

## RETAIL SPACE

# FREEHOLD, NJ

## ADELPHIA PLAZA

3421 Route 9



### SIZE

1,600 SF  
20' x 80'

### ASKING RENT

Upon Request

### CO-TENANTS

Acme, Walgreens, Burger King, Investors Bank, Dunkin Donuts, Rosario's Deli, Lee's Cleaners, Vinnie's Pizza

### NEIGHBORING TENANTS

Chick-fil-A, Wawa, Taco Bell, TD Bank

### COMMENTS

- Great neighborhood center
- Excellent regional & local access, signalized intersection with multiple curb cuts on Route 9 and 524
- 2 pylon signs
- 529 parking spaces

## CONTACT EXCLUSIVE AGENTS

### MICHAEL HORNE

mhorne@ripconj.com  
201.351.8782

### STEVEN WINTERS

swinters@ripconj.com  
201.335.6050

**RIPCO**  
REAL ESTATE

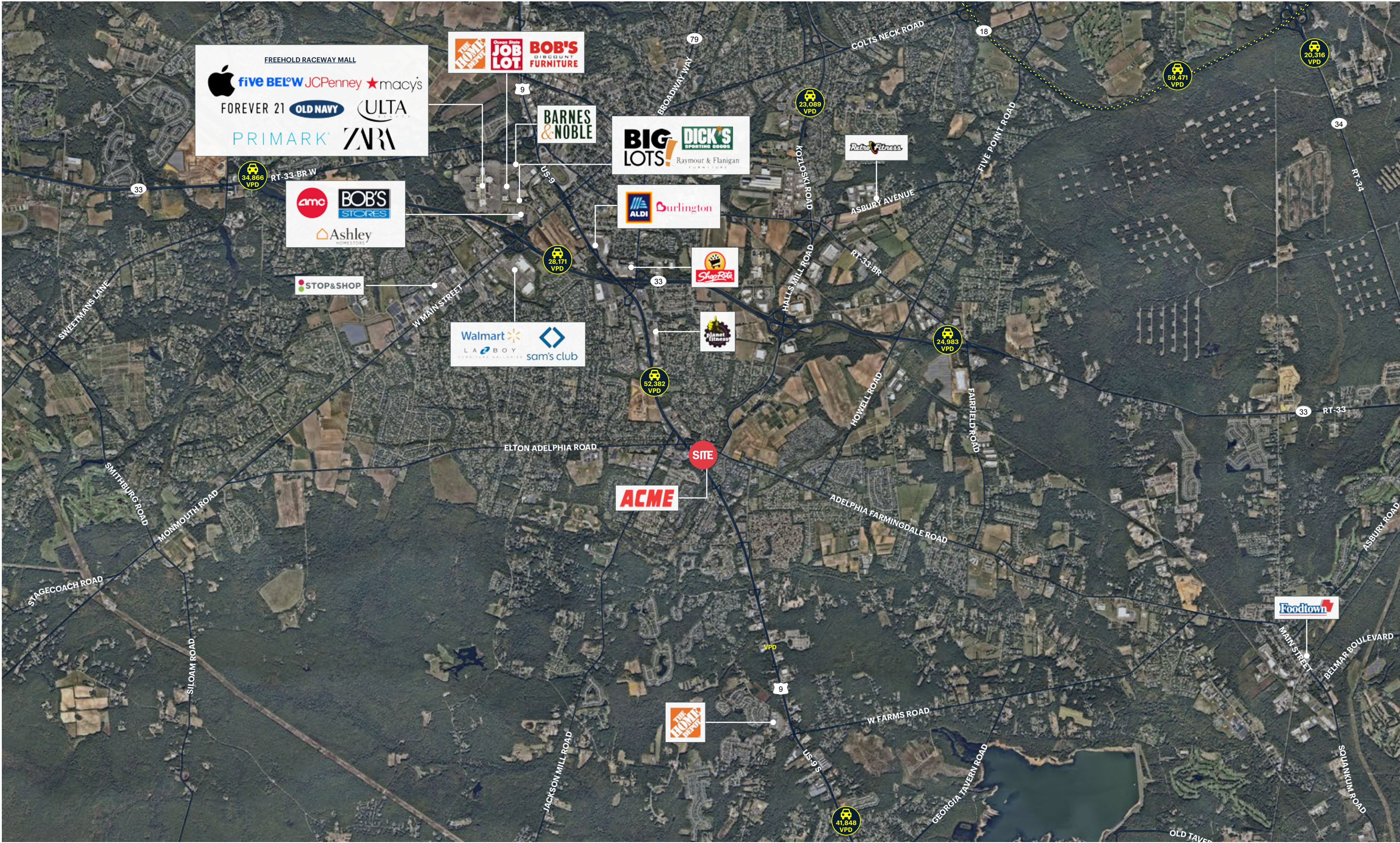
611 River Drive  
3rd Floor  
Elmwood Park, NJ  
201.777.2300

