

RETAIL SPACE

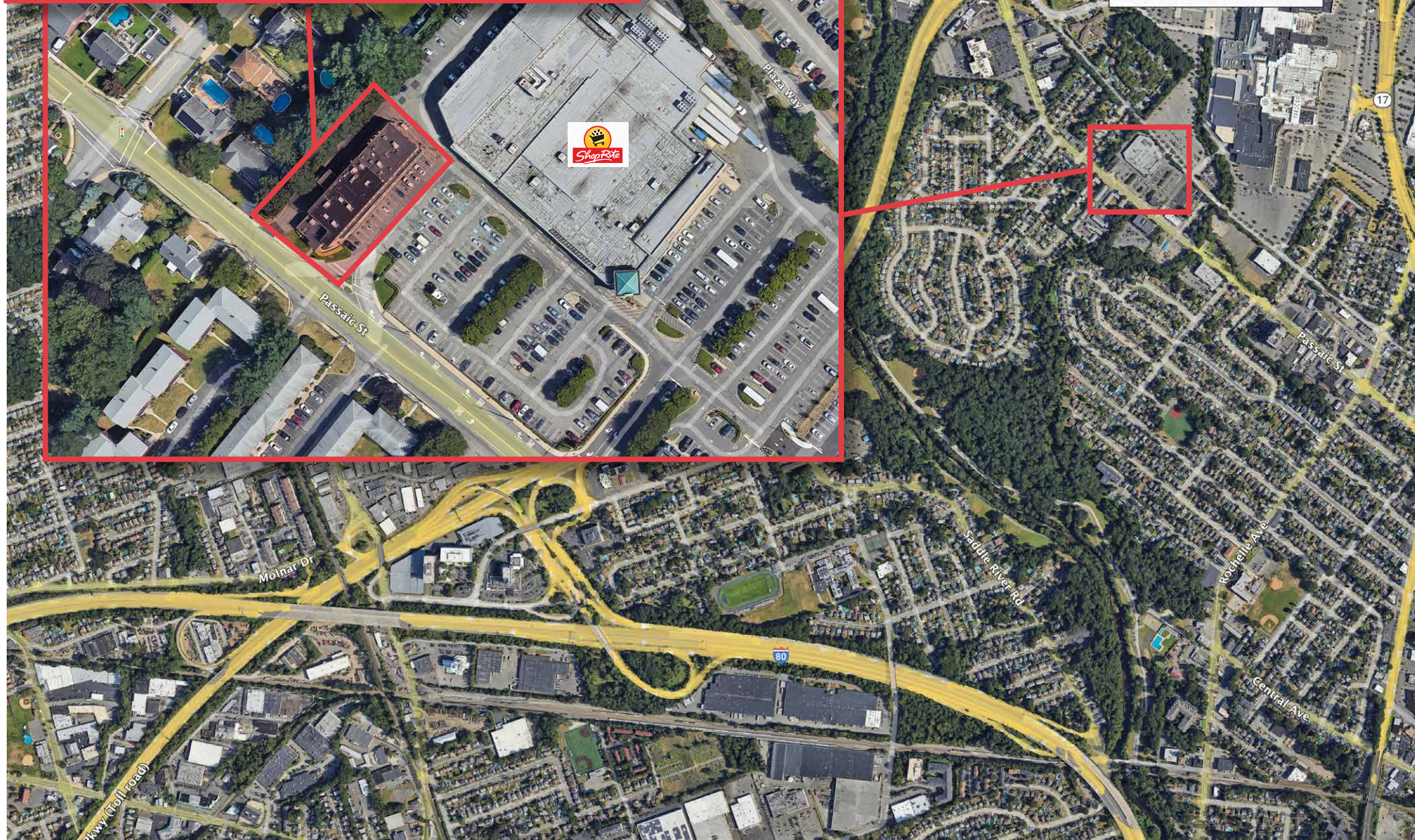
244 WEST PASSAIC STREET

ROCHELLE PARK | NEW JERSEY

±532 SF
ShopRite Anchored
±1.9 Million Visits
Per Year per
Placer.ai



SPACE DETAILS



SIZE
±532 SF

TERM
5 years minimum

RENT
Upon Request

NNN
\$11.00 PSF

POSSESSION
Immediate

