



RETAIL/RESTAURANT SPACE

WOODBIDGE, NJ

MODERA WOODBRIDGE

10 Main Street

SIZE

6,165 SF (divisible)

ASKING RENT

Upon Request

NNN

\$7.50 psf (est.)

DELIVERY

Immediate

TERM

10 years

COMMENTS

New mixed-use development at train station

232 residential units on site - now leasing!

Densely populated neighborhood

Heavy daytime population: 99,834 people working within 3 miles

Walgreens next door

60 covered parking spaces available

Venting potential

Liquor license available in town

CONTACT EXCLUSIVE AGENT

RICHARD CURRAN

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201.803.6740

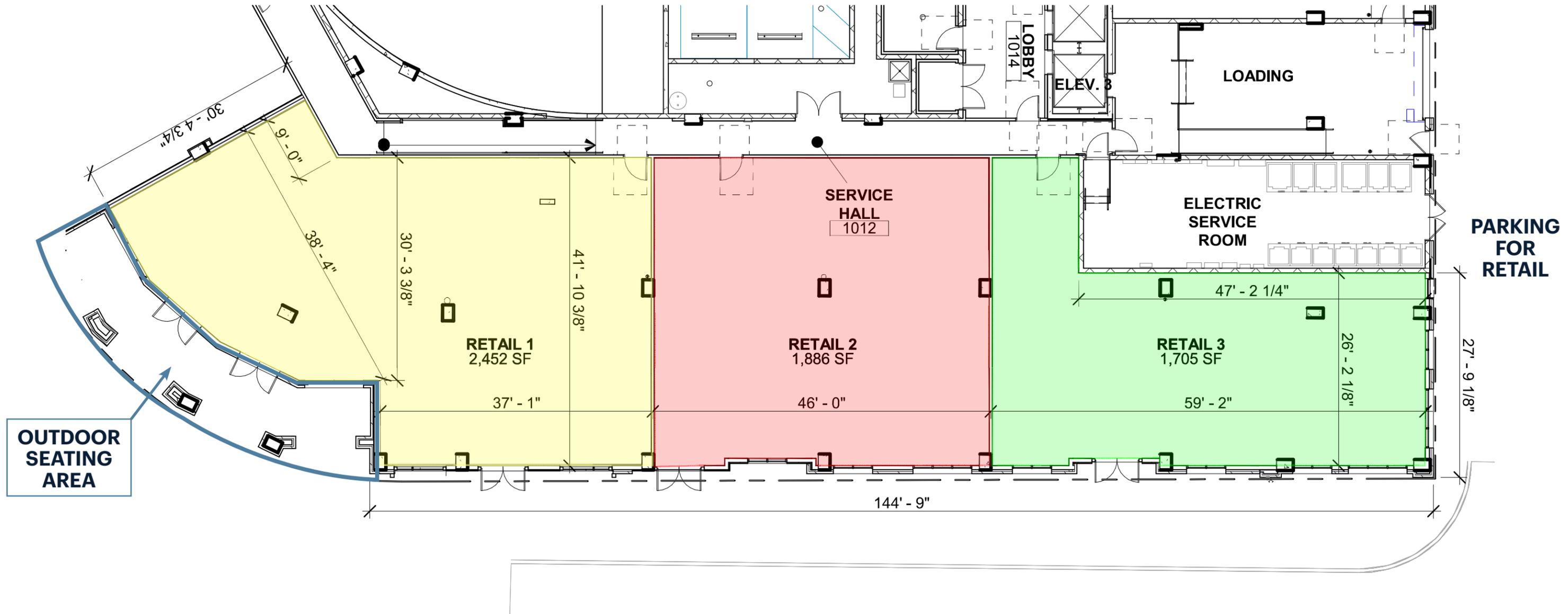
RIPCO
REAL ESTATE

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

Please visit us at ripcony.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.

FLOOR PLAN: 1,705 SF - 6,165 SF



LOW-LEVEL AERIAL



10 MAIN STREET

MODERA
BY MILL CREEK
6,165 SF (DIVISIBLE)
232 UNITS - NOW LEASING



WOODBRIDGE
TOWNSHIP PARK



AVENUE & GREEN
232 RESIDENTIAL UNITS
The UPS Store
LEGRAND COFFEE
SPA & SALON

WOODBRIDGE
BREWING COMPANY

TOWNSHIP
MUNICIPAL BUILDING

RAHWAY STREET

DOWNTOWN LIQUORS
GRACE N STYLE BEAUTY SALON
SOLAR NAILS
NEW YORK FRIED CHICKEN
Domino's Pizza
Edible ARRANGEMENTS

BERKELY COLLEGE
WOODBRIDGE CAMPUS



MID-LEVEL AERIAL



DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	15,897
2 miles	51,790
3 miles	134,000
5 miles	282,925

ESTIMATED DAYTIME POPULATION

1 mile	11,421
2 miles	36,948
3 miles	93,336
5 miles	197,976

AVERAGE HOUSEHOLD INCOME

1 mile	\$100,766
2 miles	\$95,083
3 miles	\$97,083
5 miles	\$109,994

TOTAL HOUSEHOLDS

1 mile	5,995
2 miles	19,417
3 miles	46,252
5 miles	98,390

TOTAL BUSINESSES

1 mile	668
2 miles	2,103
3 miles	4,761
5 miles	11,089

TOTAL EMPLOYEES

1 mile	7,295
2 miles	31,695
3 miles	72,226
5 miles	156,168

COLLEGE GRADUATES

1 mile	33.2%
2 miles	37.1%
3 miles	33.1%
5 miles	37.2%

2021 estimates
*excludes NYC

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