





For Lease

RIPCO
RETAIL LEASING

The Elizabeth Center Expansion

IKEA Drive & North Avenue
Elizabeth, NJ 07201

±13.9 Acres of Retail, Commercial & Restaurant Opportunities

Join IKEA, Raymour & Flanigan and Floor & Decor in the heart of Union County directly across from Newark International Airport at the entrance to Port Elizabeth

Contact Exclusive Agents

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Elizabeth Center Details

Overview	Elizabeth Center is a ±73-acre retail, commercial and hospitality destination anchored by a ±350,000 SF IKEA, the largest in the tri-state area, a ±150,000 SF Raymour & Flanigan and a ±98,000 SF Floor & Decor. The center is conveniently located off Exit 13A of the New Jersey Turnpike, at the entrance to Port Elizabeth and across from Newark Liberty International Airport. Two undeveloped parcels totaling ±13.9 acres are available for ground lease or build-to-suit. Each offers signage visibility on either North Avenue or the NJ Turnpike, or sits next to a national retail anchor, providing tenants and full-service restaurants a high-profile location in the heart of the NYC metro area.
Development Parcel Breakdown	Parcel 1: ±9.86 acres. Frontage along North Avenue at the signalized intersection of North Avenue and IKEA Drive. Parcel 4: ±3.98 acres, along IKEA Drive, contiguous to Raymour & Flanigan.
Zoning	Zoned RC (Regional Commercial) - Permitted Uses Major retail and commercial uses Business offices: major office buildings with gross floor area of not less than twenty-five thousand (25,000) square feet Full-service, sit-down restaurants

Location & Access	Directly off NJ Turnpike Exit 13A Across from Newark Liberty International Airport Near The Mills at Jersey Gardens, the Port Newark/ Elizabeth seaport and airport-area hotels Signalized access at North Avenue and IKEA Drive for Parcel 1 Minutes from Routes 1&9, I-78, Route 81 and the Goethals Bridge Turnpike traffic: ±227,000 vehicles per day North Avenue traffic: ±46,000 vehicles per day
Ideal Uses	Big-box and junior-anchor retail Home furnishings, home improvement and home décor retailers that complement IKEA, Raymour & Flanigan and Floor & Decor Full-service, sit-down restaurants and family dining Single or multi-tenant retail development Single or multi-tenant commercial development

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Market Aerial



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Zoom Aerial



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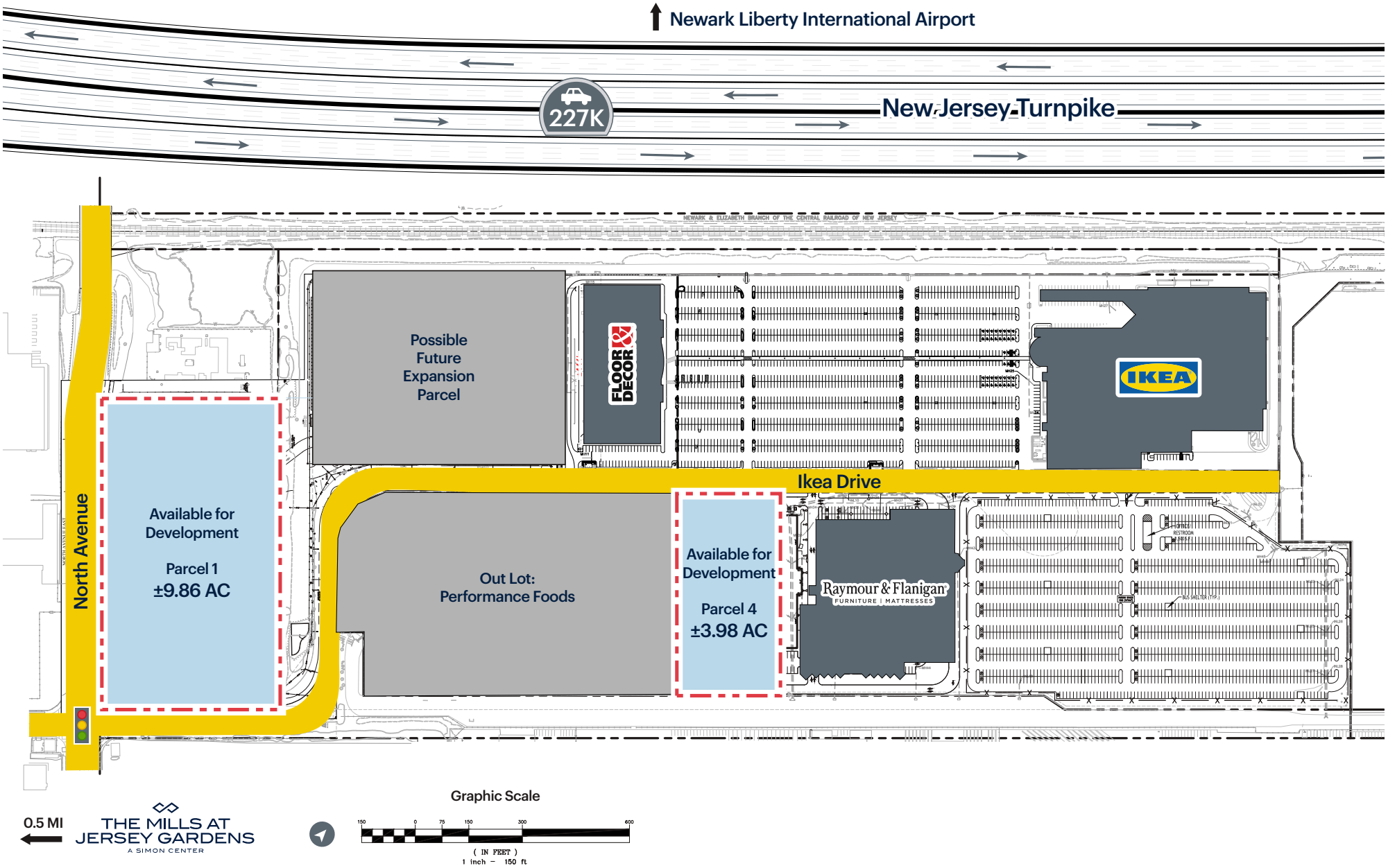
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Site Plan



