



Confidential, please be discreet. Tenant operating business, employees/customers unaware.

CONTACT EXCLUSIVE AGENTS

MICHAEL HORNE

mhorne@ripconj.com
201.351.8782

STEVEN WINTERS

swinters@ripconj.com
201.335.6050

RIPCO
REAL ESTATE

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

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL SPACE

BRICK, NJ

REDEVELOPMENT SITE

572 Route 70

SIZE

0.67 acres

ASKING RENT

Upon Request

STATUS OF PREMISES

Site available for redevelopment; **may not** be used as a gas station

TERM

Negotiable

COMMENTS

Access from both Route 70 & Chambers Bridge Road

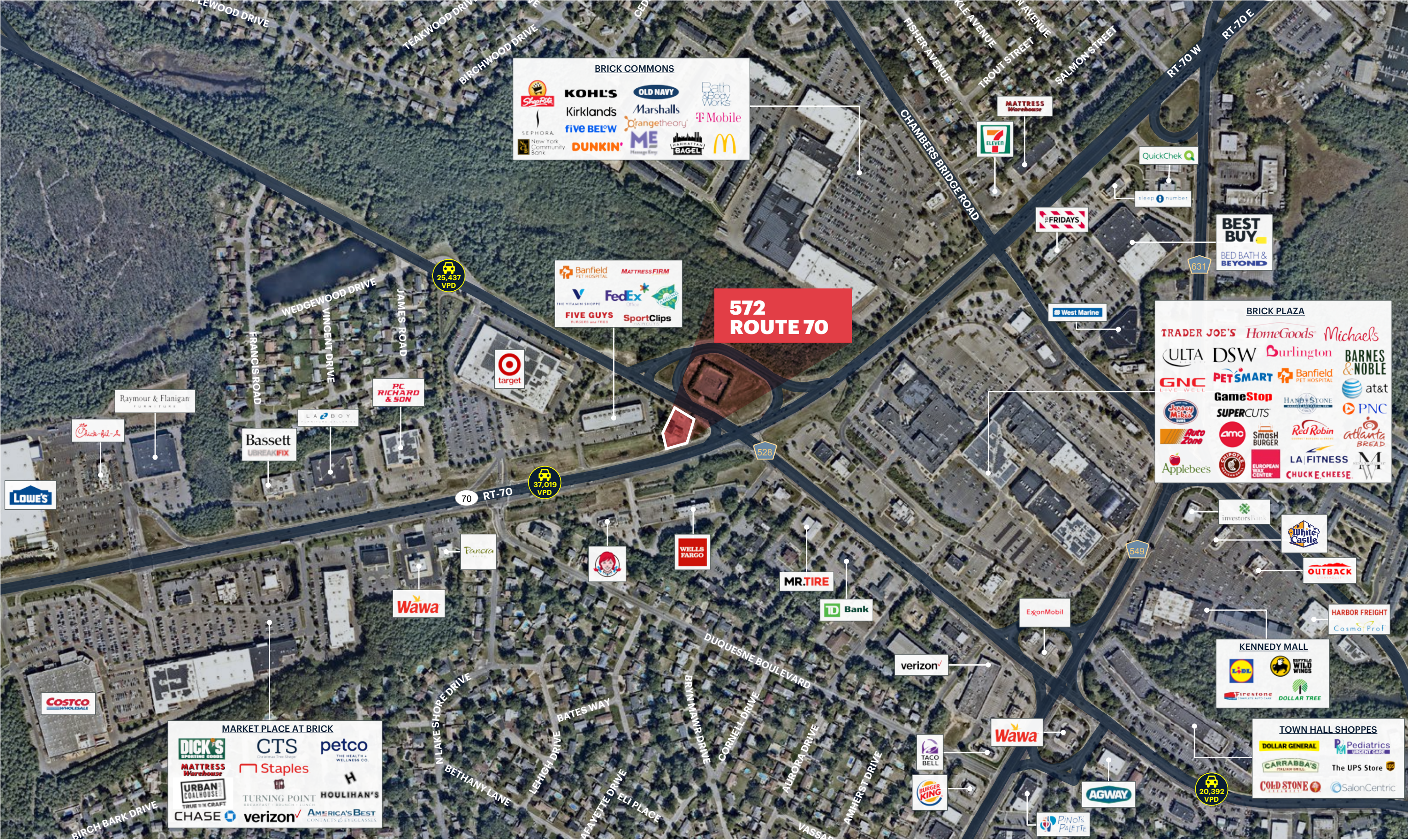
High exposure site at key intersection

Great retail backup including Target, Costco, LA Fitness, Trader Joe's, Shop Rite, Kohl's, Marshalls, Lowe's & Best Buy, to name a few

