



RETAIL/MEDICAL/OFFICE SPACE

MADISON, NJ

MADISON PLAZA SHOPPING CENTER

300 Main Street

SPACE AVAILABLE

10,769 SF (divisible)

NNN

\$7.76 PSF (Includes trash)

PARKING

360 Spaces

ASKING RENT

Upon Request

POSSESSION

Immediate

CO-TENANTS

Staples, Madison Wok, Ascent Martial Arts, Main Street Wine Cellars, Studio Allegro, Begum Palace Restaurant, Italian Village Pizza, La Rosa Chicken & Grill, Pack Ship N More, Yuki Hana Restaurant, and Sola Salon Suites, Starbucks

NEIGHBORS

Madison Honda, QuickChek, Whole Foods Market, Wells Fargo Bank, Kings Supermarket, and Stop & Shop

COMMENTS

- Drew University, Fairleigh Dickinson University & College of St. Elizabeth are all located within close proximity to the center with over 16,267 students & faculty
- A campus/downtown shuttle bus operates along Madison Avenue and Main Street during afternoon and evening hours.
- NJ Transit's Madison station provides commuter service on the Morristown Line, with trains heading to Hoboken Terminal, and to Penn Station in Midtown Manhattan
- NJ Transit provides local bus service on the 873 and 879 routes.
- In 2019, New Jersey Monthly magazine named Madison the number one town and best place to live in New Jersey
- Situated between Stop & Shop and Whole Foods to the west and CVS and King's Supermarket to the east
- Great parking and access

CONTACT EXCLUSIVE AGENT

DEBORAH STONE

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201.914.4406

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
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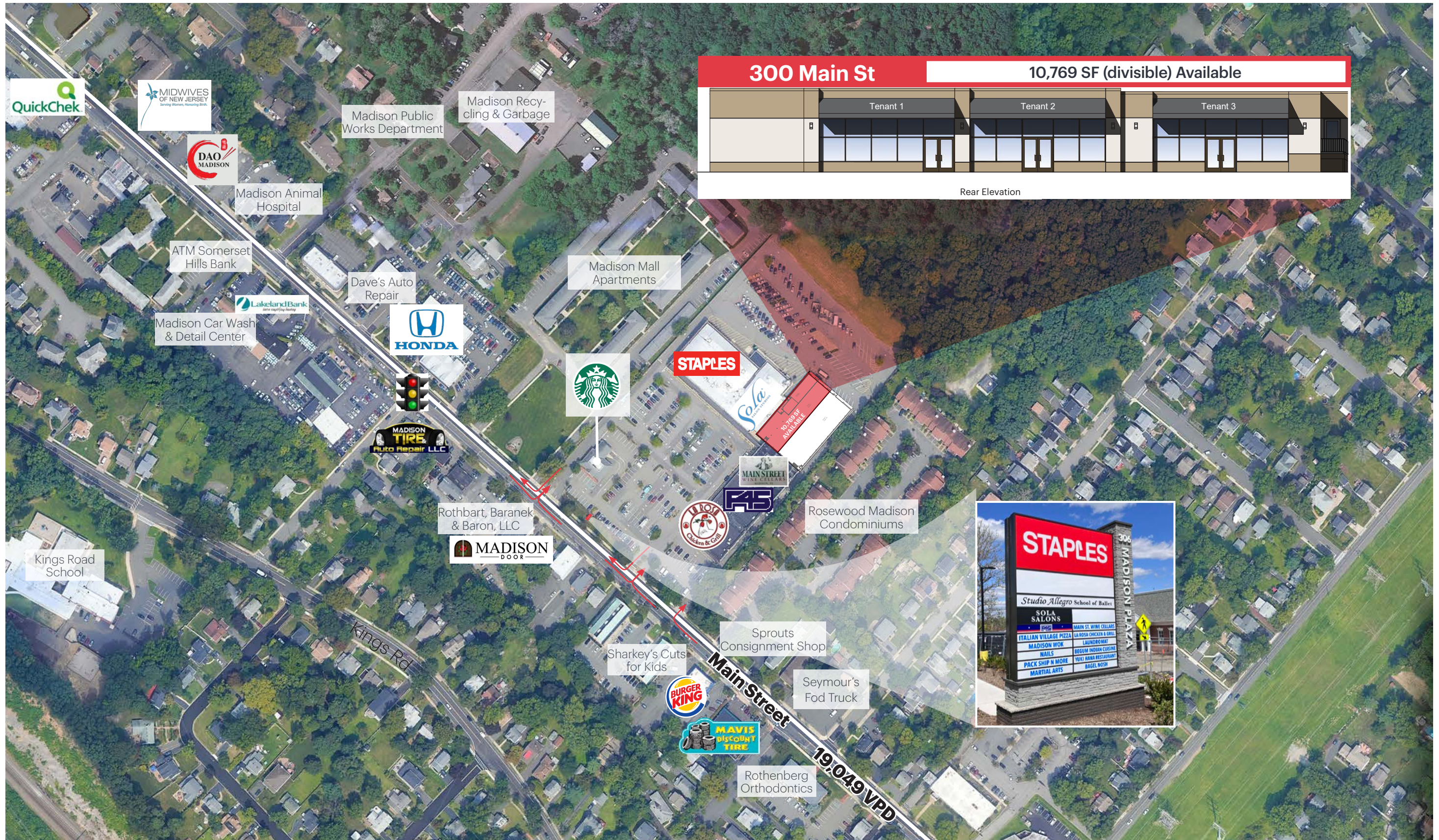
Please visit us at ripconj.com for more information