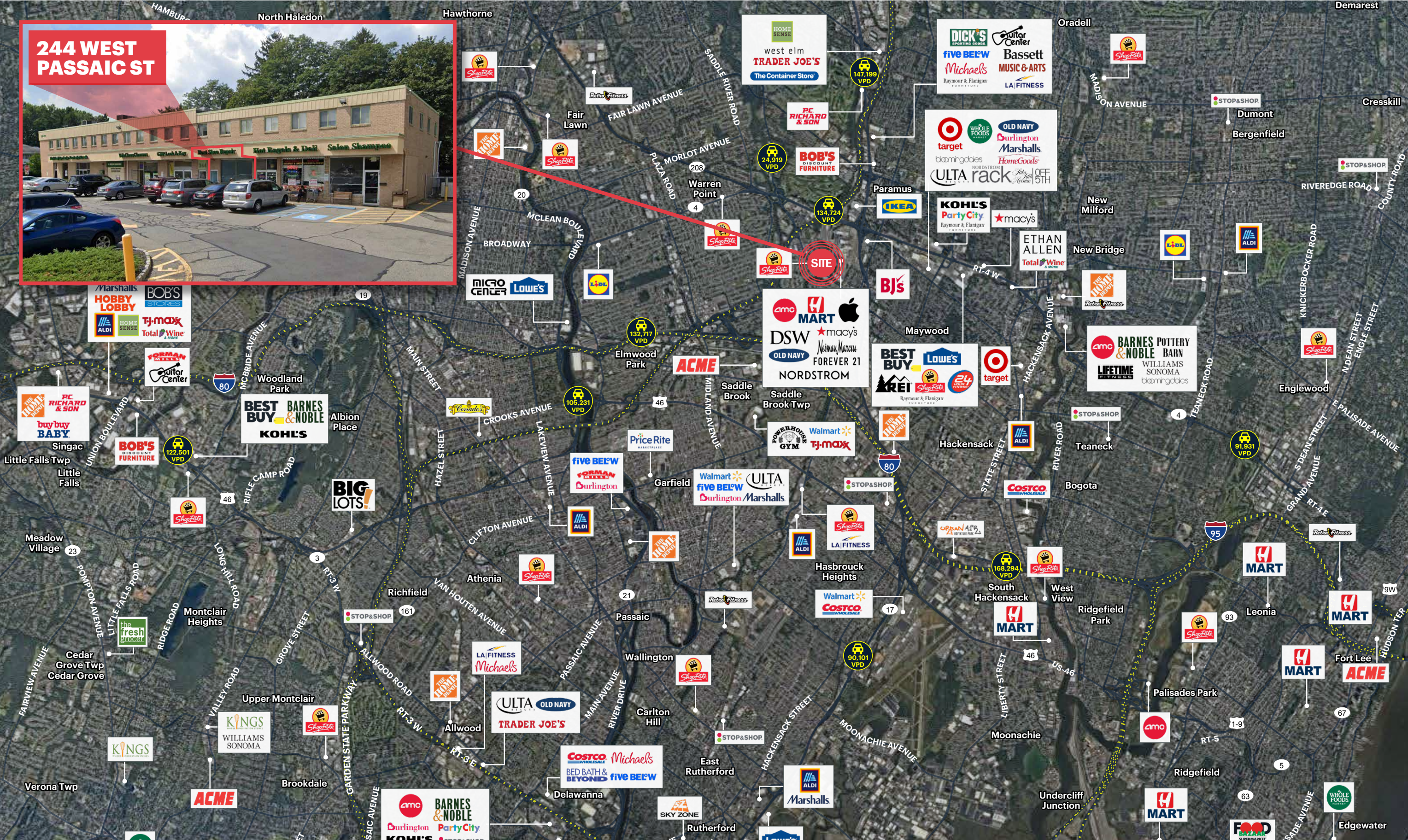
CO-TENANTS
ShopRite, Blue Foundry Bank, ValuClean Cleaners, GSP Lock & Key, Hot Bagels & Deli, Salon Shampoo

NEIGHBORS
Garden State Plaza Mall adjacent, includes: Macy's, Nordstrom, Burberry, Ann Taylor, Gucci, Tory Burch, Lululemon, H&M, Design Within Reach, AMC Theaters

