



## RETAIL/OFFICE SPACE

# BOONTON, NJ

404-408 Main Street

### SIZE

|                            |          |
|----------------------------|----------|
| Office                     | 600 SF   |
| Office                     | 700 SF   |
| Street Level Retail/Office | 1,000 SF |

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### NEIGHBORS

McDonalds, Tire City, Sprint, Advance Auto Parts, Shirley Veterinary Hospital, Ralph's Famous Italian Ices & Ice Cream, Mavis Discount Tire, CVS, iFixScreens, T-Mobile, Friendly's

### COMMENTS

Off Route 287

Elevator

Close to Boonton Train Station

## CONTACT EXCLUSIVE AGENTS

**JENNIFER CORRAO**

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201.777.2311

**RIPCO**  
REAL ESTATE

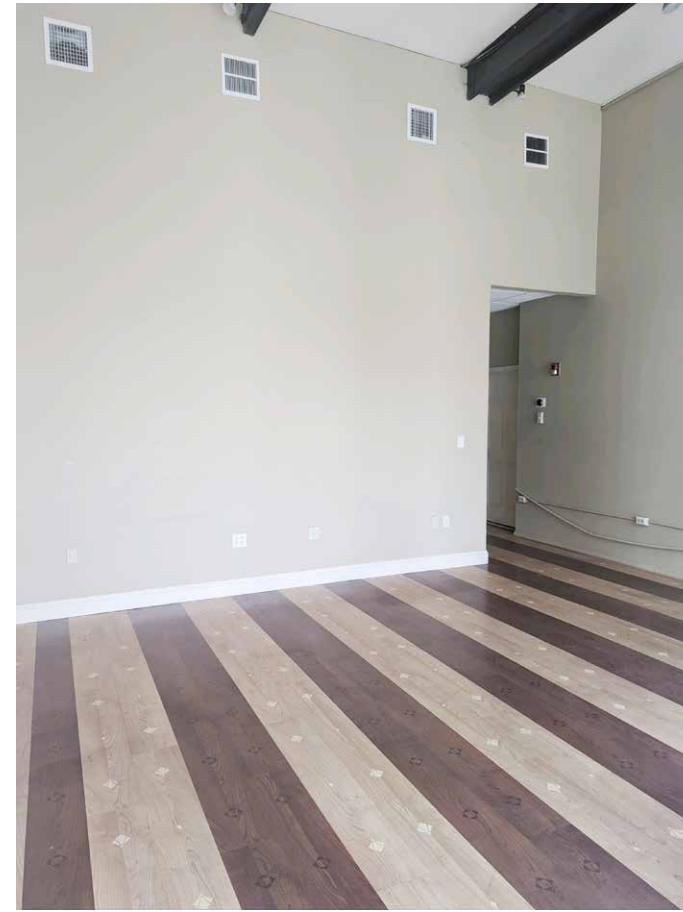
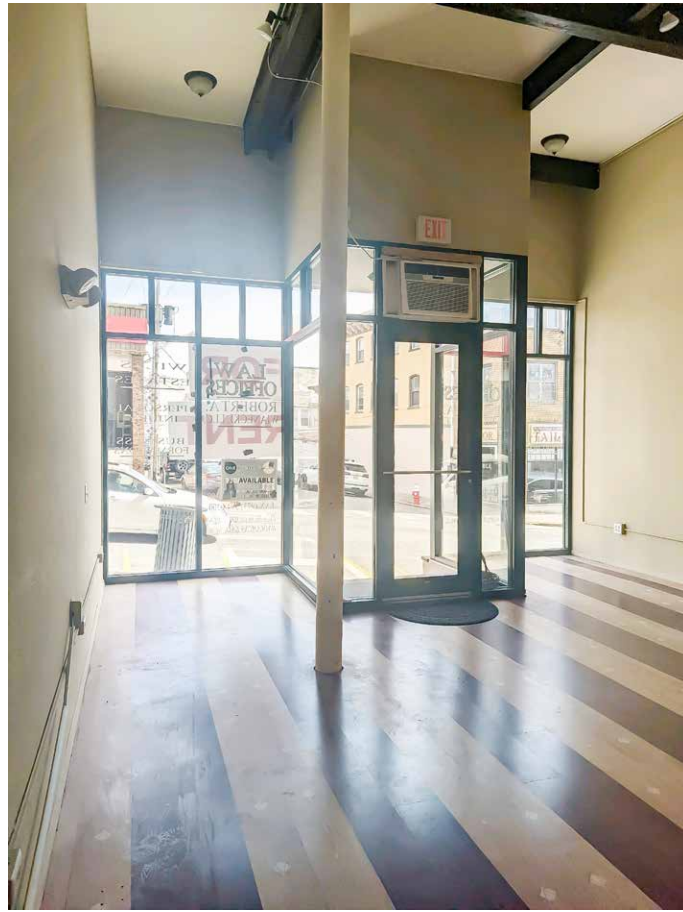
611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

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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.

