



RETAIL SPACE

WATCHUNG, NJ

WATCHUNG CIRCLE

60 Stirling Road

SIZE

Suite 1 2,000 SF

ASKING RENT

Upon Request

TERM

Existing Sublease Expiration: 10/31/2026
Long term lease available

CO-TENANTS

Portuga Coffee House, Signature Salon

COMMENTS

Strategically located between Route 22 and Route 78
at the intersection of Valley, Mountain, Stirling and
Somerset

Easy left and right turn in access

CONTACT EXCLUSIVE AGENTS

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973.420.9029

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201.777.2301

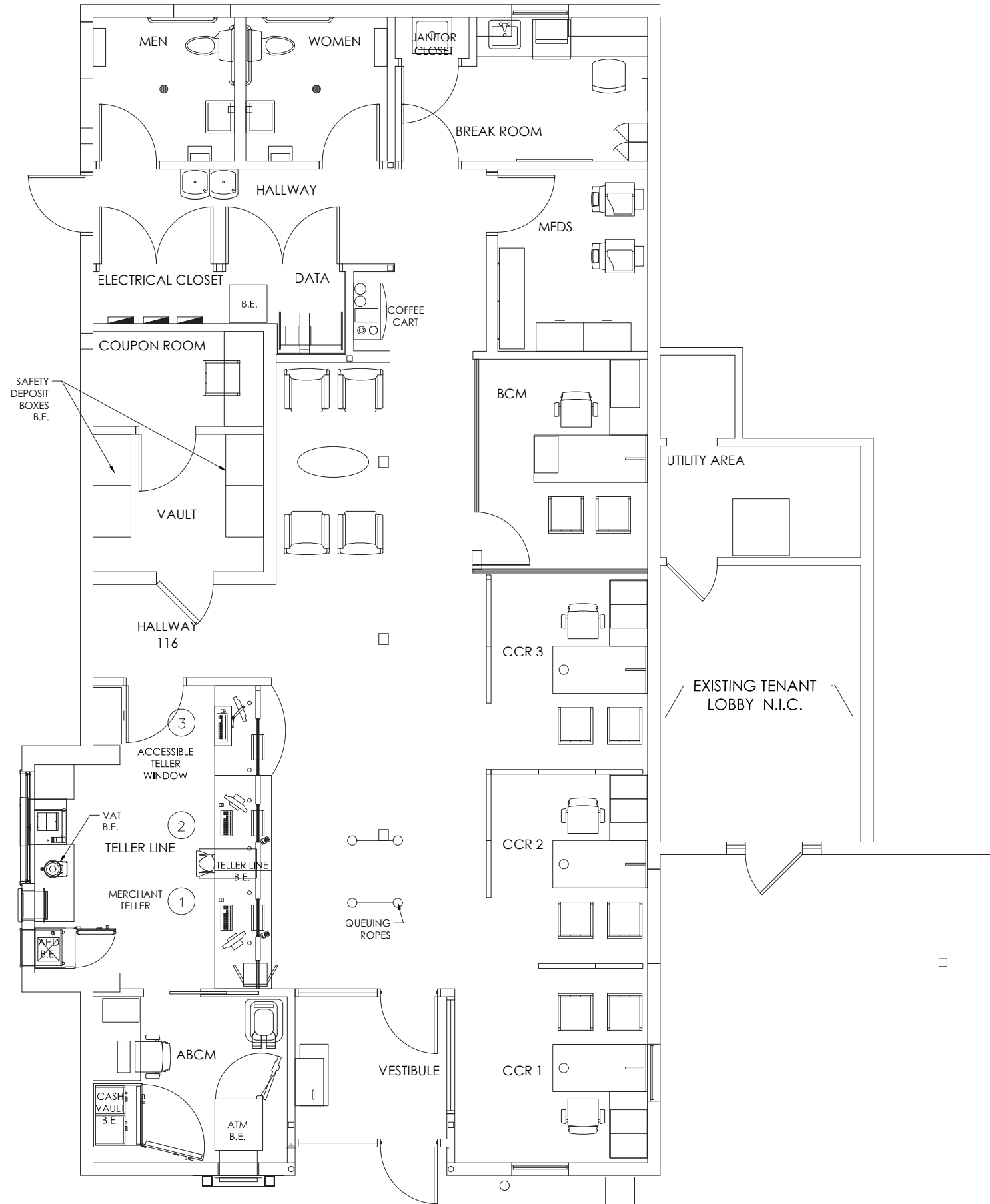
RIPCO
REAL ESTATE

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

Please visit us at 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.

