

**RESTAURANT SPACE AVAILABLE**

# THE SHOPPES AT EDISON VILLAGE

161 Main Street at Lakeside Avenue

**ESSEX COUNTY**

WEST ORANGE | NEW JERSEY

Seeking  
Restaurant Use

**2,908 SF**

Restaurant Location  
with Potential for a  
Liquor License



**OUTDOOR  
SEATING AREA**

**RIPCO**  
REAL ESTATE

## SPACE DETAILS



### LOCATION

161 Main Street

### UNIT SIZE

2,908 SF

### POSSESSION

Immediate

### TOTAL GLA

18,537 SF

### RENT

Upon Request

### PARKING

90 parking spaces for exclusive retail use (free)

### RESIDENTIAL DEVELOPMENT

FULLY LEASED

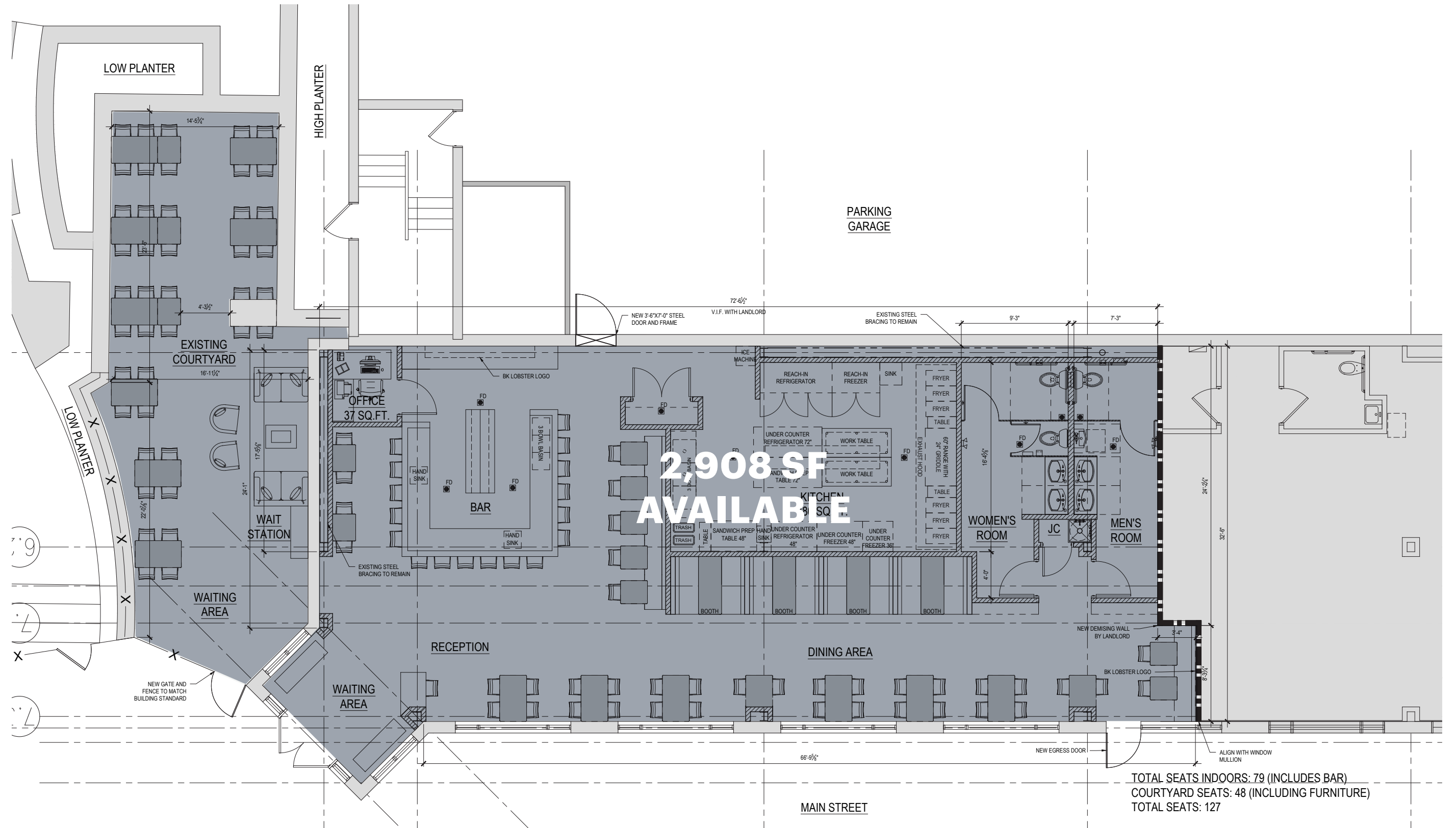
- The Mews (34 units/1-2 bedroom apartments)
- The Loft Units (300 units/Studio, 1, 2, & 3 bedroom apartments)

### AMENITIES

31,700 sf of amenities to residential units. Including: courtyard, gym, pool, doggie spa, sky lounge, saunas and movie theater(s).

