

**RETAIL/RESTAURANT SPACE**

# WESTFIELD, NJ

WALGREENS PLAZA

278 NORTH AVENUE E

**+2,100 SF**  
Endcap  
Available



**RIPCO**  
REAL ESTATE

# SPACE DETAILS

**SIZE**  
Endcap ±2,100 SF

**CAM**  
\$4.00 psf (est.)

**POSSESSION**  
60 Days

**NEIGHBORS**  
Westfield Diner, The UPS Store, Verizon,  
Maya Thai Eatery, Jay's Cycle Shop

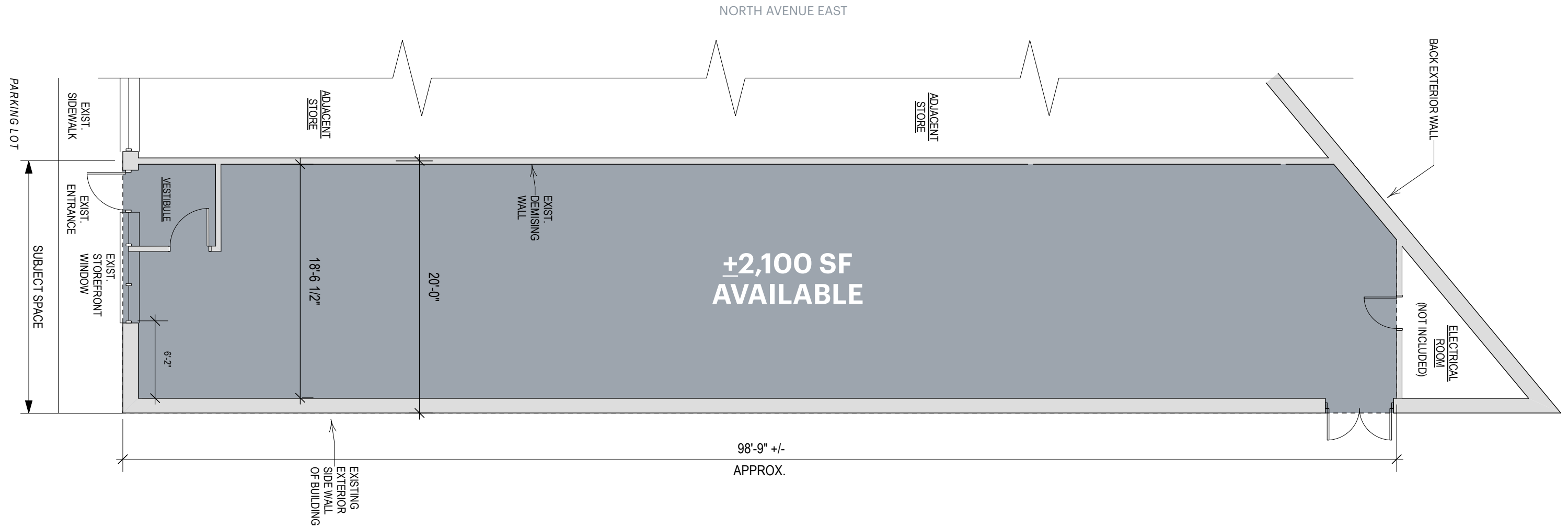
**COMMENTS**  
New vanilla box space  
Large on-site parking lot  
18,500 vehicles per day on North Avenue