COMMENTS
1.9 M annual visits per Placer.ai

ShopRite Anchored

MARKET AERIAL

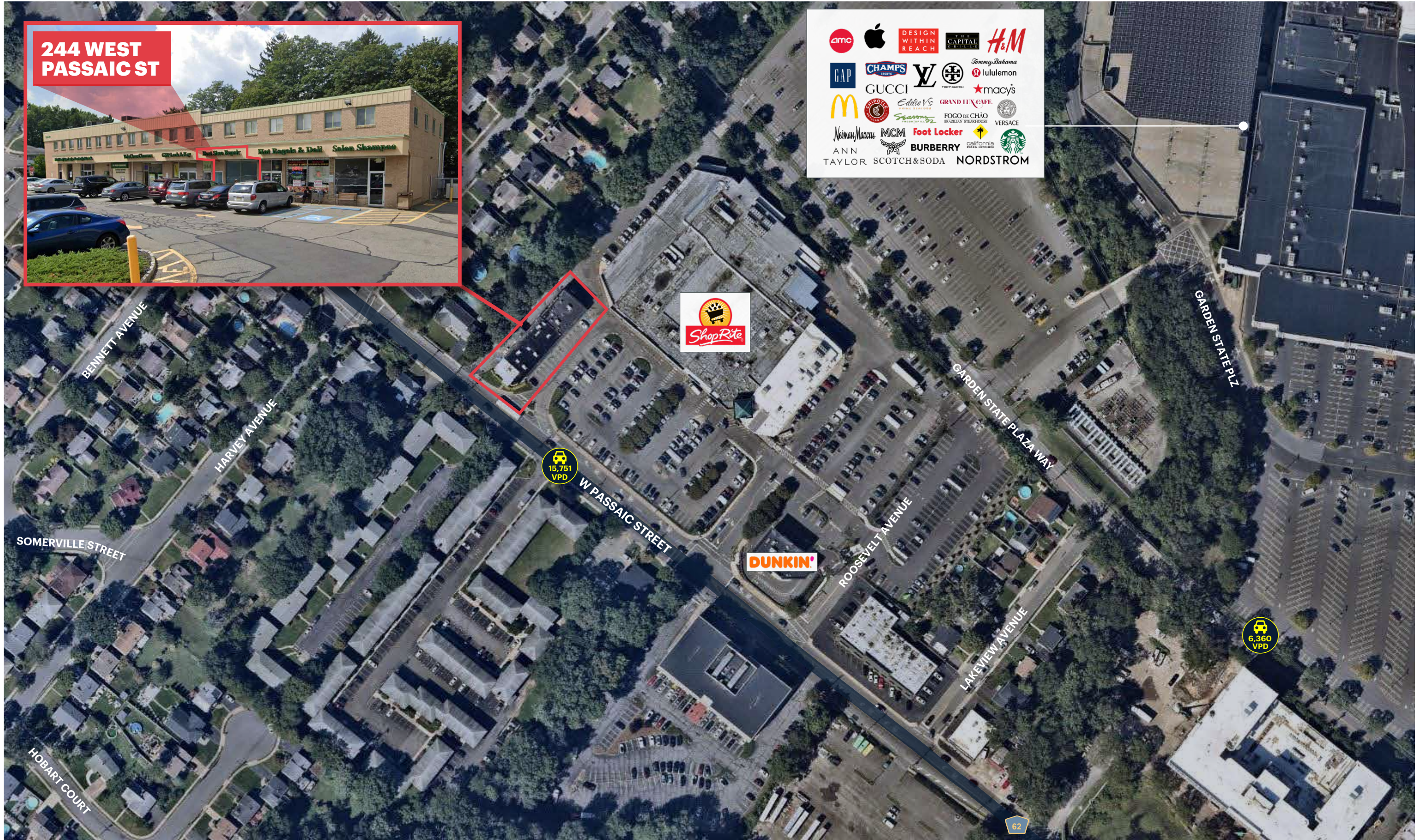


244 WEST
PASSAIC ST

MID-LEVEL AERIAL



ZOOM AERIAL



244 WEST
PASSAIC ST

- AMC
- Apple
- DESIGN WITH REACH
- THE CAPITAL GROUP
- H&M
- GAP
- CHAMPS
- LV
- TOMMY BUCH
- Tommy Bahama
- lululemon
- GUCCI
- MACY'S
- McDonald's
- Eddie V's
- GRAND LUX CAFE
- Neiman Marcus
- MCM
- Foot Locker
- ANN TAYLOR
- BURBERRY
- STARBUCKS
- NORDSTROM