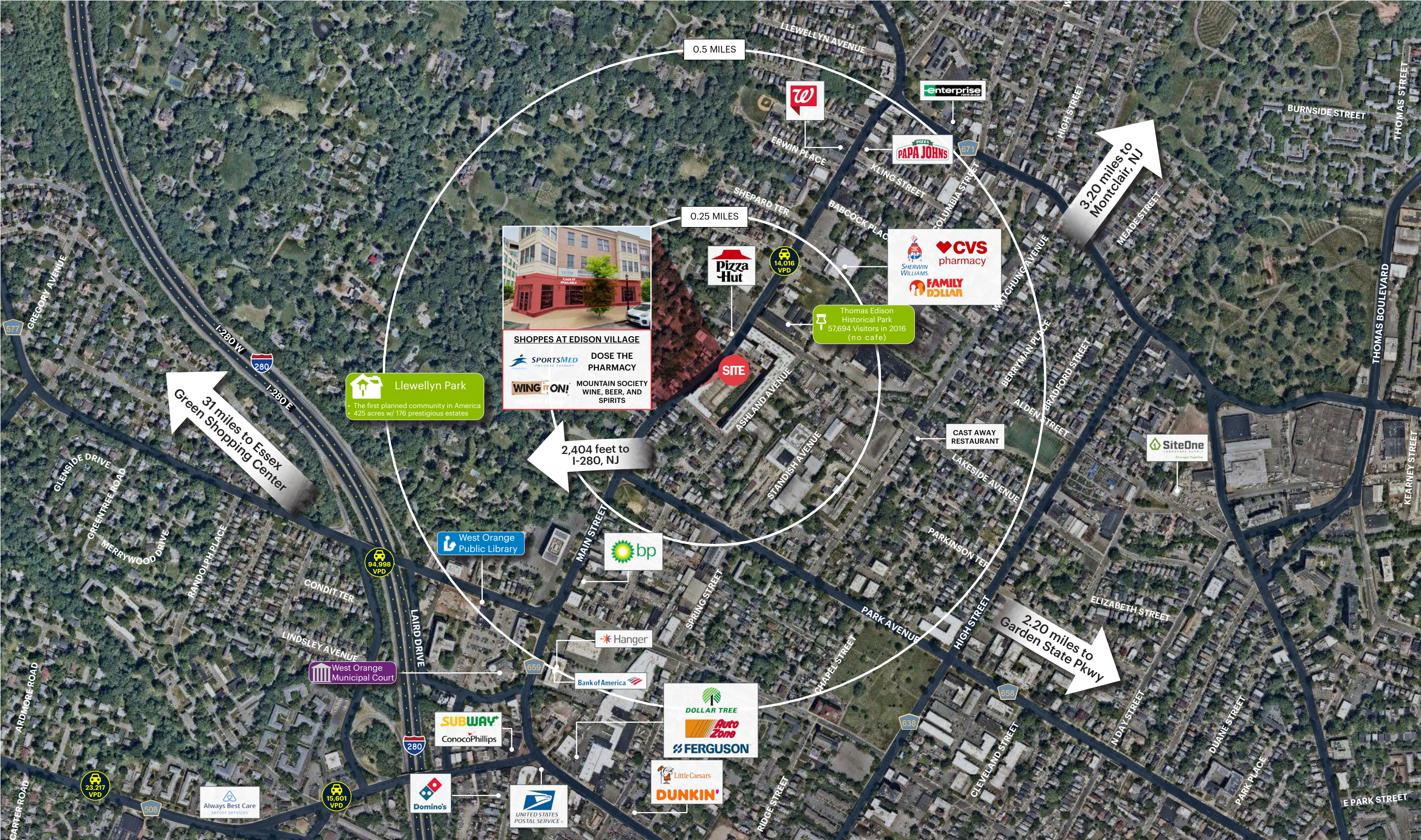


# FLOOR PLAN

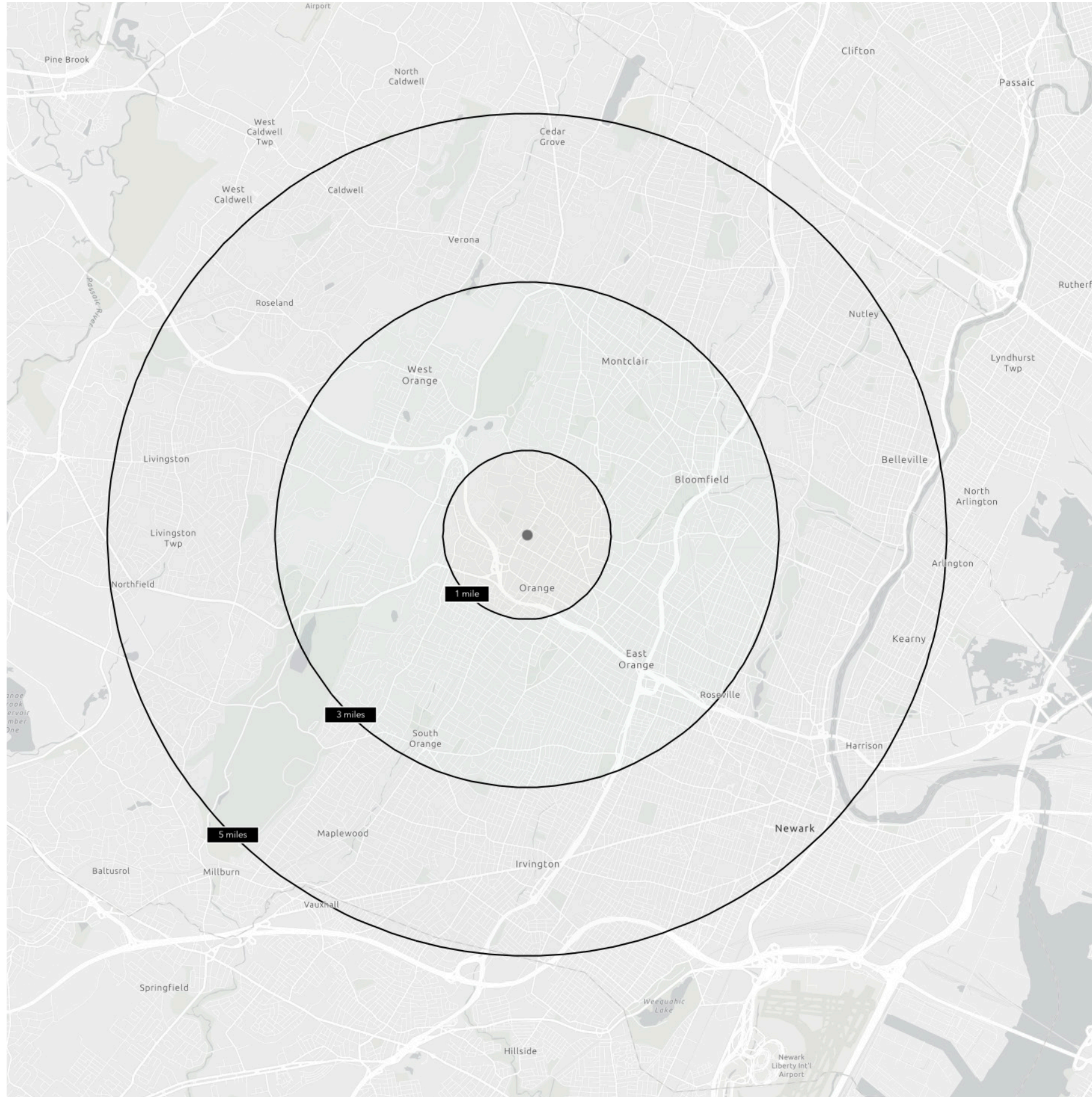


**THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY. IT SHOWS THE EXISTING WALLS, BATHROOMS, BAR AREA, AND OFFICE. TENANT TO FIT OUT THE SPACE COMPLETELY INCLUDING THE KITCHEN.**

# HIGH-LEVEL AERIAL



# AREA DEMOGRAPHICS



## **1 MILE RADIUS**

### **POPULATION**

35,929

### **HOUSEHOLDS**

13,040

### **MEDIAN AGE**

36.6

### **COLLEGE GRADUATES (Bachelor's +)**

29.0%

### **TOTAL BUSINESSES**

1,177

### **TOTAL EMPLOYEES**

10,416

### **AVERAGE HOUSEHOLD INCOME**

\$83,901

### **TOTAL DAYTIME POPULATION**

29,377

## **3 MILE RADIUS**

### **POPULATION**

276,025

### **HOUSEHOLDS**

104,579

### **MEDIAN AGE**

37.6

### **COLLEGE GRADUATES (Bachelor's +)**

37.0%

### **TOTAL BUSINESSES**

7,194

### **TOTAL EMPLOYEES**

81,902

### **AVERAGE HOUSEHOLD INCOME**

\$113,179

### **TOTAL DAYTIME POPULATION**

225,678

## **5 MILE RADIUS**

### **POPULATION**

761,587

### **HOUSEHOLDS**

282,800

### **MEDIAN AGE**

37.5

### **COLLEGE GRADUATES (Bachelor's +)**

39.0%

### **TOTAL BUSINESSES**

19,398

### **TOTAL EMPLOYEES**

297,595

### **AVERAGE HOUSEHOLD INCOME**

\$116,416

### **TOTAL DAYTIME POPULATION**

699,279

\*2023 estimates

## AREA COMPS

### Comparable Daytime Population

*Overall Daytime Population (3 miles)*

West Orange	123,022
Nutley	205,994
Montclair	180,232

### Highest Overall Population

*Overall Population (3 miles)*

West Orange	135,630
Nutley	256,219
Montclair	217,973

### Comparable Education Level

*Bachelor's Degree or Higher (3 miles)*

West Orange	56,371
Nutley	84,068
Montclair	78,316

### Comparable Avg. HH Income

*Average HH Income \$100k+ (3 miles)*

West Orange	\$180,447
Nutley	\$133,770
Montclair	\$147,025

## CONTACT EXCLUSIVE AGENT

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

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