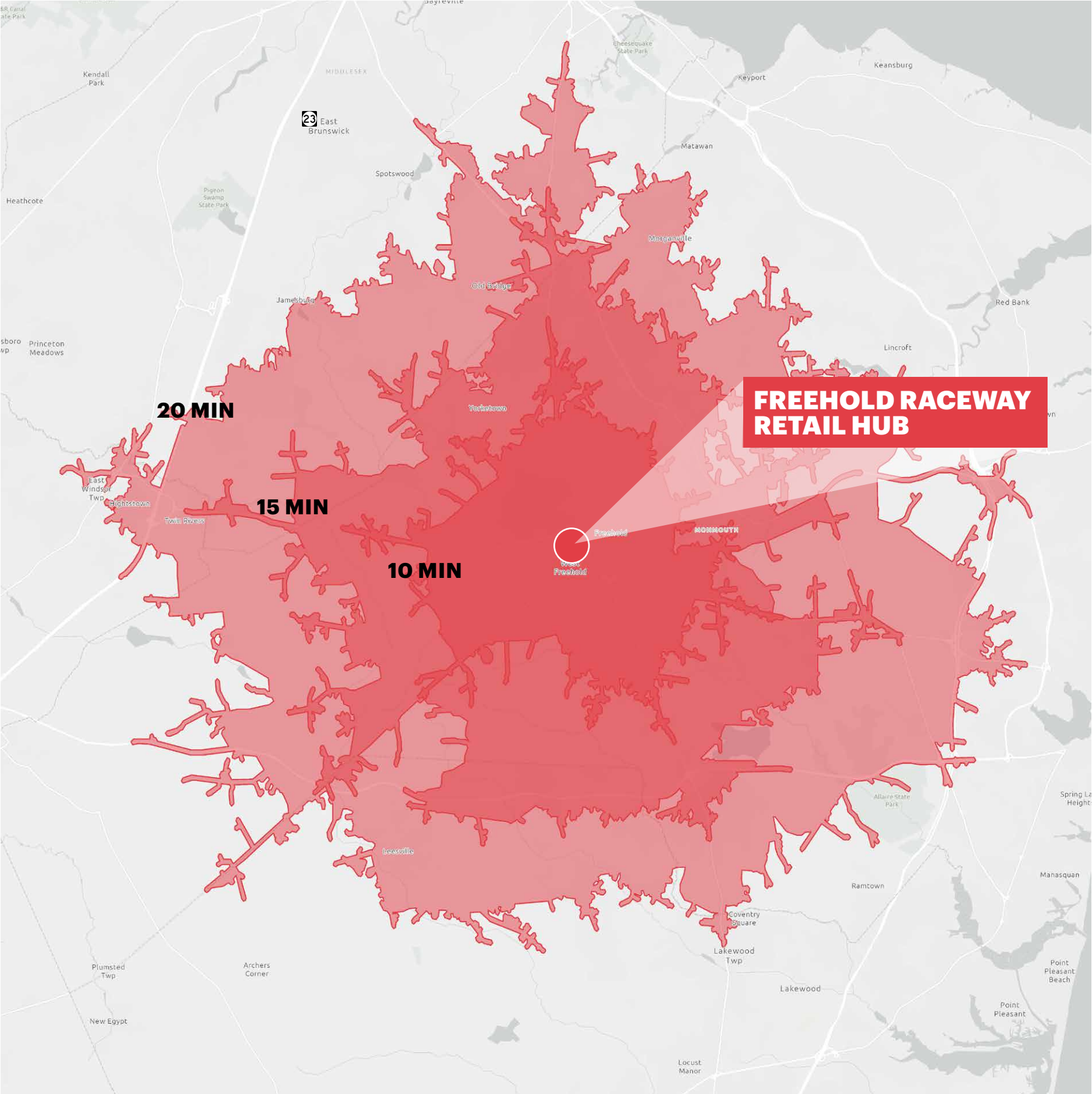
10 MILE RADIUS	
POPULATION	BUSINESSES
302,816	10,199
HOUSEHOLDS	EMPLOYEES
107,678	128,095
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
44.0	\$173,184
COLLEGE GRADUATES (Bachelor's +)	MEDIAN HOUSEHOLD INCOME
108,675 - 50%	\$124,482

15 MILE RADIUS	
POPULATION	BUSINESSES
988,462	35,021
HOUSEHOLDS	EMPLOYEES
348,358	414,112
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
40.8	\$149,430
COLLEGE GRADUATES (Bachelor's +)	MEDIAN HOUSEHOLD INCOME
319,075 -47%	\$107,017

\*2022 estimates



HIGH INCOMES WITH TERRIFIC REACH



10 MIN DRIVETIME

POPULATION

74,020

HOUSEHOLDS

26,865

MEDIAN AGE

41.2

COLLEGE GRADUATES (Bachelor's +)

27,242 - 52%

TOTAL BUSINESSES

3,458

TOTAL EMPLOYEES

43,405

TOTAL DAYTIME POPULATION

79,139

AVERAGE HOUSEHOLD INCOME

\$162,574

15 MIN DRIVETIME

POPULATION

162,959

HOUSEHOLDS

58,620

MEDIAN AGE

43.3

COLLEGE GRADUATES (Bachelor's +)

61,227 - 52%

TOTAL BUSINESSES

6,445

TOTAL EMPLOYEES

73,553

TOTAL DAYTIME POPULATION

153,104

AVERAGE HOUSEHOLD INCOME

\$175,116

20 MIN DRIVETIME

POPULATION

334,585

HOUSEHOLDS

121,736

MEDIAN AGE

43.4

COLLEGE GRADUATES (Bachelor's +)

118,773 - 50%

TOTAL BUSINESSES

11,493

TOTAL EMPLOYEES

134,045

TOTAL DAYTIME POPULATION

298,420

AVERAGE HOUSEHOLD INCOME

\$164,050

\*2023 estimates