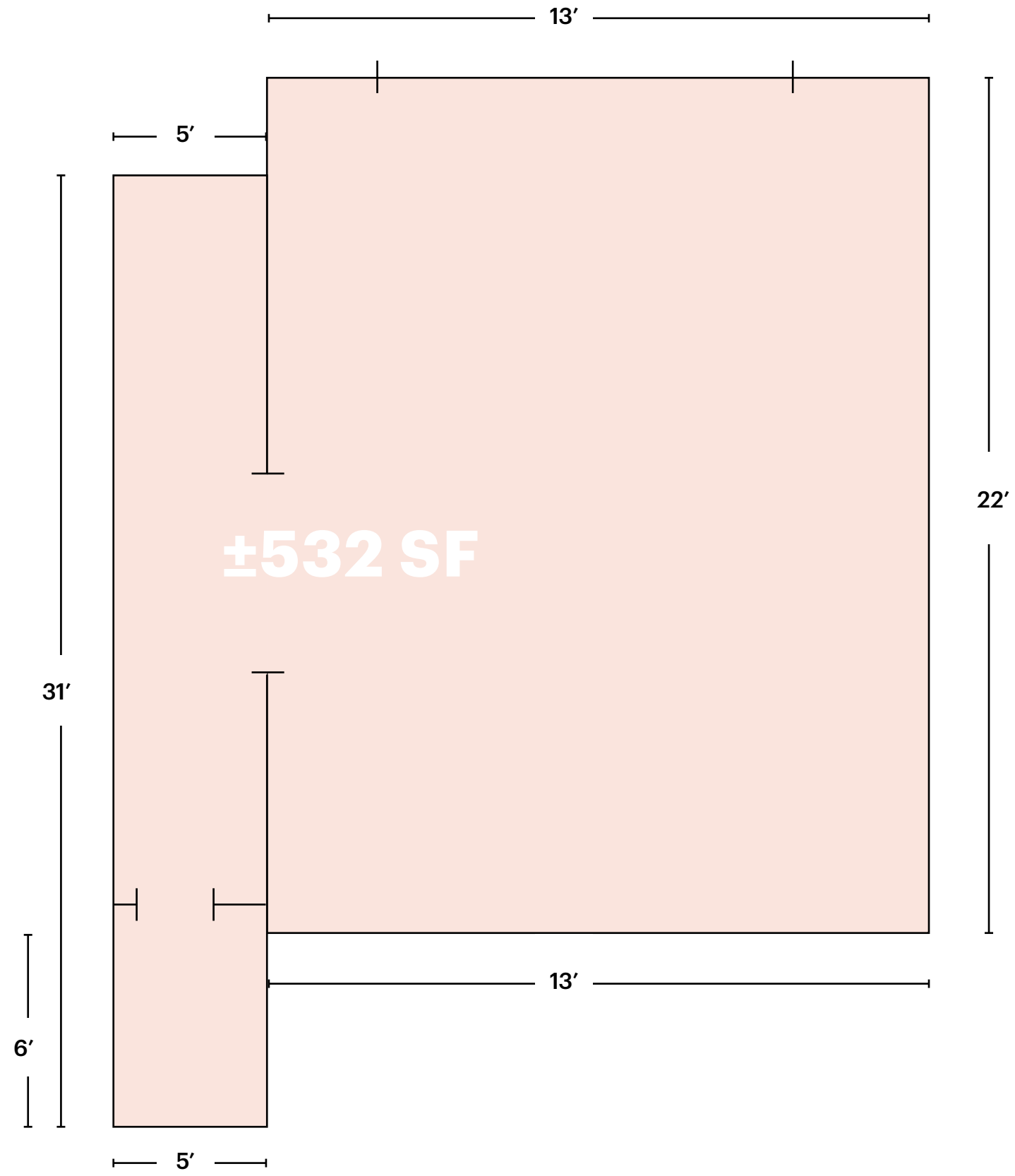


15,751
VPD

6,360
VPD

62

FLOOR PLAN



PLACER.AI REPORT - VISITOR METRICS

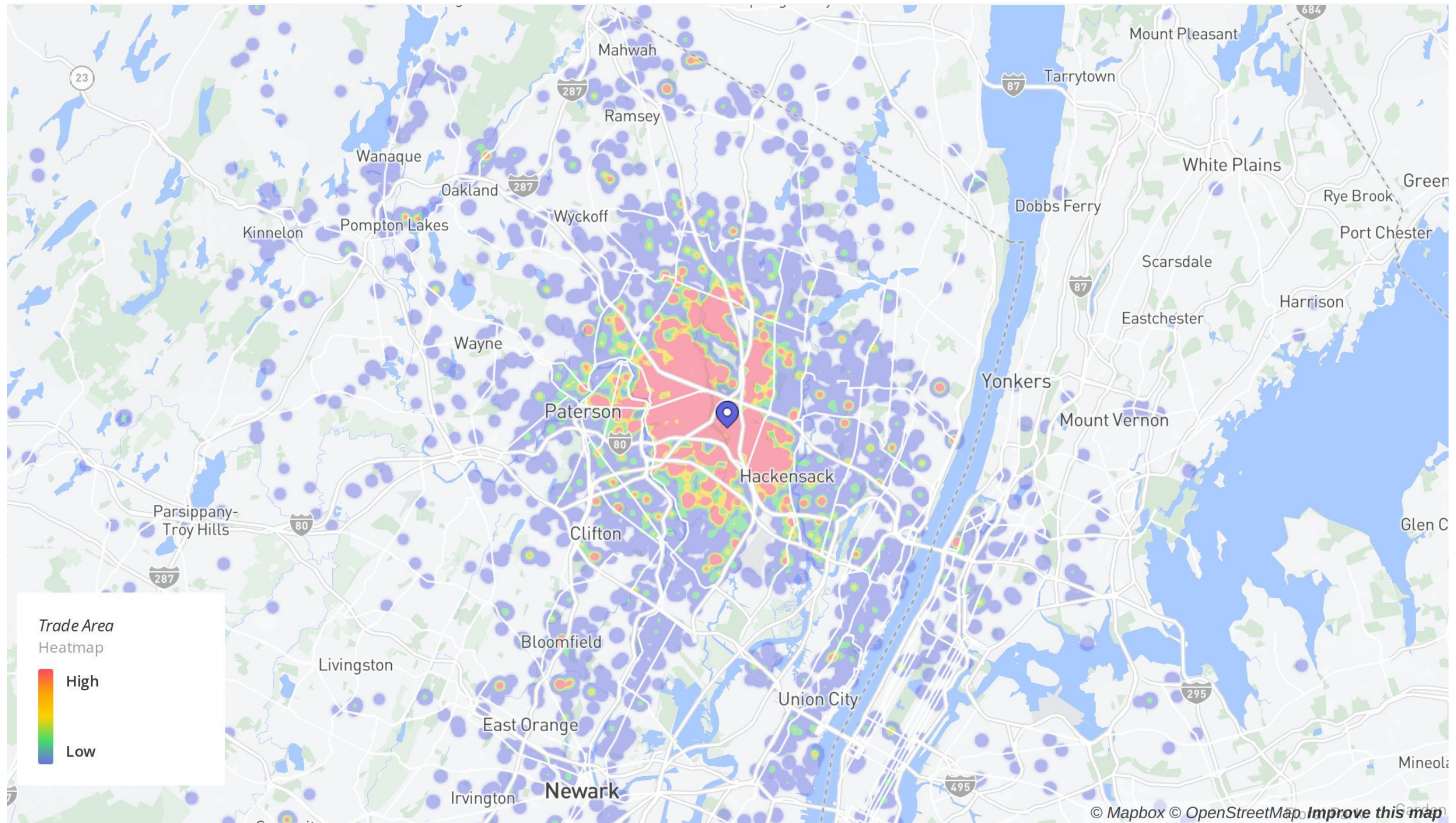
Shoprite Center
220 W Passaic St, Rochelle Park, NJ, NJ 7662

Visits	1.9M	Avg. Dwell Time	40 min
Visits / sq ft	N/A	Panel Visits	47.5K
Size - sq ft	N/A (GLA)	Visits YoY	+3.4%
Visitors	251.9K	Visits Yo2Y	-0.1%
Visit Frequency	7.5	Visits Yo3Y	-0.8%

