

**PAD SITE/RETAIL SPACE**

# WARETOWN, NJ

**TRADEWINDS AT WARETOWN**

500 ROUTE 9

**2,000 -  
10,000 SF**

Inline Space Available

**&**

**5,000 SF**

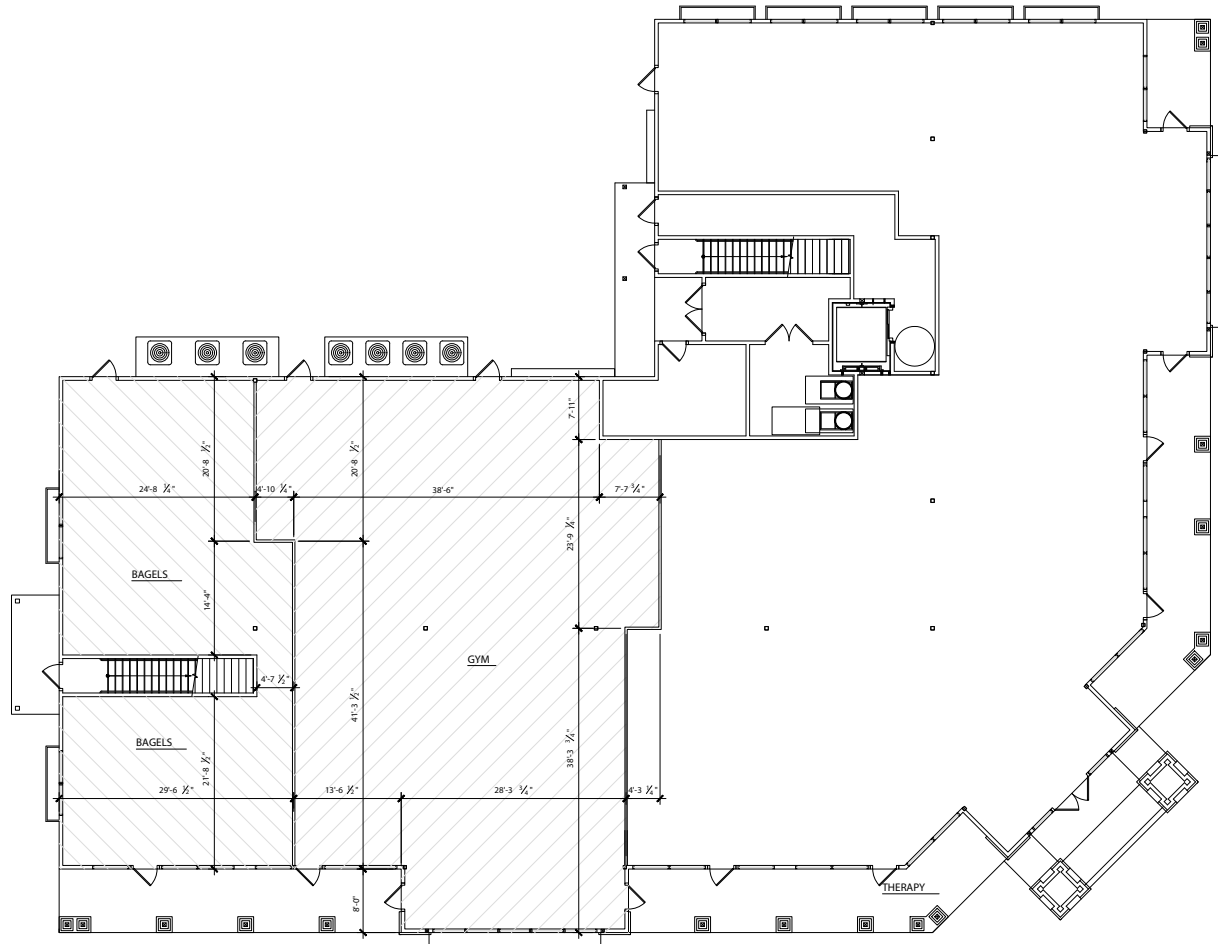
Pad Available



**RIPCO**  
REAL ESTATE

# SPACE DETAILS

## BUILDING B-1 FIRST FLOOR



10

BUILDING "B-1" FIRST FLOOR  
10,800 SQ.FT. SCALE: 1/8" = 1'-0"

### SIZE

Pad 5,000 SF  
Inline 2,000-10,000 SF

### ASKING RENT

Upon Request

### NNN

\$5.00 psf (est.)