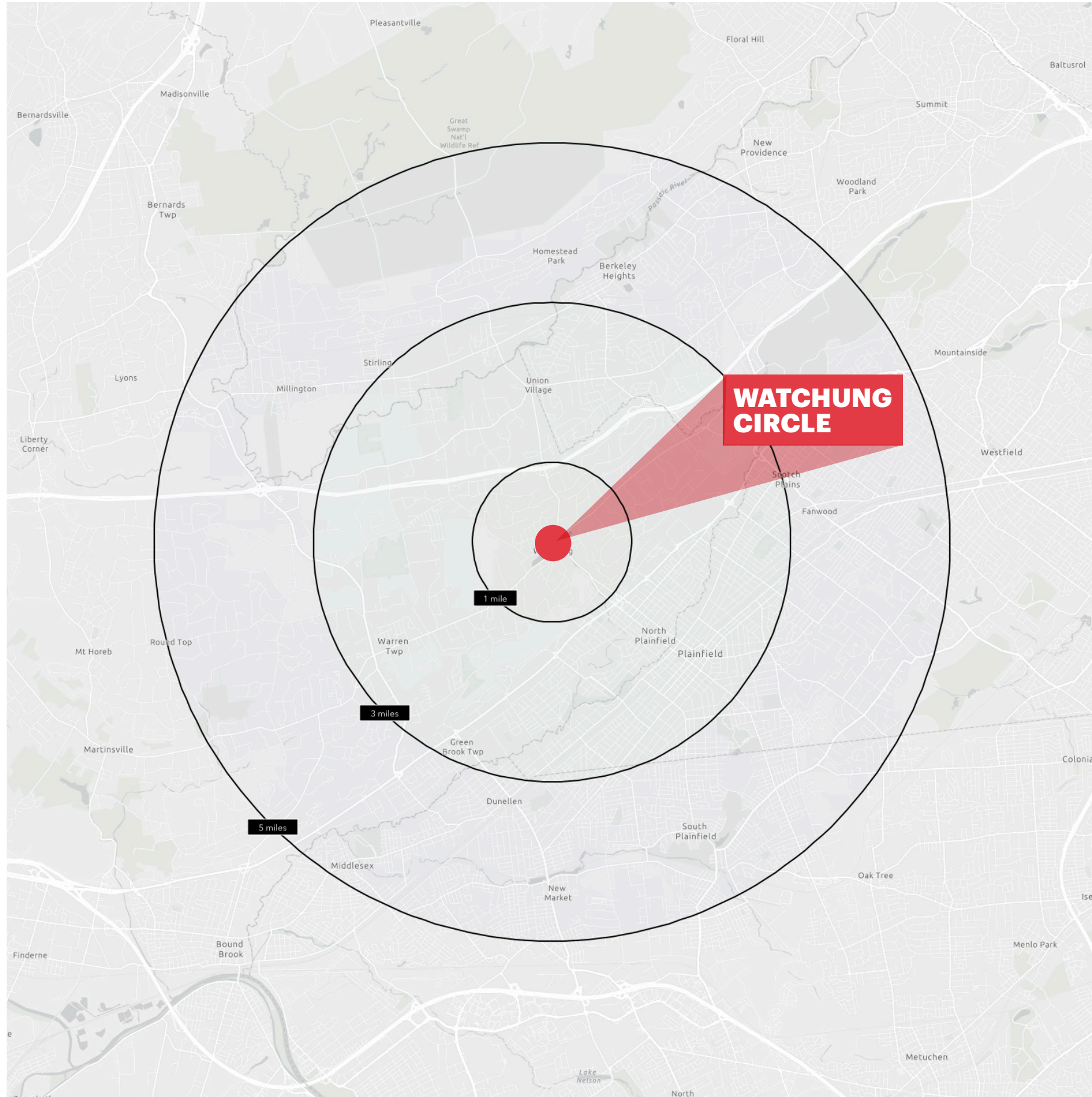
FLOOR PLAN



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

3,702

HOUSEHOLDS

1,294

MEDIAN AGE

48.6

COLLEGE GRADUATES (Bachelor's +)

1,563 - 58.0%

TOTAL BUSINESSES

157

TOTAL EMPLOYEES

1,477

AVERAGE HOUSEHOLD INCOME

\$204,433

3 MILE RADIUS

POPULATION

97,866

HOUSEHOLDS

30,785

MEDIAN AGE

37.1

COLLEGE GRADUATES (Bachelor's +)

23,116 - 35.0%

TOTAL BUSINESSES

3,291

TOTAL EMPLOYEES

35,832

AVERAGE HOUSEHOLD INCOME

\$135,033

5 MILE RADIUS

POPULATION

224,843

HOUSEHOLDS

74,509

MEDIAN AGE

40.2

COLLEGE GRADUATES (Bachelor's +)

71,786 - 47.0%

TOTAL BUSINESSES

6,922

TOTAL EMPLOYEES

84,305

AVERAGE HOUSEHOLD INCOME

\$163,867

*2022 estimates