

**LAST AVAILABLE SPACE IN THE CENTER**

# 519-525 US-46

Piaget Avenue at Sussex Street

**PIAGET PLAZA**

CLIFTON | NEW JERSEY

**5,572 SF**  
wide open space  
with 15' ceilings



**RIPCO**  
REAL ESTATE

## SPACE DETAILS

### LOCATION

525 US-46 (Piaget Avenue  
at Sussex Street) Clifton, NJ

### SIZE

5,572 SF

### FRONTAGE

US-46	220'
Sussex Street	432'

### GLA

30,250 SF

### ACREAGE

2.15 acres

### TIMING

Available Immediately

### RENT

Negotiable

### NNN

\$8.34 PSF (est.)

### CO-TENANTS

Discount Liquors, Dollar Plus, Keller  
Williams, New Sexy Nails & Spa

### NEIGHBORS

Dollar Tree, Dunkin Donuts, Krauser's  
Food Store, Burger King, Spencer's  
Savings Bank, La Riviera Trattoria,  
Golden Palace, Village News, Bagel  
Shop, Laundromat

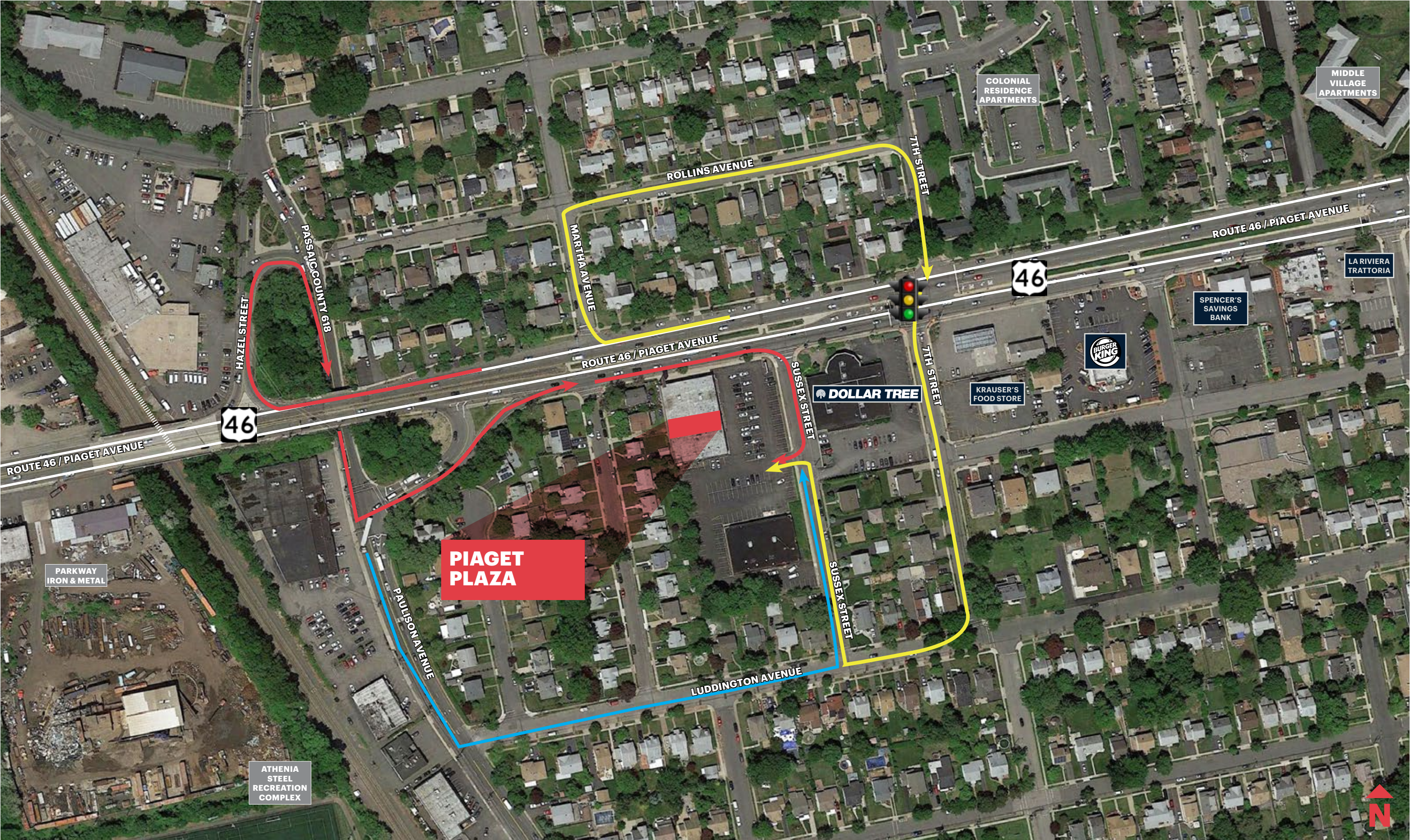
### COMMENTS

Corner property  
High visibility on US-46  
Close access to GSP and Rt 20  
Ample parking  
Best signage in Clifton