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Conceptual Retail Rendering - Parcel 1



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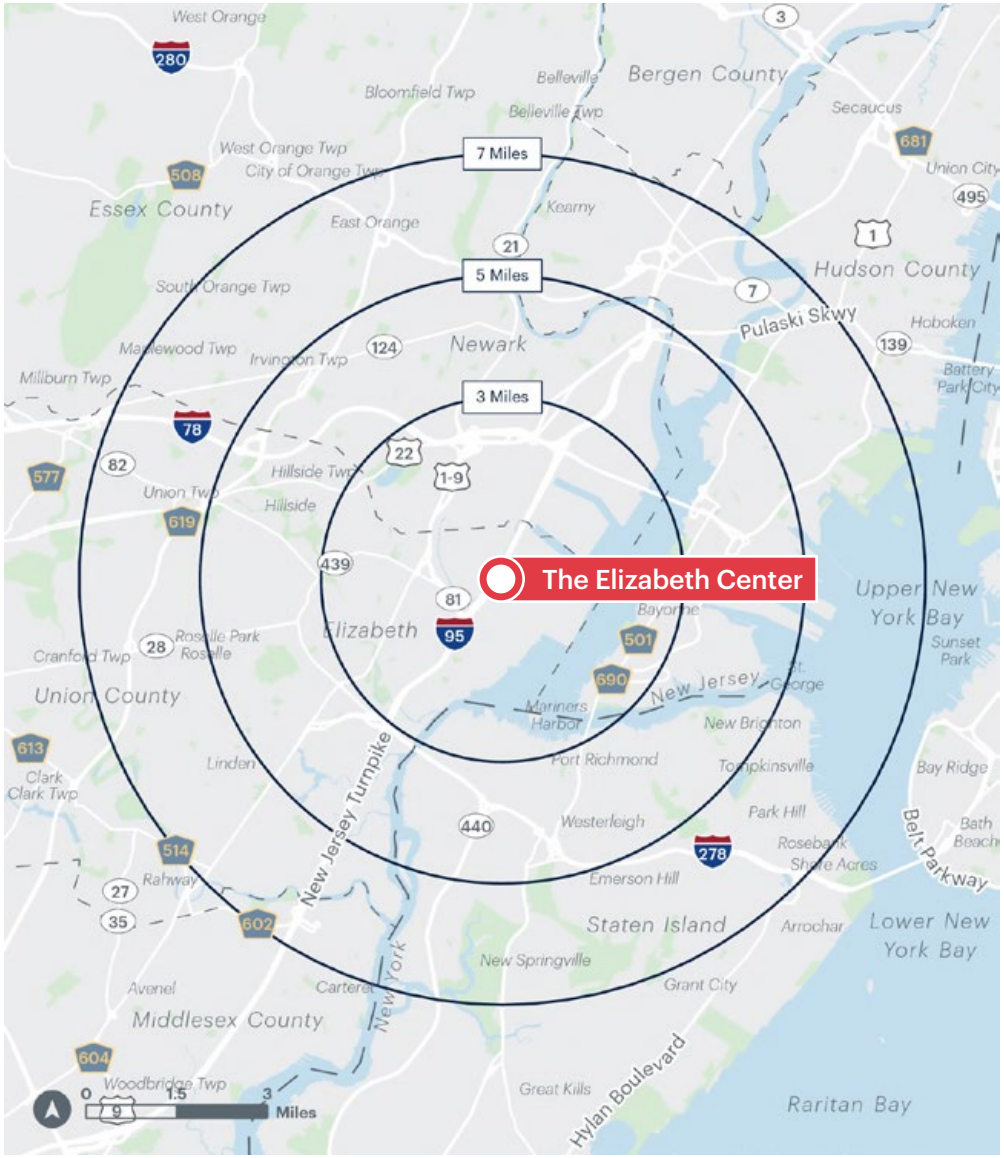
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Area Demographics

2026 ESRI Summary Report



IKEA Drive & North Avenue, Elizabeth, NJ 07201

	3 mile	5 miles	7 miles
Total Population	183,674	708,783	1,381,639
Total Households	64,152	254,273	502,876
Average Household Income	$94,292	$103,143	$111,367
Median Household Income	$67,533	$76,481	$80,195
% Population with Bachelors +	21.42%	28.54%	32.39%
Daytime Population	173,220	691,127	1,263,990
Total Daytime Employees	75,881	313,217	534,578
Total Businesses	4,578	18,136	33,549

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