Sep 1st, 2022 - Aug 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



PLACER.AI REPORT - MARKET LANDSCAPE



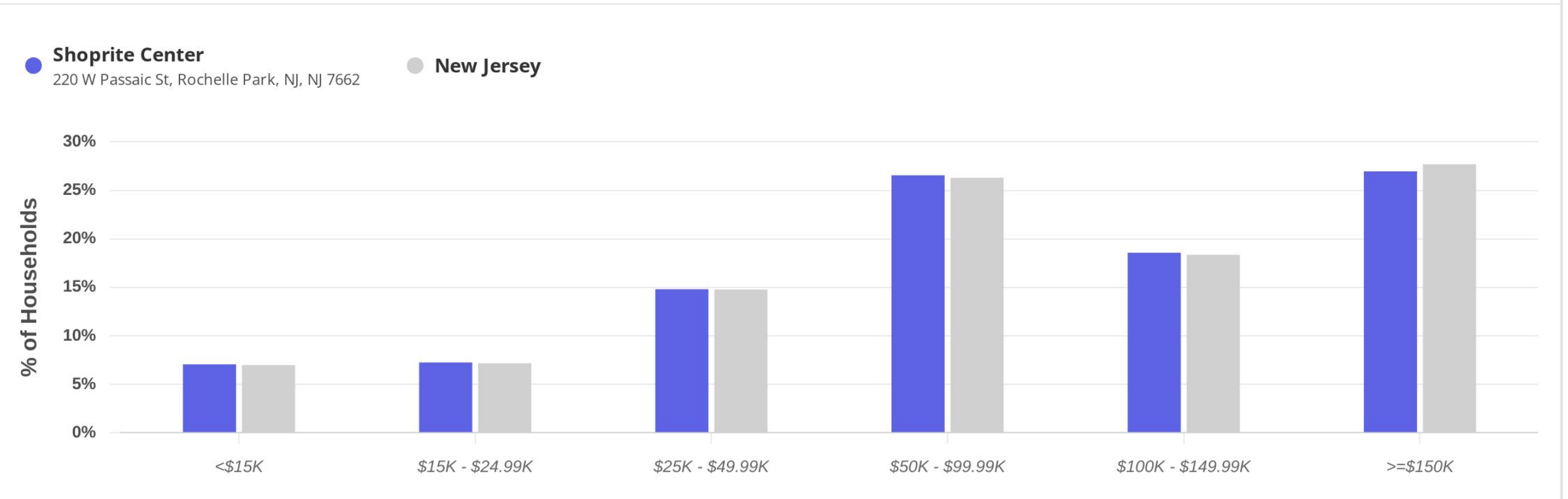
Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

PLACER.AI REPORT - AUDIENCE OVERVIEW

Summary

Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Shoprite Center W Passaic St, Rochelle Par...	\$90.6K	40.8%	41.7	White (49.9%)	2.64
New Jersey	\$91K	41.4%	40.9	White (56.8%)	2.68