**ASKING RENT**  
Upon Request

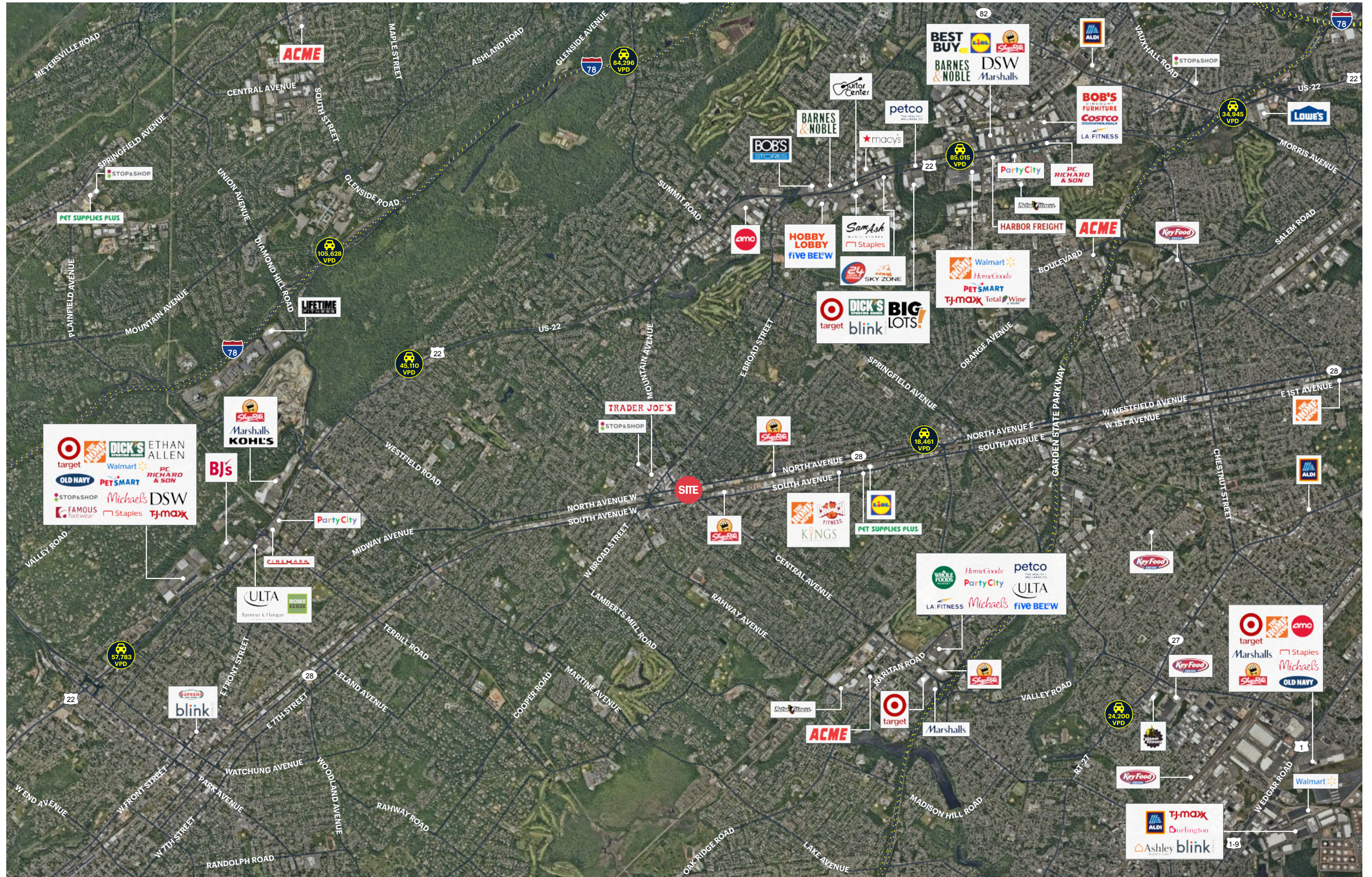
**RE TAXES**  
\$8.00 psf (est.)