# INTERIOR PHOTOS

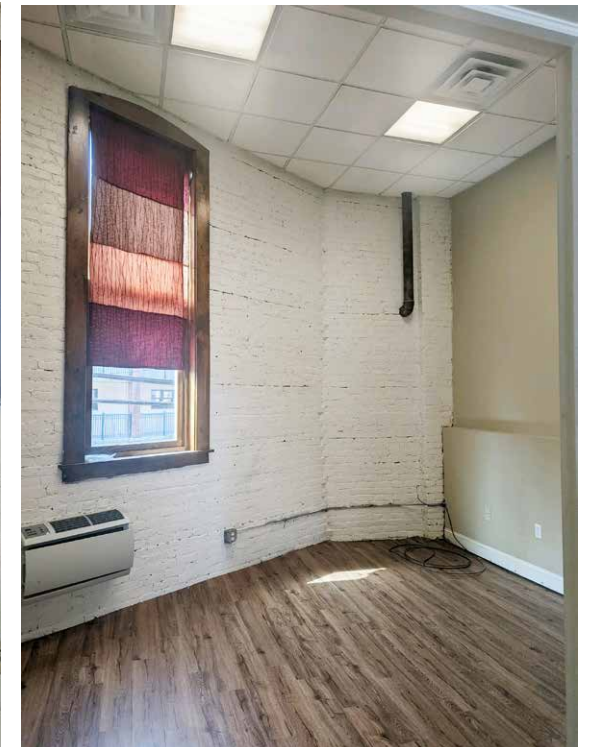
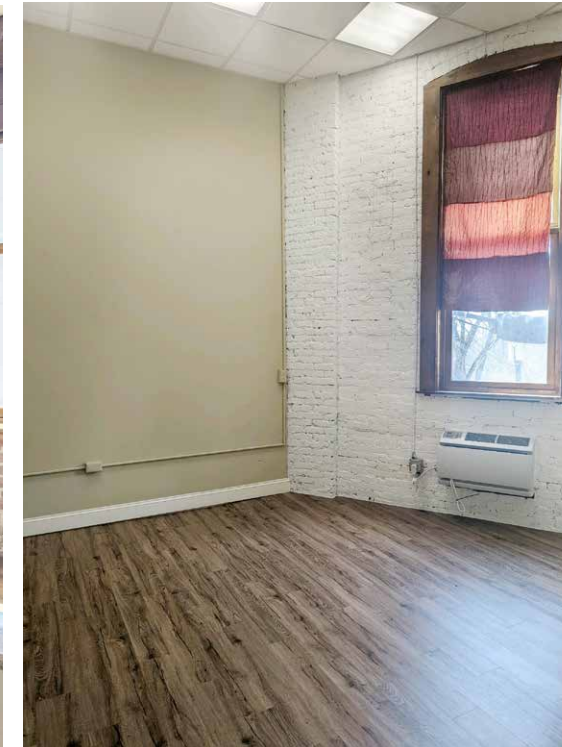