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.

MARKET AERIAL



LOW LEVEL AERIAL



SITE PLAN



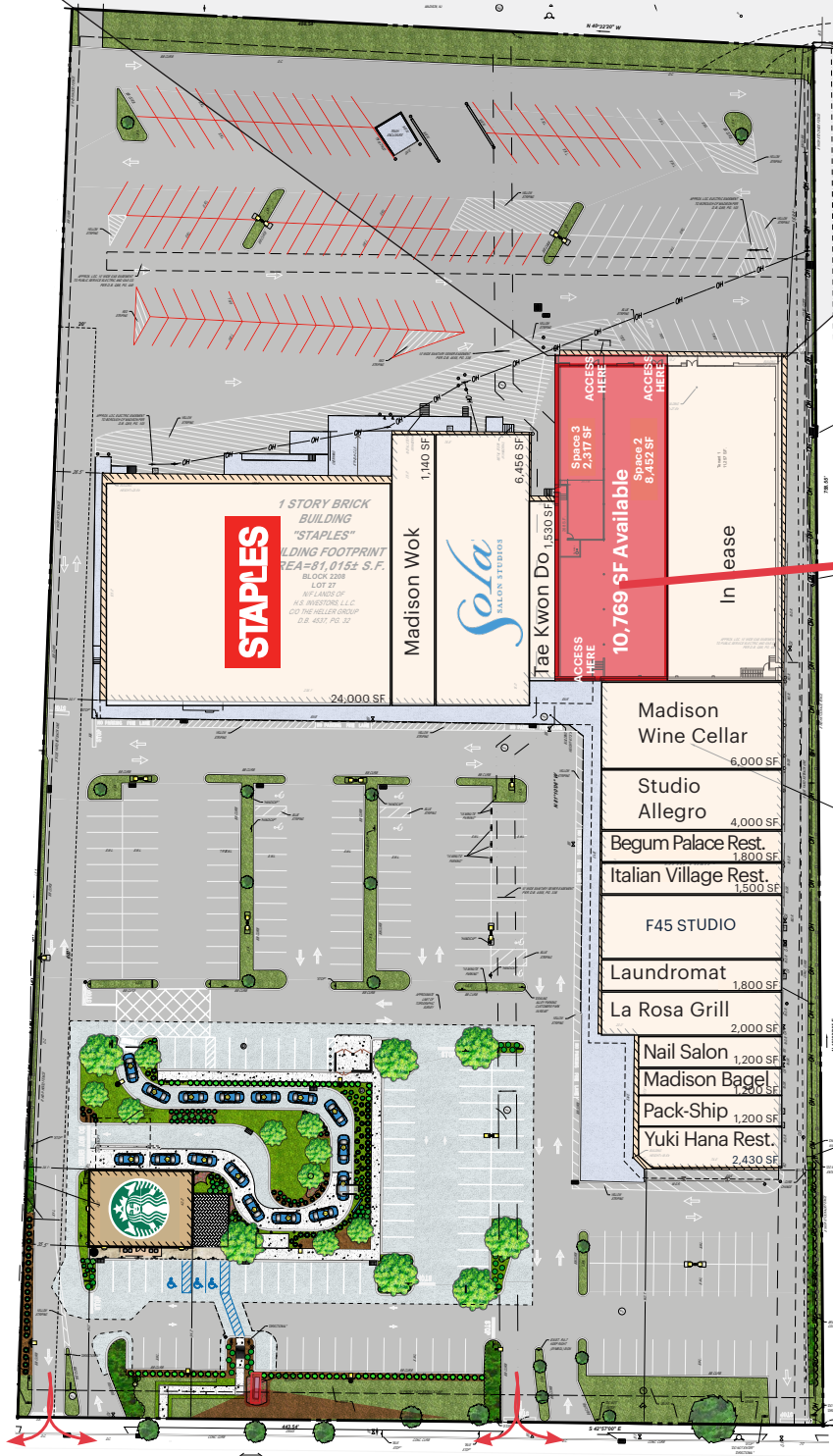