**CO-TENANTS**  
Walgreens, Barre3, Supercuts,  
Starlight Cleaners, FroYo

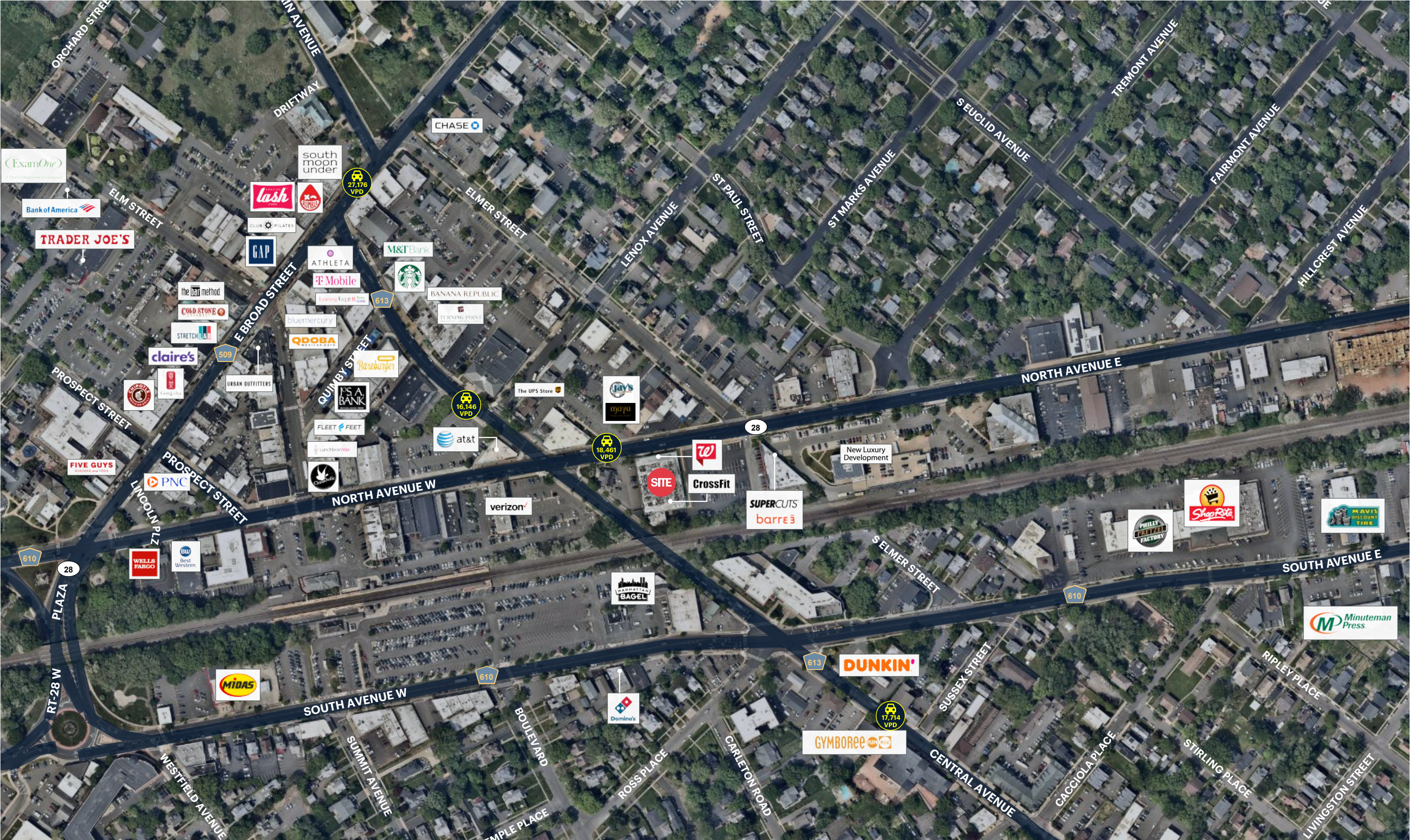
## FLOOR PLAN



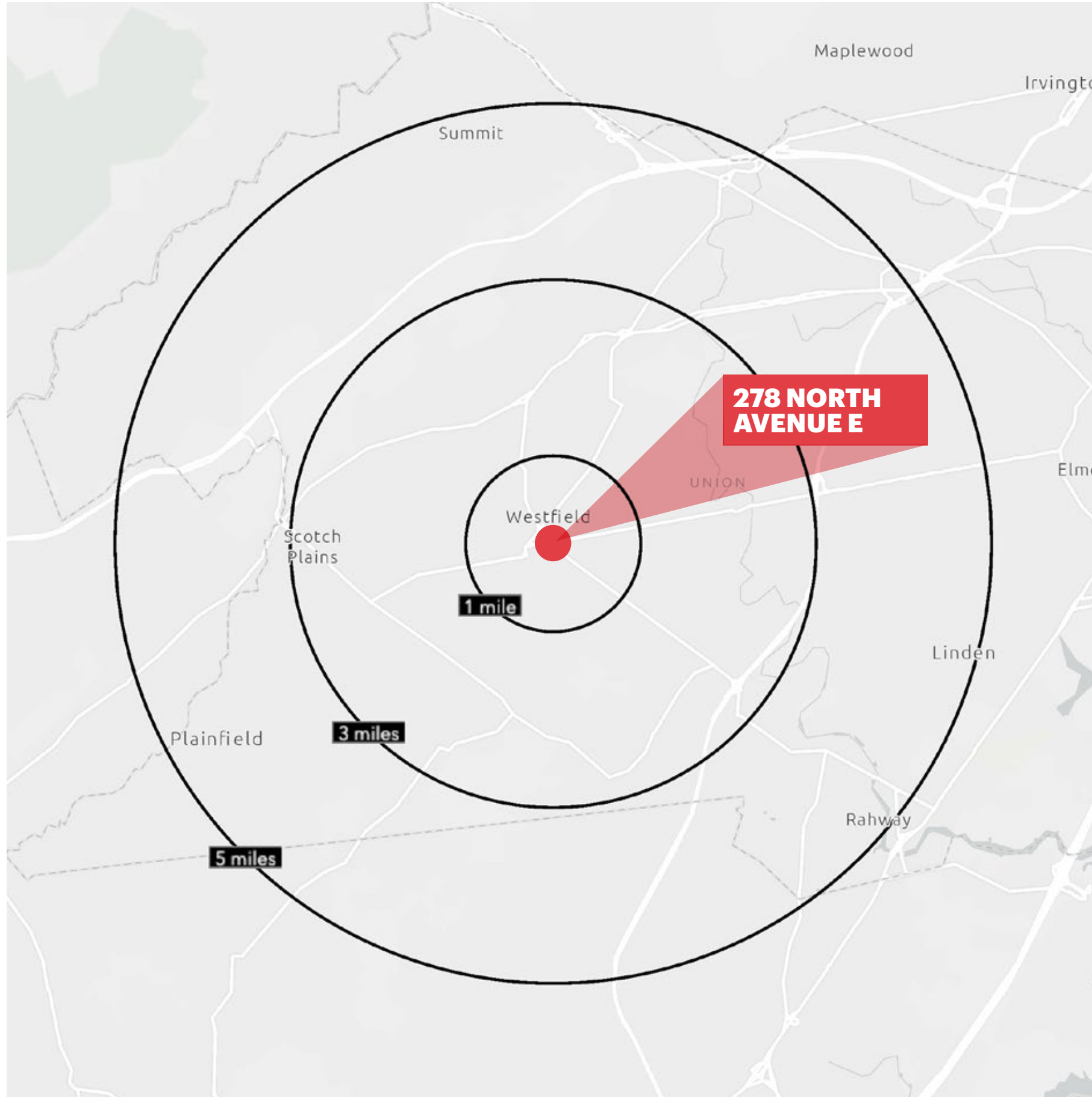
# MARKET AERIAL



LOW LEVEL AERIAL



# DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
17,831  
**HOUSEHOLDS**  
6,347  
**MEDIAN AGE**  
41.3  
**COLLEGE GRADUATES (Bachelor's +)**  
8,627 - 72%

**TOTAL BUSINESSES**  
1,142  
**TOTAL EMPLOYEES**  
14,226  
**AVERAGE HOUSEHOLD INCOME**  
\$238,555

## 3 MILE RADIUS

**POPULATION**  
112,363  
**HOUSEHOLDS**  
40,341  
**MEDIAN AGE**  
43.7  
**COLLEGE GRADUATES (Bachelor's +)**  
49,853 - 64%

**TOTAL BUSINESSES**  
4,827  
**TOTAL EMPLOYEES**  
59,187  
**AVERAGE HOUSEHOLD INCOME**  
\$207,282

## 5 MILE RADIUS

**POPULATION**  
365,801  
**HOUSEHOLDS**  
130,158  
**MEDIAN AGE**  
41.8  
**COLLEGE GRADUATES (Bachelor's +)**  
130,439 - 50%

**TOTAL BUSINESSES**  
13,686  
**TOTAL EMPLOYEES**  
170,347  
**AVERAGE HOUSEHOLD INCOME**  
\$163,992

\*2023 estimates

## CONTACT EXCLUSIVE AGENTS

### **THERESE O'BRIAN**

tob@ripconj.com  
201.249.6616

### **DAVID MORROW**

dmorrow@ripconj.com  
201.636.7329

**RIPCO**  
REAL ESTATE

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

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

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