### NEIGHBORS

ShopRite, Great Clips, GameStop, CVS, Starbucks

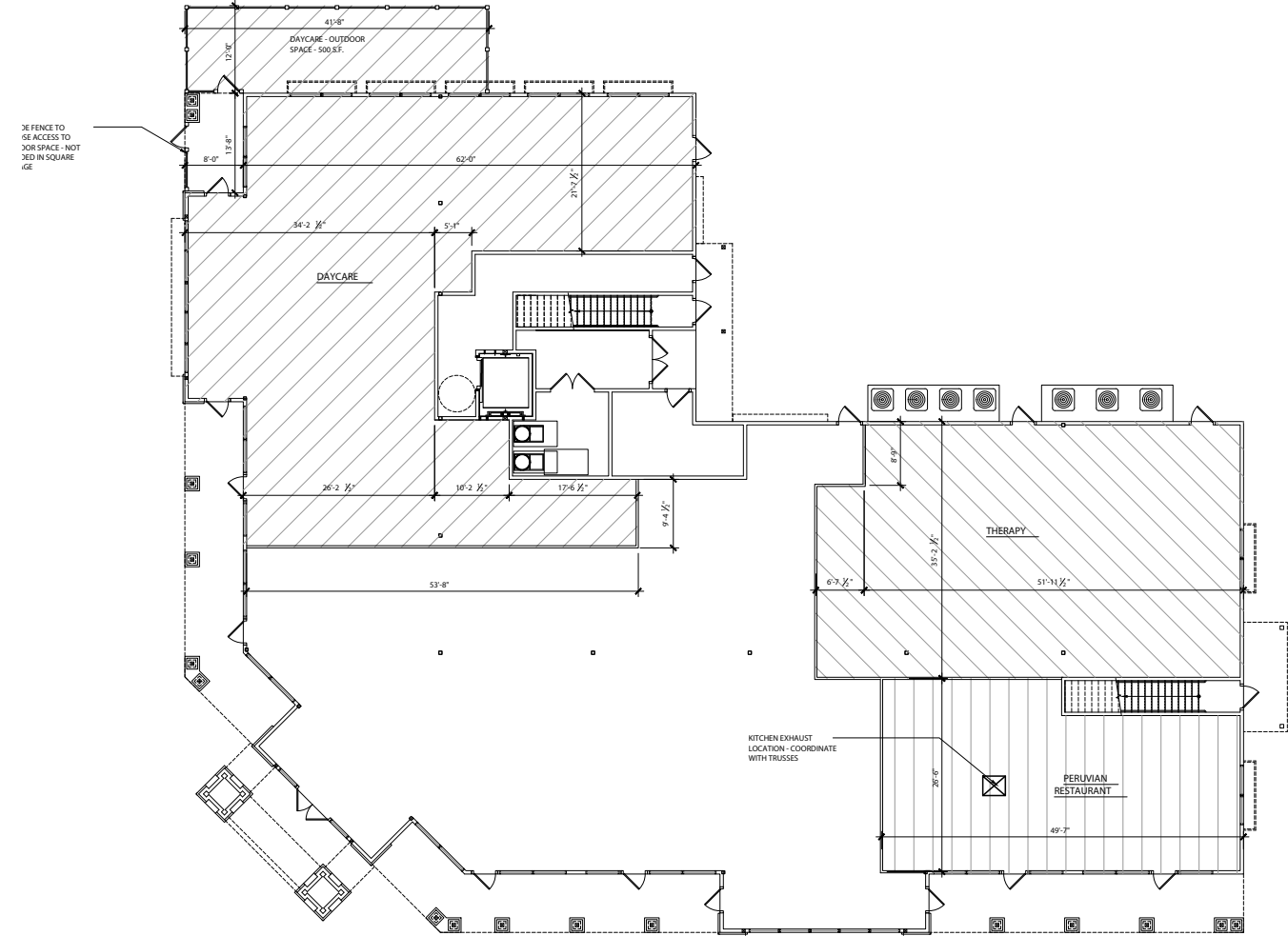
### COMMENTS

Highly visible new mixed-use development

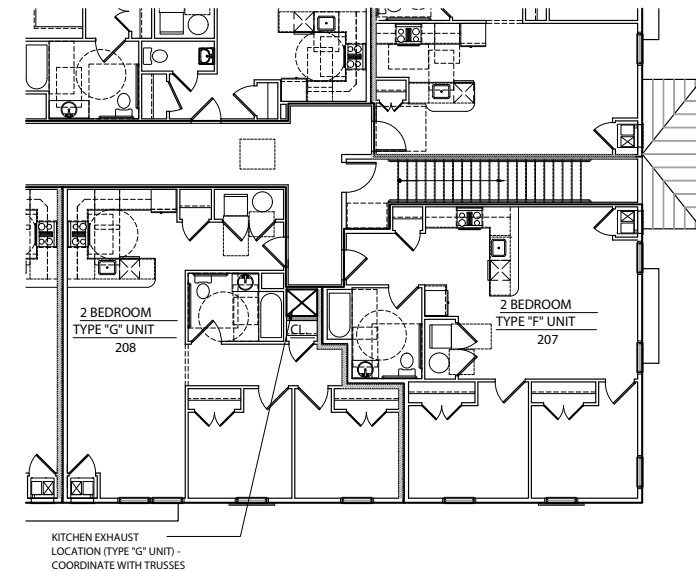
Excellent frontage on Route 9

Great access

## BUILDING B FIRST FLOOR & 2ND FLOOR



20 BUILDING "B" FIRST FLOOR  
10,800 SQ.FT. SCALE: 1/8" = 1'-0"

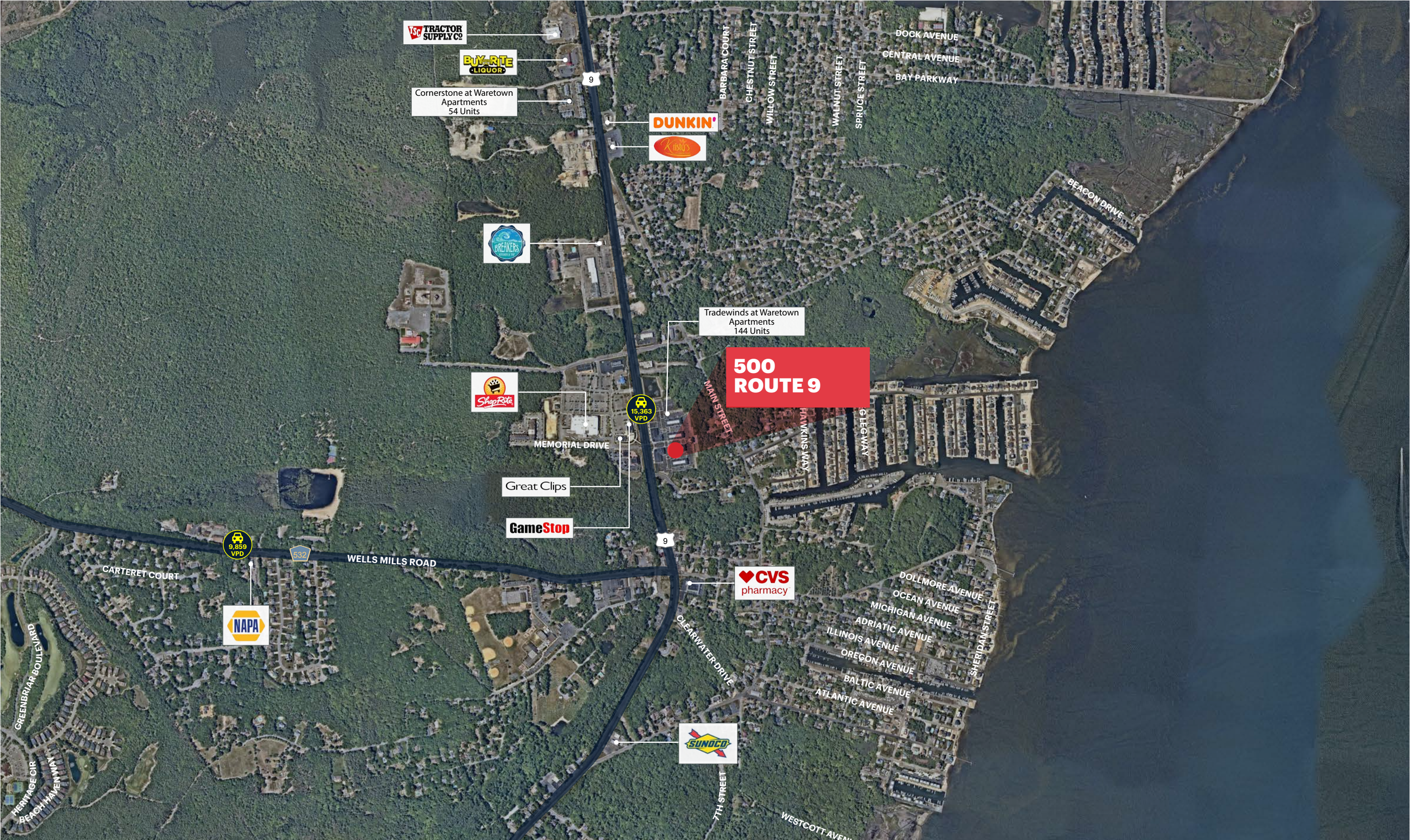


10 BLDG. "B" PART. SECOND FLOOR  
SCALE: 1/8" = 1'-0"

# RENDERINGS



**MARKET AERIAL**



# DEMOGRAPHICS



### 3 MILE RADIUS

<b>POPULATION</b>	19,190	<b>TOTAL BUSINESSES</b>	560
