



*Confidential, please be discreet. Tenant operating business, employees/customers unaware.*

## RETAIL SPACE

# IRVINGTON, NJ

## REDEVELOPMENT SITE

1054 Stuyvesant Avenue

### SIZE

0.21 acres

### ASKING RENT

Upon Request

### STATUS OF PREMISES

Current gas station available for redevelopment

### TERM

Negotiable

### COMMENTS

Great Neighborhood Location

Signalized Intersection

Outstanding Population Density

Nearby Tenants include, Rite Aid, Family Dollar, Dunkin', Dairy Queen, and Investors Savings Bank.

Permitted uses include retail, restaurants, banks and professional offices

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
REAL ESTATE

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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.



**LOW-LEVEL AERIAL**





# DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
43,507  
**HOUSEHOLDS**  
15,265  
**MEDIAN AGE**  
36.9  
**COLLEGE GRADUATES (Bachelor's +)**  
9,266 - 31.0%

**TOTAL BUSINESSES**  
801  
**TOTAL EMPLOYEES**  
9,816  
**AVERAGE HOUSEHOLD INCOME**  
\$98,206

## 3 MILE RADIUS

**POPULATION**  
312,396  
**HOUSEHOLDS**  
109,921  
**MEDIAN AGE**  
37.0  
**COLLEGE GRADUATES (Bachelor's +)**  
69,823 - 34.0%

**TOTAL BUSINESSES**  
7,306  
**TOTAL EMPLOYEES**  
86,907  
**AVERAGE HOUSEHOLD INCOME**  
\$105,742

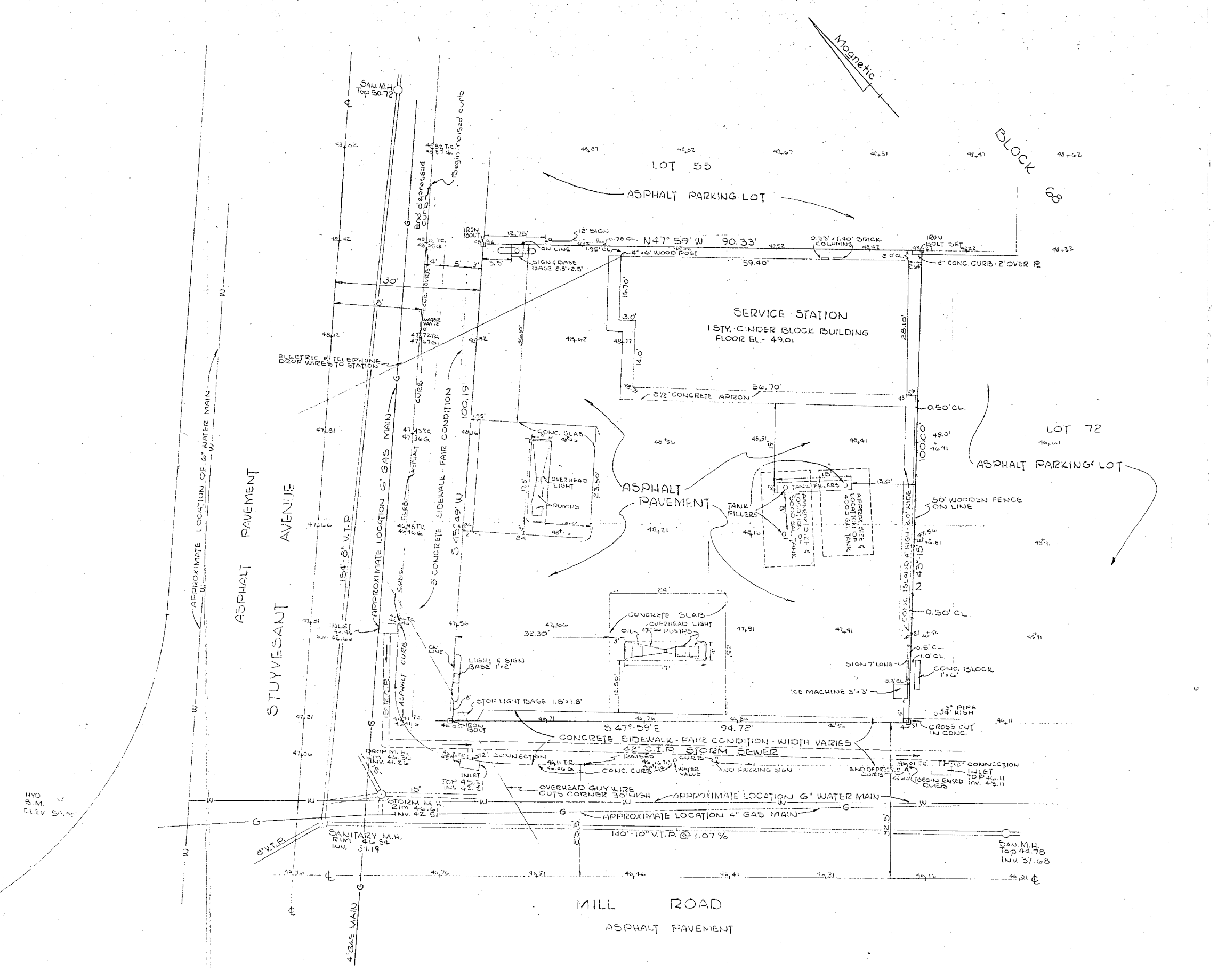
## 5 MILE RADIUS

**POPULATION**  
766,246  
**HOUSEHOLDS**  
271,915  
**MEDIAN AGE**  
36.6  
**COLLEGE GRADUATES (Bachelor's +)**  
156,505 - 31.0%

**TOTAL BUSINESSES**  
22,580  
**TOTAL EMPLOYEES**  
319,293  
**AVERAGE HOUSEHOLD INCOME**  
\$99,906

\*2022 estimates







**SURVEY OVERLAY**

