

**PAD SITE AVAILABLE**

# EAST ORANGE, NJ

**935 SOUTH ORANGE AVENUE**

Located on the corner of Route 510 and S Clinton Street

**SIZE**

Land 6,651 SF

**ASKING RENT**

Upon Request

**NEIGHBORS**

Popeye's Dollar Tree, Wells Fargo, Shell, White Castle, Family Dollar, Dunkin'

**COMMENTS**

Situated on 0.45 acres

Easily accessible to and from public transportation

High visibility

Easy access to Garden State Parkway and I-280

23,054 VPD on South Orange Avenue

## CONTACT EXCLUSIVE AGENT

**LISA RICCA**

lricca@ripconj.com

201.636.7449

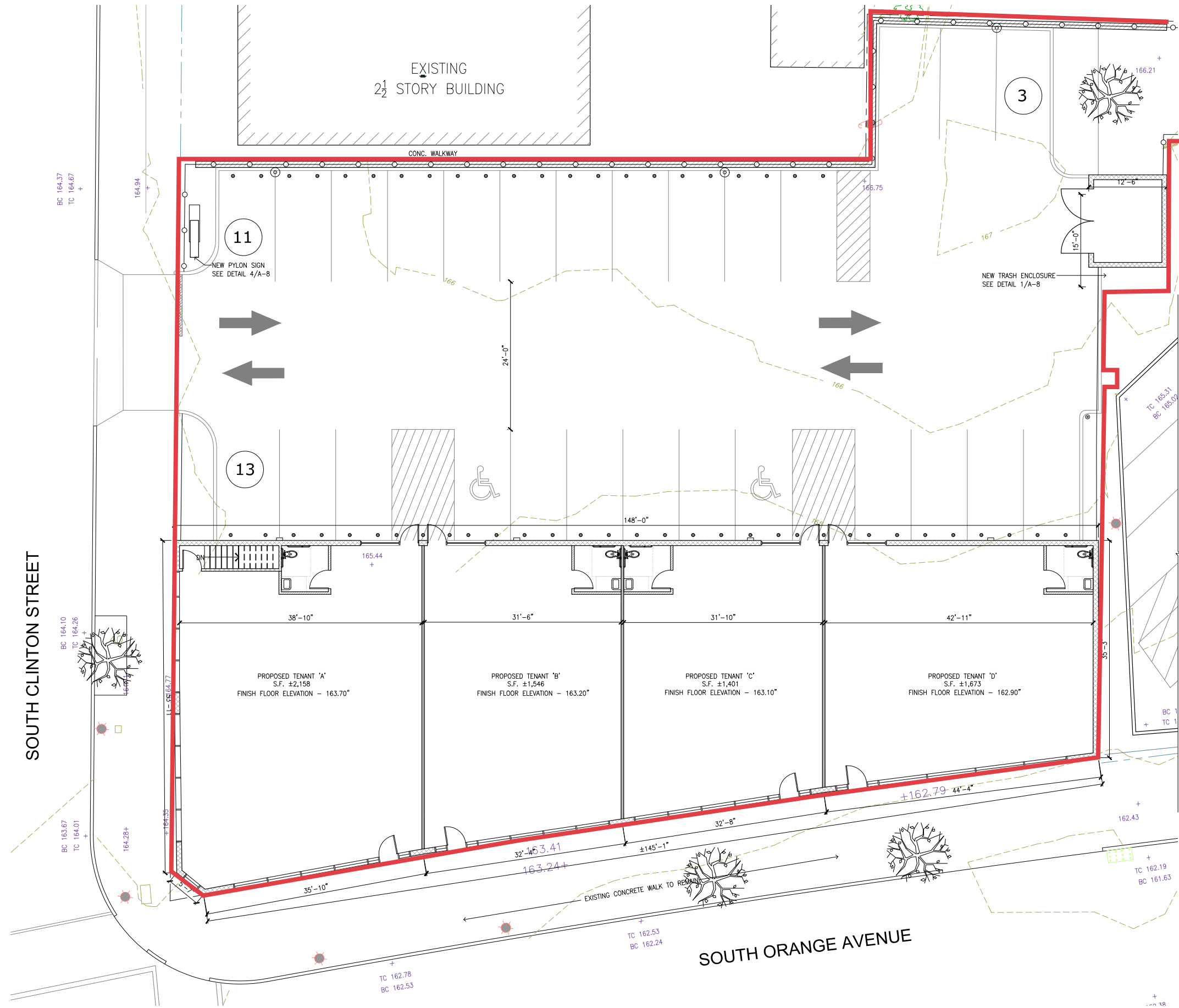
**RIPCO**  
REAL ESTATE

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

Please visit us at [ripconj.com](http://ripconj.com) for more information

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# PROPOSED DEMISED PLAN - 4 UNITS PLUS PARKING