### 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.

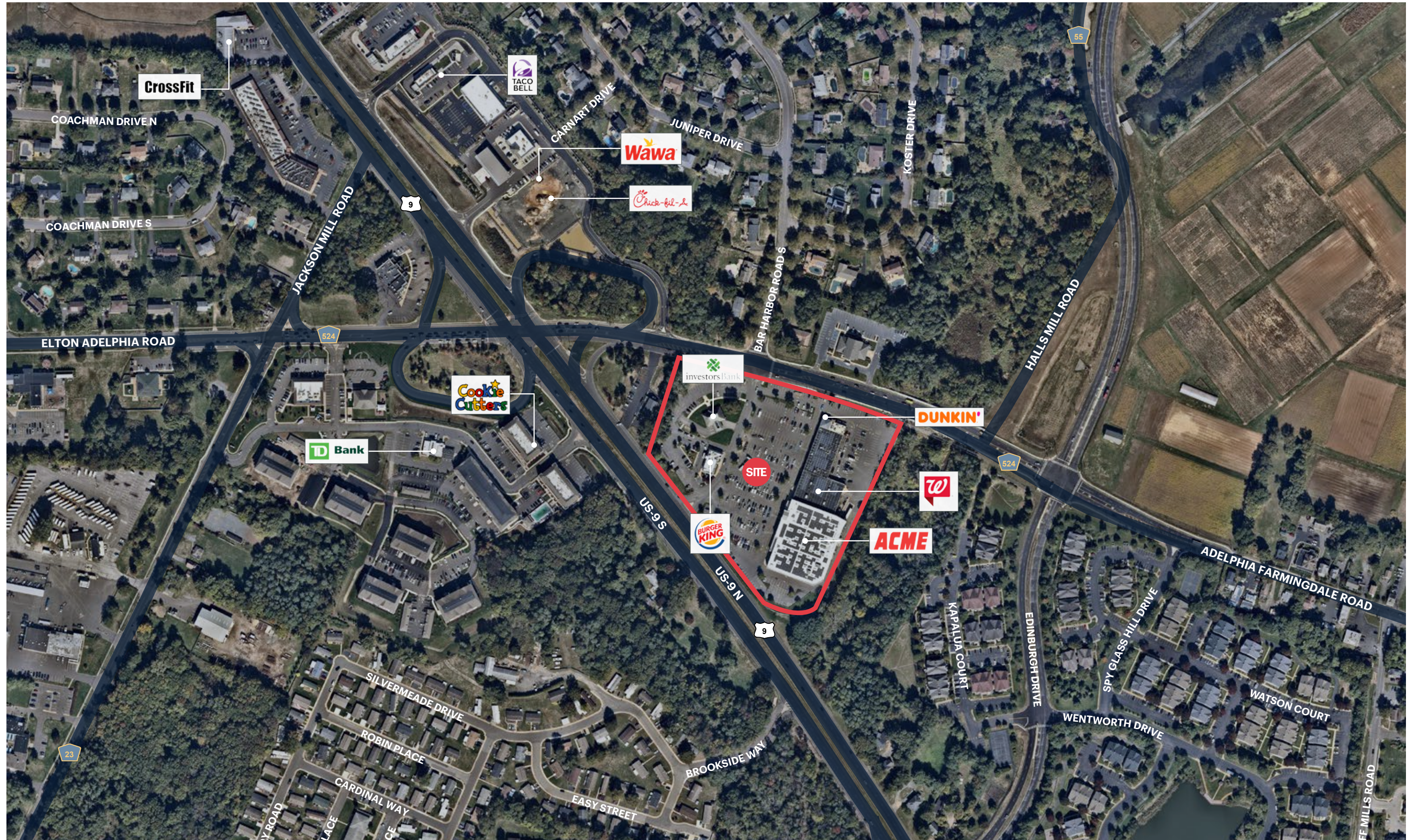


**MARKET AERIAL**





# LOW-LEVEL AERIAL

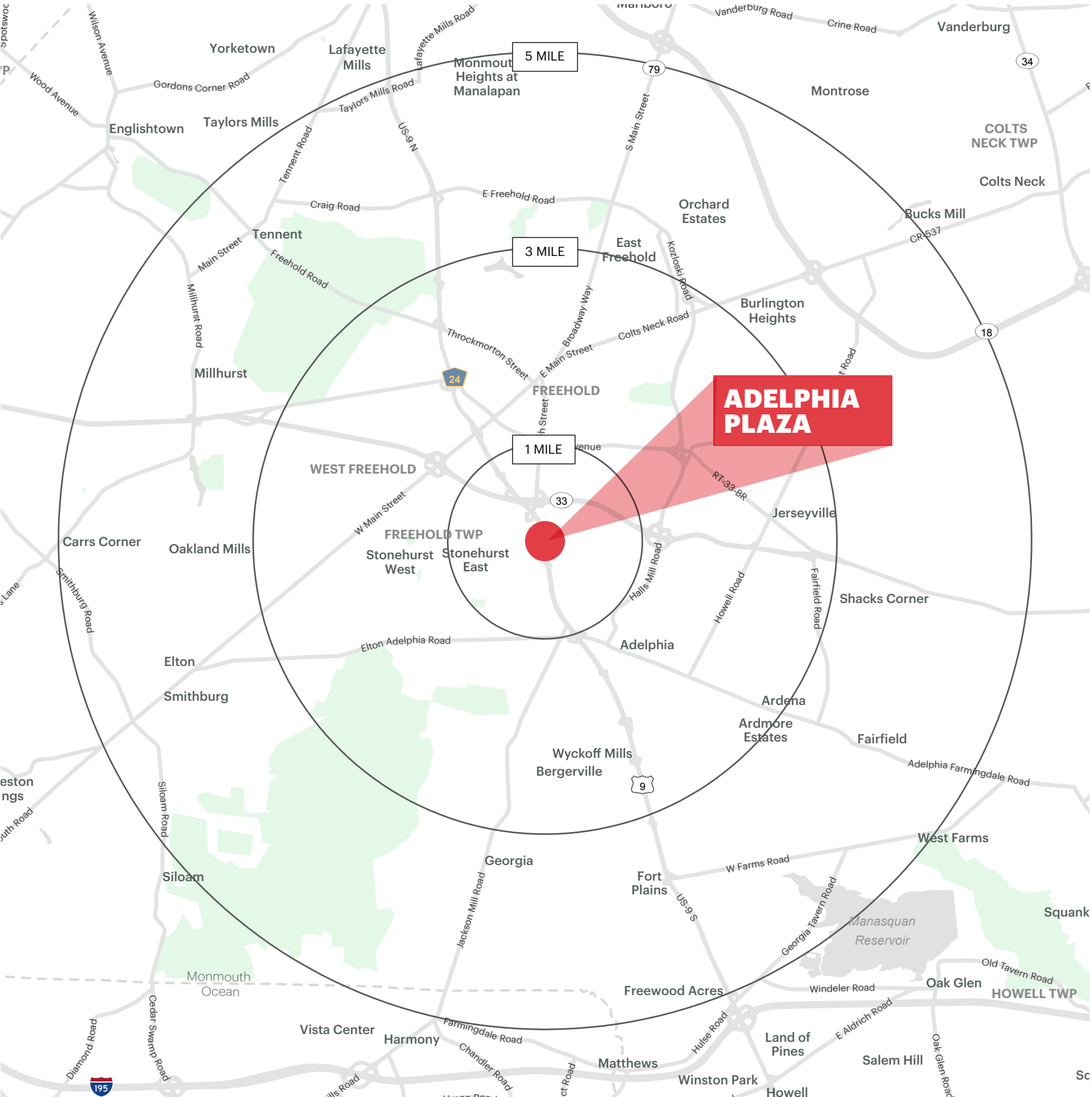




**SITE PLAN**



# DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
7,121

**HOUSEHOLDS**  
2,563

**MEDIAN AGE**  
39.3

**COLLEGE GRADUATES (Bachelor's +)**  
2,407 - 47%

**TOTAL BUSINESSES**  
383

**TOTAL EMPLOYEES**  
3,537

**AVERAGE HOUSEHOLD INCOME**  
\$149,715

## 3 MILE RADIUS

**POPULATION**  
49,496

**HOUSEHOLDS**  
18,424

**MEDIAN AGE**  
41.1

**COLLEGE GRADUATES (Bachelor's +)**  
14,868 - 42%

**TOTAL BUSINESSES**  
2,448

**TOTAL EMPLOYEES**  
29,561

**AVERAGE HOUSEHOLD INCOME**  
\$138,532

## 5 MILE RADIUS

**POPULATION**  
89,514

**HOUSEHOLDS**  
32,229

**MEDIAN AGE**  
41.6

**COLLEGE GRADUATES (Bachelor's +)**  
30,167 - 48%

**TOTAL BUSINESSES**  
3,647

**TOTAL EMPLOYEES**  
42,778

**AVERAGE HOUSEHOLD INCOME**  
\$162,560

\*2022 estimates