<b>HOUSEHOLDS</b>	8,283	<b>TOTAL EMPLOYEES</b>	4,721
<b>MEDIAN AGE</b>	49.2	<b>AVERAGE HOUSEHOLD INCOME</b>	\$120,786
<b>COLLEGE GRADUATES (Bachelor's +)</b>	4,832 - 32.0%		

### 5 MILE RADIUS

<b>POPULATION</b>	53,212	<b>TOTAL BUSINESSES</b>	1,504
<b>HOUSEHOLDS</b>	21,329	<b>TOTAL EMPLOYEES</b>	13,746
<b>MEDIAN AGE</b>	46.5	<b>AVERAGE HOUSEHOLD INCOME</b>	\$119,094
<b>COLLEGE GRADUATES (Bachelor's +)</b>	12,761 - 31.0%		

### 7 MILE RADIUS

<b>POPULATION</b>	86,696	<b>TOTAL BUSINESSES</b>	2,102
<b>HOUSEHOLDS</b>	34,034	<b>TOTAL EMPLOYEES</b>	19,616
<b>MEDIAN AGE</b>	46.1	<b>AVERAGE HOUSEHOLD INCOME</b>	\$124,811
<b>COLLEGE GRADUATES (Bachelor's +)</b>	21,642 - 33.0%		

\*2023 estimates

## CONTACT EXCLUSIVE AGENTS

**PATRICK BRAKE**  
pbrake@ripconj.com  
201.777.2304

**COLBY PIPER**  
cpiper@ripconj.com  
201.636.7497

**DARRIN CHANDLER JR.**  
dchandler@ripconj.com  
201.636.7639

**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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