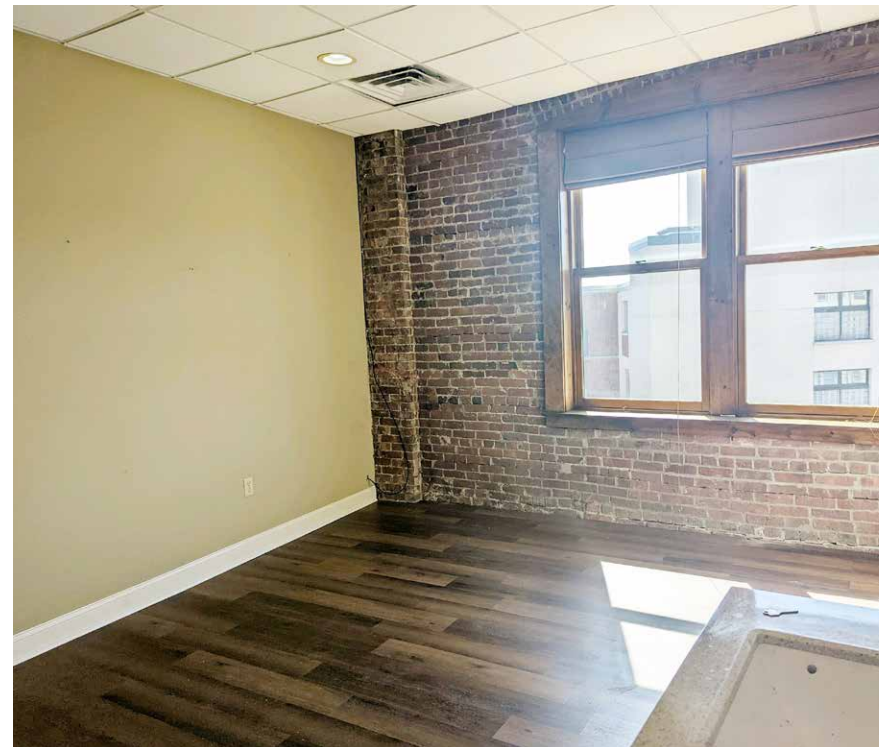
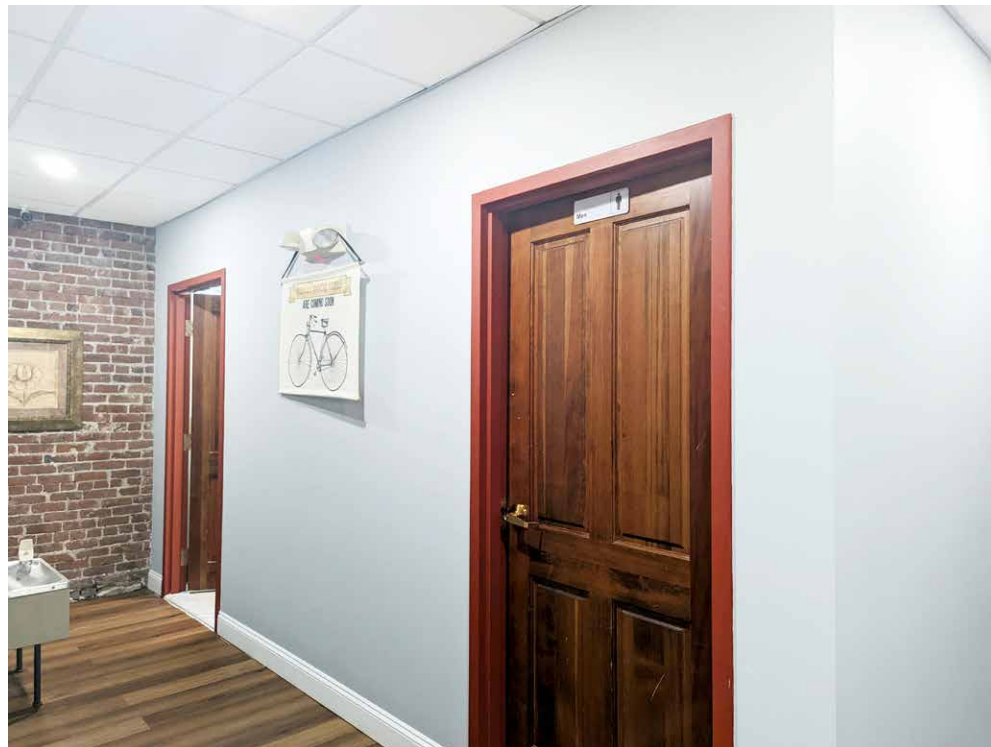
## GROUND FLOOR RETAIL/OFFICE