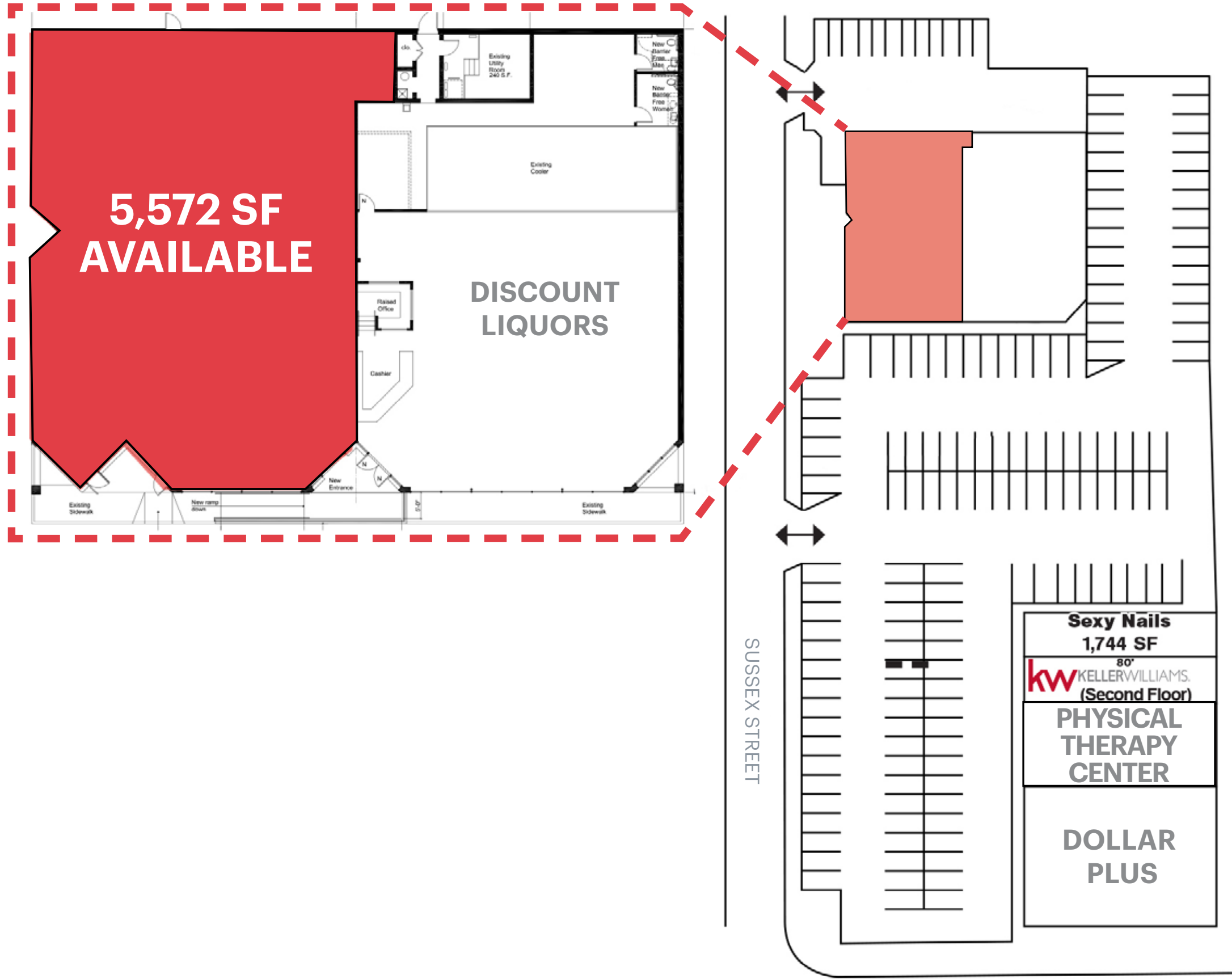
## OBLIQUE AERIAL



**PIAGET PLAZA ACCESS**



**SITE PLAN**

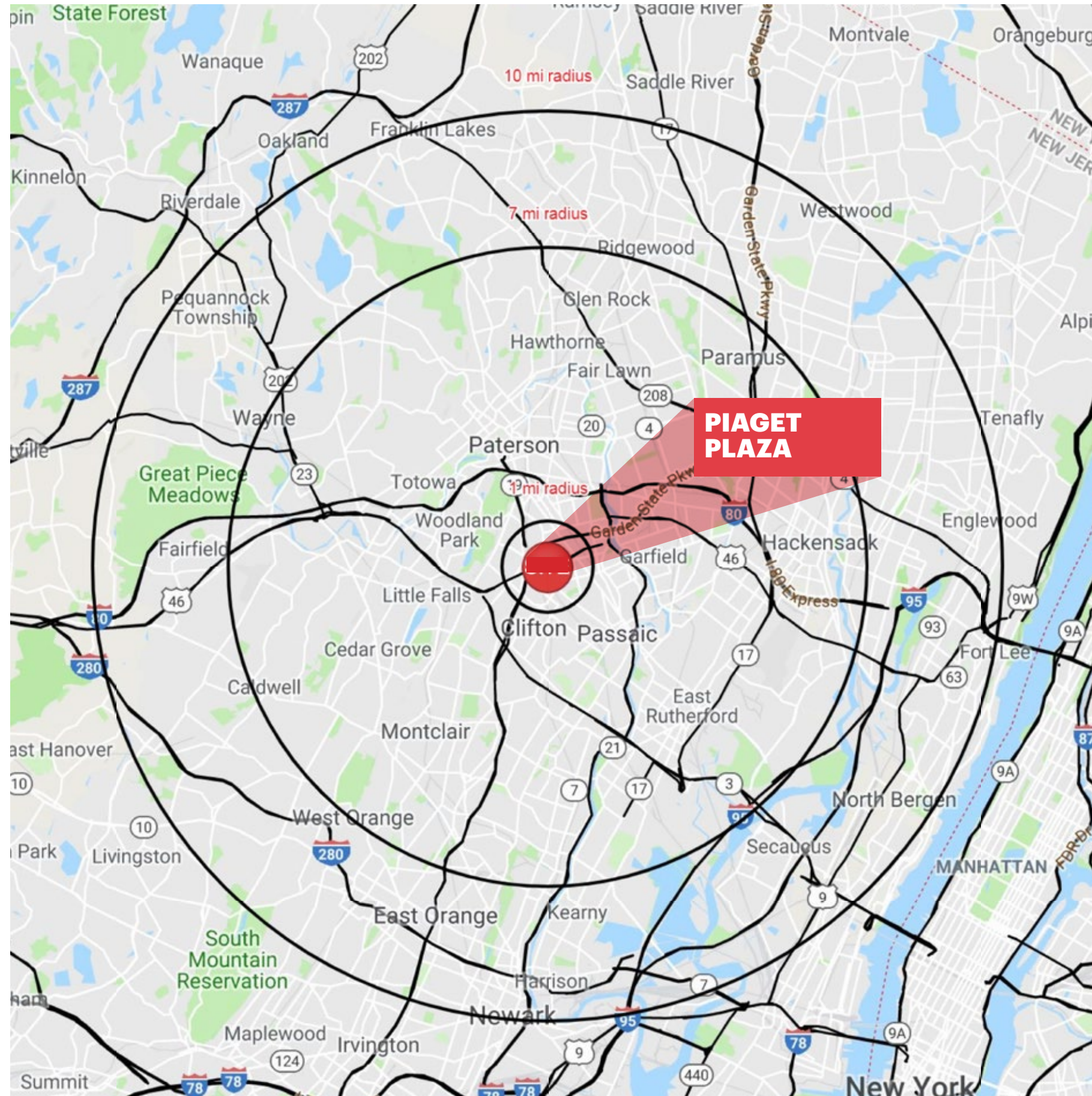


PIAGET AVENUE | US-46

**ADDITIONAL PHOTOS**



## AREA DEMOGRAPHICS



### 1 MILE RADIUS

#### POPULATION

42,741

#### HOUSEHOLDS

13,734

#### MEDIAN AGE

36.2

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

7,518 - 54%

#### TOTAL BUSINESSES

1,331

#### TOTAL EMPLOYEES

11,731

#### TOTAL DAYTIME POPULATION

33,090

#### AVERAGE HOUSEHOLD INCOME

\$96,444

### 7 MILE RADIUS

#### POPULATION

1,045,172

#### HOUSEHOLDS

376,325

#### MEDIAN AGE

39.6

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

187,482 - 49%

#### TOTAL BUSINESSES

39,647

#### TOTAL EMPLOYEES

470,122

#### TOTAL DAYTIME POPULATION

996,774

#### AVERAGE HOUSEHOLD INCOME

\$129,850

### 10 MILE RADIUS

#### POPULATION

2,033,466

#### HOUSEHOLDS

743,833

#### MEDIAN AGE

39.6

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

397,097 - 53%

#### TOTAL BUSINESSES

70,960

#### TOTAL EMPLOYEES

869,011

#### TOTAL DAYTIME POPULATION

1,897,767

#### AVERAGE HOUSEHOLD INCOME

\$129,172

\*2023 estimates

## **CONTACT EXCLUSIVE AGENT**

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

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