SITE PLAN | FLOOR PLAN | RENDERING

Space 3 - 2,317 SF*

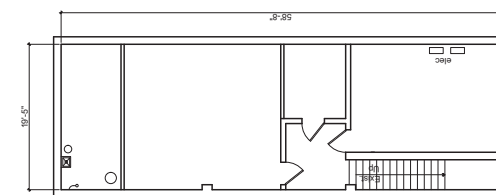
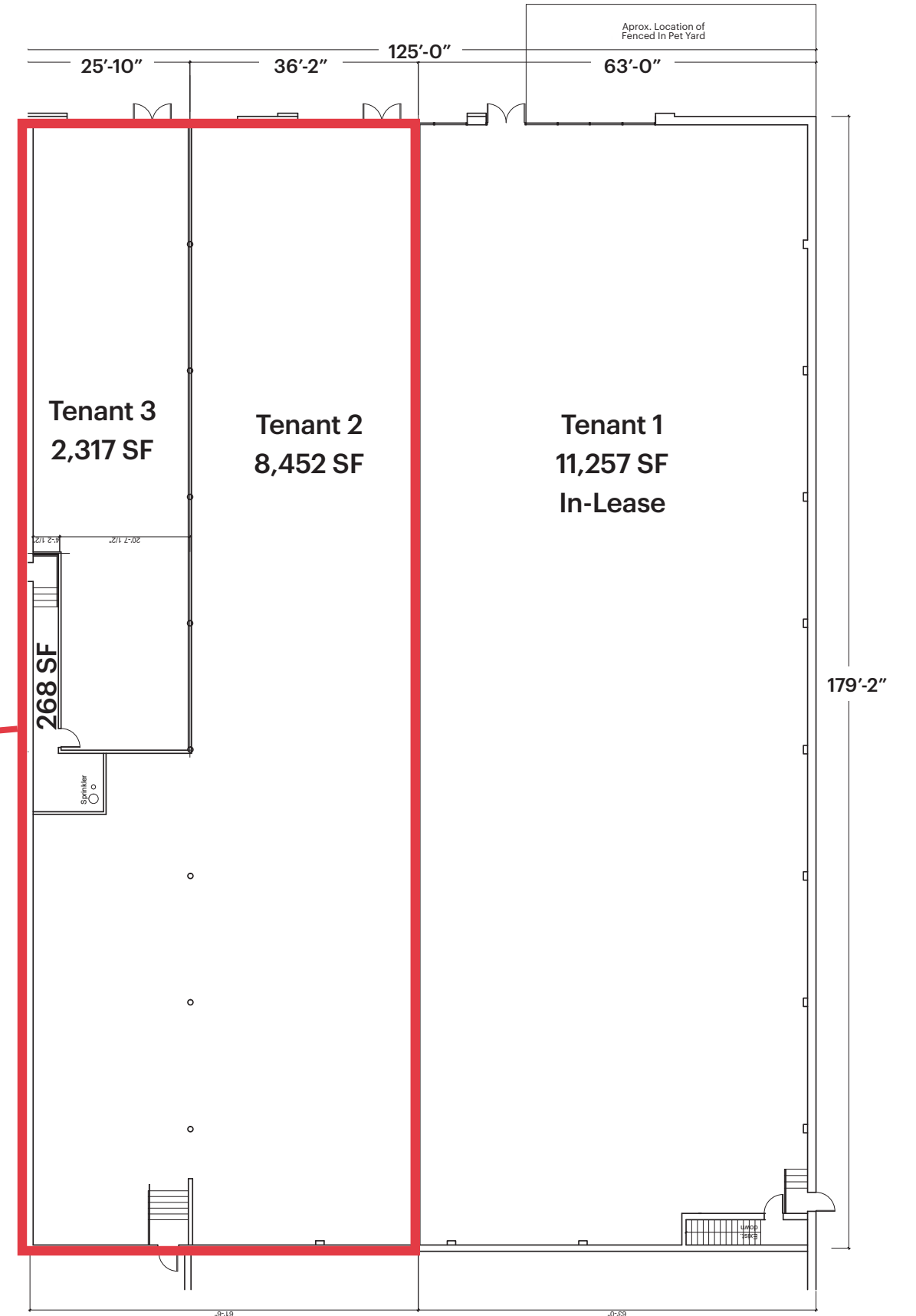
Space 2 - 8,452 SF*