## RENDERING OF PROPOSED DEVELOPMENT WITH 4 TENANTS



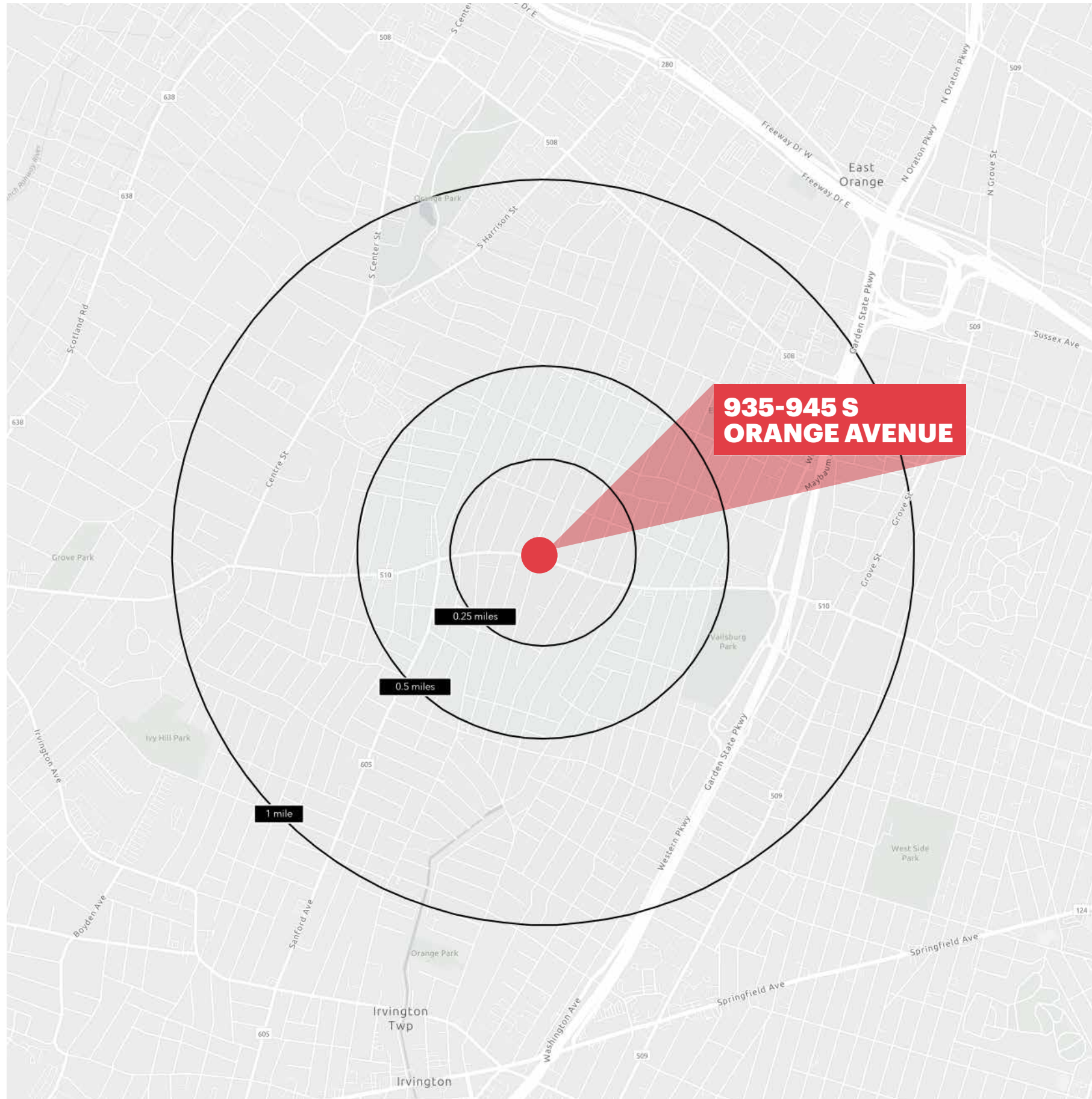


**MARKET AERIAL**





# DEMOGRAPHICS



## 0.25 MILE RADIUS

### POPULATION

5,354

### HOUSEHOLDS

1,927

### MEDIAN AGE

34.8

### COLLEGE GRADUATES (Bachelor's +)

652 - 18.0%

### TOTAL BUSINESSES

94

### TOTAL EMPLOYEES

607

### AVERAGE HOUSEHOLD INCOME

\$73,362

## 0.5 MILE RADIUS

### POPULATION

20,101

### HOUSEHOLDS

7,285

### MEDIAN AGE

35.5

### COLLEGE GRADUATES (Bachelor's +)

2,373 - 18.0%

### TOTAL BUSINESSES

233

### TOTAL EMPLOYEES

1,591

### AVERAGE HOUSEHOLD INCOME

\$76,482

## 1 MILE RADIUS

### POPULATION

60,870

### HOUSEHOLDS

22,023

### MEDIAN AGE

36.3

### COLLEGE GRADUATES (Bachelor's +)

9,524 - 24.0%

### TOTAL BUSINESSES

746

### TOTAL EMPLOYEES

7,738

### AVERAGE HOUSEHOLD INCOME

\$79,589

\*2023 estimates

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