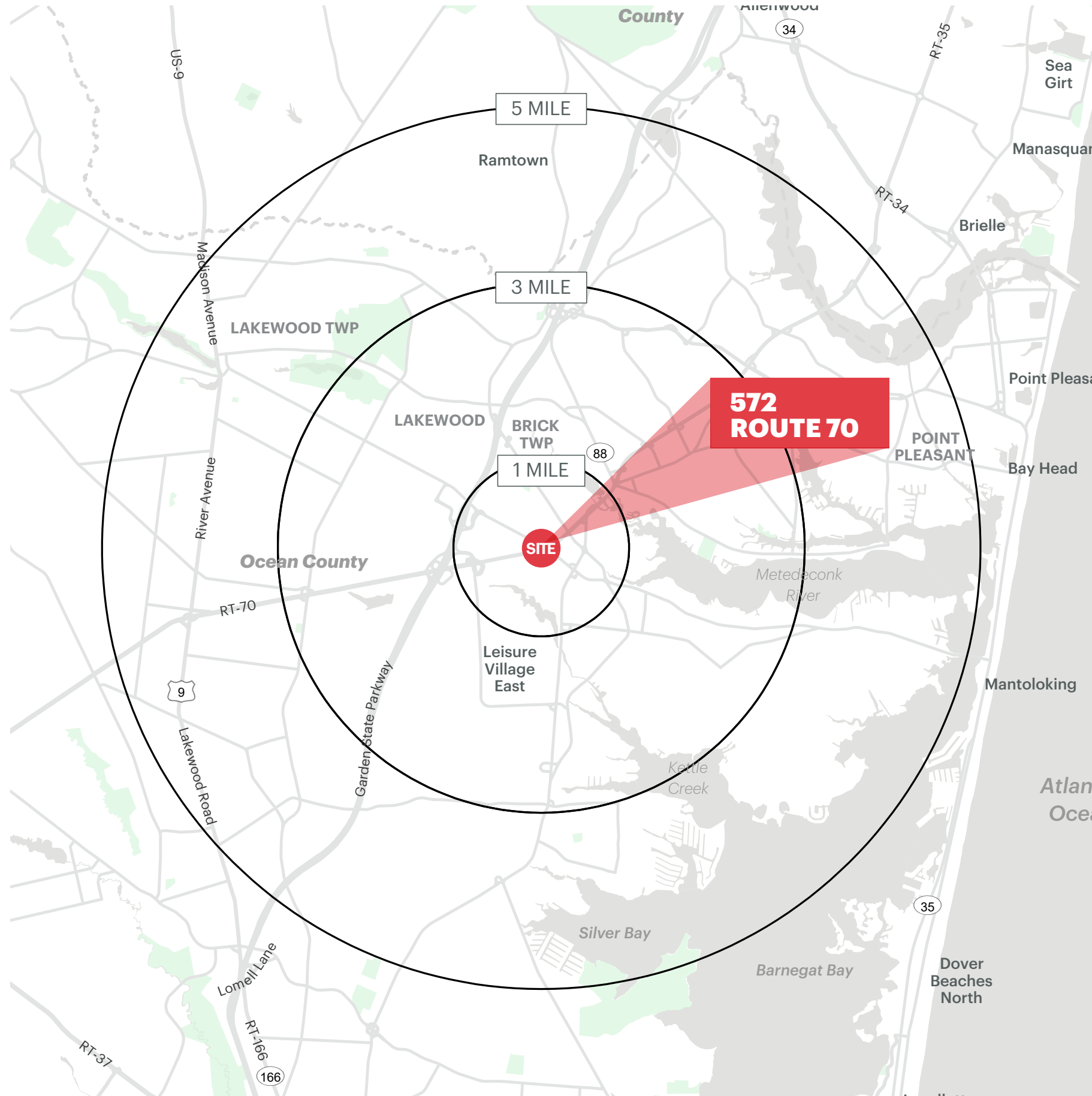
Strong population density and traffic counts

Zoning Permits retail stores, shops, markets, personal services, restaurants, banks, micro breweries and distilleries and care facilities