* Total combined 10,769 SF

Rear Facade Rendering

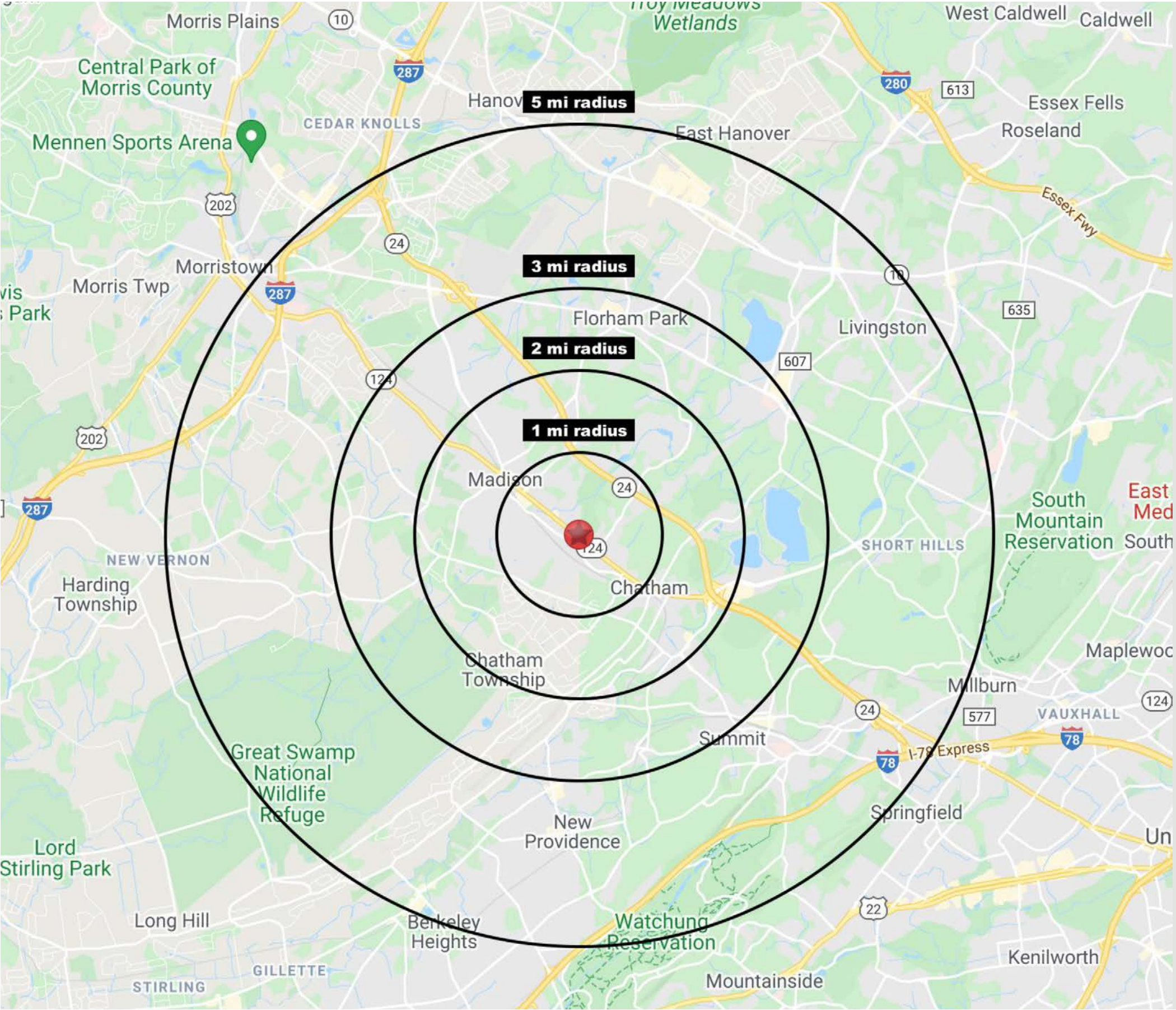


Existing Floor Plan



Existing Basement

DEMOGRAPHICS



TOTAL POPULATION

1 mile	11,674
2 mile	37,192
3 miles	62,098
5 miles	150,622

DAYTIME POPULATION

1 mile	10,928
2 mile	40,491
3 miles	78,670
5 miles	193,727

AVERAGE HOUSEHOLD INCOME

1 mile	\$249,198
2 mile	\$245,425
3 miles	\$246,275
5 miles	\$248,600

TOTAL HOUSEHOLDS

1 mile	4,076
2 mile	12,999
3 miles	21,710
5 miles	53,962

TOTAL BUSINESSES

1 mile	469
2 mile	1,584
3 miles	2,951
5 miles	7,499

NUMBER OF COLLEGE GRADUATES

1 mile	5,871
2 mile	17,858
3 miles	30,528
5 miles	75,751

*2023 estimates