## SECOND FLOOR OFFICES

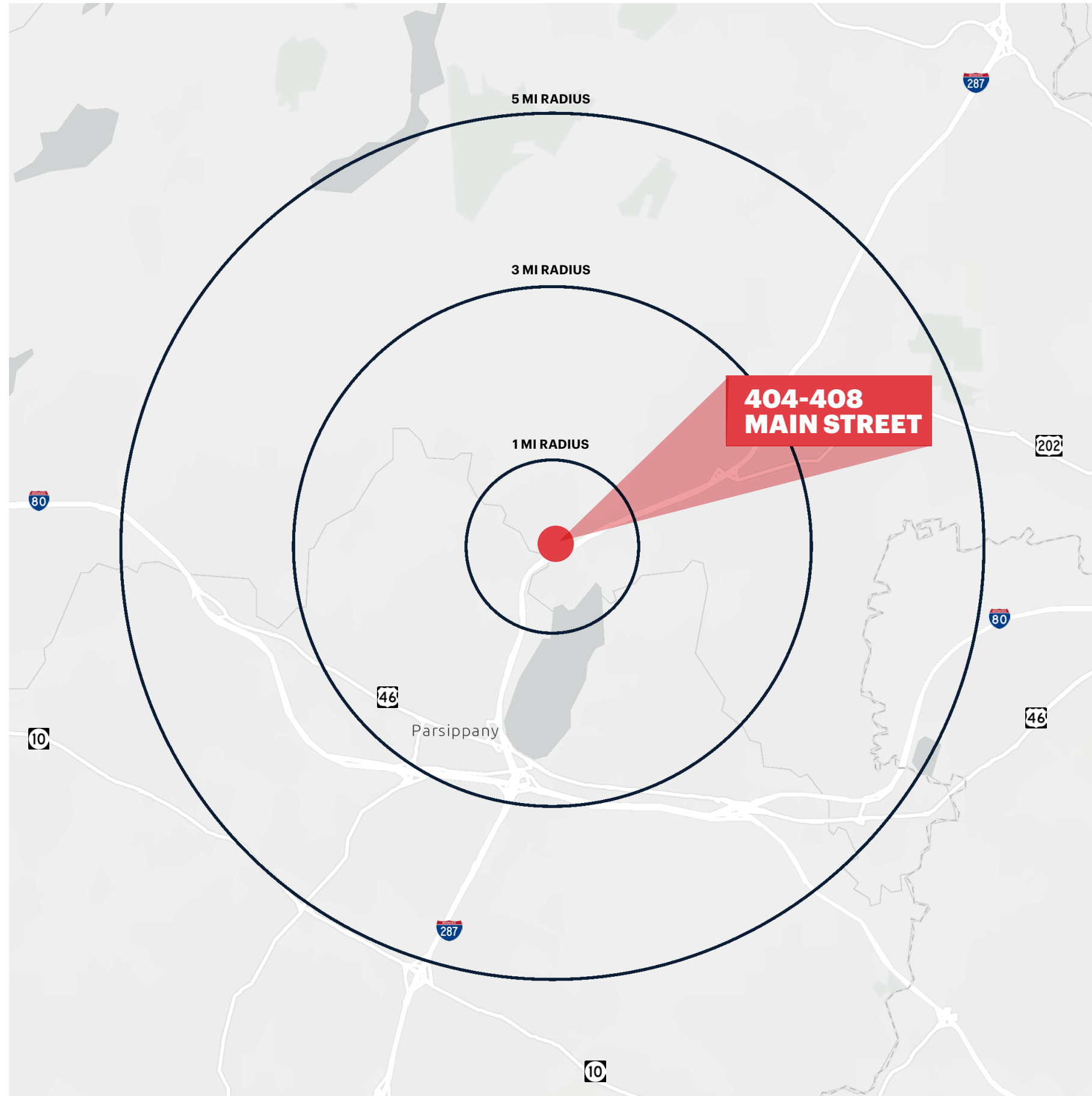
### OFFICE A

### OFFICE B





# DEMOGRAPHICS



## **1 MILE RADIUS**

### **POPULATION**

7,460

### **HOUSEHOLDS**

2,765

### **MEDIAN AGE**

43.1

### **COLLEGE GRADUATES (Bachelor's +)**

3,015 - 58%

### **TOTAL BUSINESSES**

426

### **TOTAL EMPLOYEES**

4,793

### **AVERAGE HOUSEHOLD INCOME**

\$167,955

## **3 MILE RADIUS**

### **POPULATION**

44,555

### **HOUSEHOLDS**

16,908

### **MEDIAN AGE**

44.2

### **COLLEGE GRADUATES (Bachelor's +)**

19,483 - 60%

### **TOTAL BUSINESSES**

2,202

### **TOTAL EMPLOYEES**

26,911

### **AVERAGE HOUSEHOLD INCOME**

\$168,420

## **5 MILE RADIUS**

### **POPULATION**

114,659

### **HOUSEHOLDS**

42,538

### **MEDIAN AGE**

44.1

### **COLLEGE GRADUATES (Bachelor's +)**

50,827 - 61%

### **TOTAL BUSINESSES**

5,515

### **TOTAL EMPLOYEES**

78,982

### **AVERAGE HOUSEHOLD INCOME**

\$174,989

\*2023 estimates