LOW-LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
8,102

HOUSEHOLDS
3,256

MEDIAN AGE
41.8

COLLEGE GRADUATES (Bachelor's +)
1,519 - 25.0%

TOTAL BUSINESSES
611

TOTAL EMPLOYEES
6,413

AVERAGE HOUSEHOLD INCOME
\$106,183

3 MILE RADIUS

POPULATION
76,398

HOUSEHOLDS
31,317

MEDIAN AGE
48.6

COLLEGE GRADUATES (Bachelor's +)
16,975 - 29.0%

TOTAL BUSINESSES
2,967

TOTAL EMPLOYEES
32,925

AVERAGE HOUSEHOLD INCOME
\$99,528

5 MILE RADIUS

POPULATION
247,487

HOUSEHOLDS
79,909

MEDIAN AGE
36.0

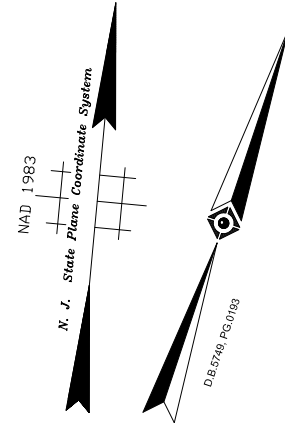
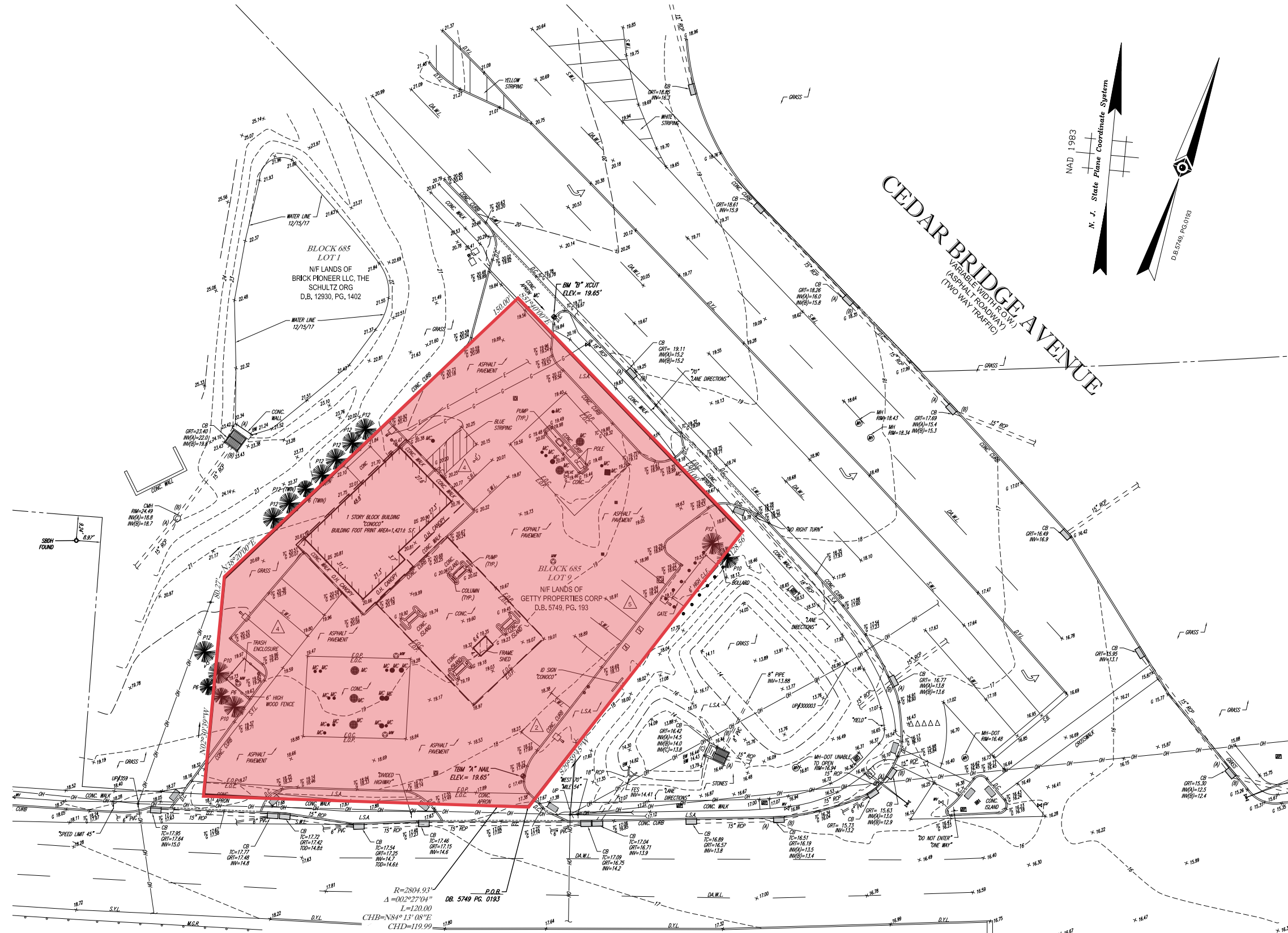
COLLEGE GRADUATES (Bachelor's +)
56,333 - 35.0%

TOTAL BUSINESSES
6,858

TOTAL EMPLOYEES
74,500

AVERAGE HOUSEHOLD INCOME
\$112,841

*2022 estimates



NEW JERSEY STATE HIGHWAY NO. 70
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)

$R=2804.93'$
 $\Delta=002^{\circ}27'04''$
 $L=120.00'$
 $CHB=N84^{\circ}13'08''E$
 $CHD=119.99'$
D.B. 5749 PG. 0193

SURVEY OVERLAY