Household Income



Ranking Overview

● **Shoprite Center**
220 W Passaic St, Rochelle Park, NJ, NJ 7662

Nationwide

381* / 16,569
ⓘ



New Jersey

6* / 424
ⓘ

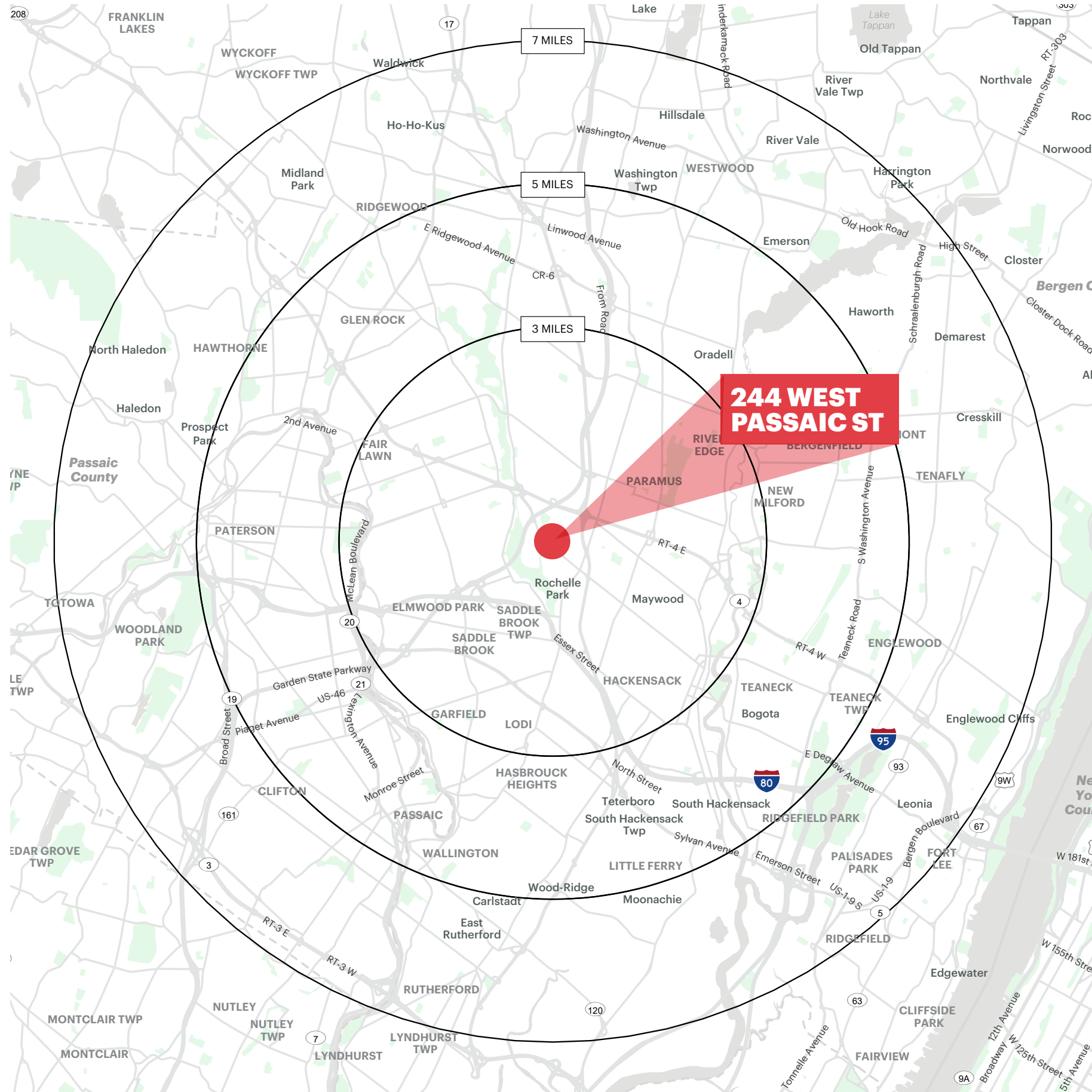


15mi

4* / 198
ⓘ



DEMOGRAPHICS



**244 WEST
PASSAIC ST**

1 MILE RADIUS

POPULATION

189,890

HOUSEHOLDS

71,913

MEDIAN AGE

42.4

COLLEGE GRADUATES (Bachelor's +)

63,821 - 47%

TOTAL BUSINESSES

8,757

TOTAL EMPLOYEES

118,144

TOTAL DAYTIME POPULATION

210,942

AVERAGE HOUSEHOLD INCOME

\$130,691

3 MILE RADIUS

POPULATION

658,758

HOUSEHOLDS

229,883

MEDIAN AGE

38.9

COLLEGE GRADUATES (Bachelor's +)

173,545 - 38%

TOTAL BUSINESSES

24,588

TOTAL EMPLOYEES

290,407

TOTAL DAYTIME POPULATION

626,963

AVERAGE HOUSEHOLD INCOME

\$122,405

5 MILE RADIUS

POPULATION

1,048,636

HOUSEHOLDS

367,892

MEDIAN AGE

39.8

COLLEGE GRADUATES (Bachelor's +)

308,681 - 42%

TOTAL BUSINESSES

39,049

TOTAL EMPLOYEES

448,857

TOTAL DAYTIME POPULATION

980,738

AVERAGE HOUSEHOLD INCOME

\$133,410

*2023 estimates

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