

**REDEVELOPMENT SITE**

# 1112 ROUTE 22 WEST

PLEASE BE DISCRETE - Tenant Operating Business. Employees/Customers Unaware.

**CONFIDENTIAL**

MOUNTAINSIDE | NEW JERSEY

**2,532 SF**

available for lease



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

**RIPCO**  
REAL ESTATE



# SPACE DETAILS

## OBLIQUE AERIAL



### SIZE

Land	14,500 SF
Existing Building	1,500 SF
Proposed Building	2,532 SF

### TAXES

\$8.28 PSF (2016)

### NEIGHBORS

Safeguard Self-Storage, Life Storage, Public Storage, Barnes & Noble, Meineke, Outback Steakhouse, Pier 1 Imports, Bob's Stores, BMW, AMC Theaters, Stew Leonard's, Christmas Tree Shops, Panera, Olive Garden

### COMMENTS

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

Prime Route 22 retail property

67,732 VPD traffic count

Great access and visibility from Route 22

Corner location

Summit Road is a feeder to a residential population

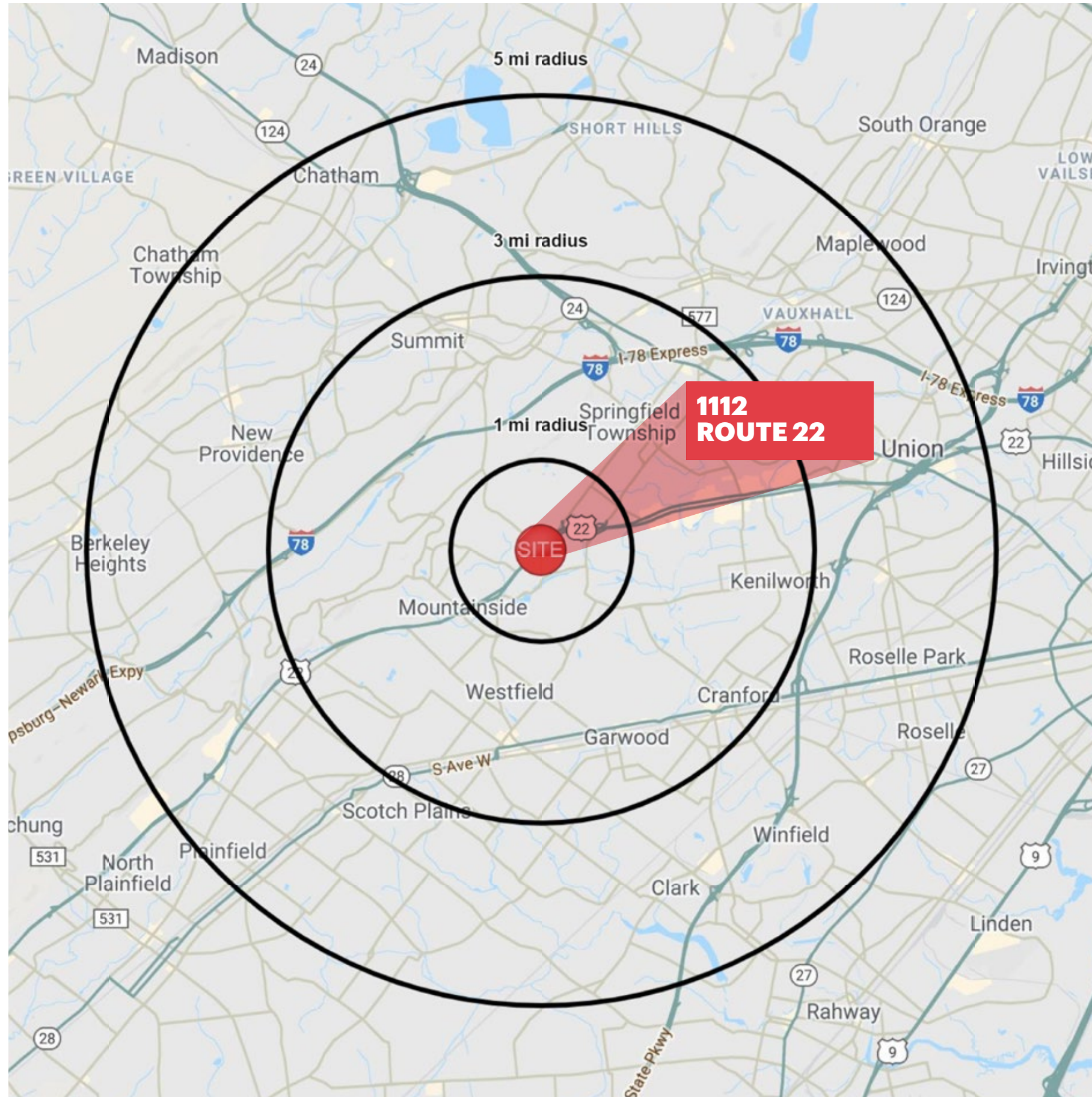


# MARKET AERIAL





## AREA DEMOGRAPHICS



### 1 MILE RADIUS

#### POPULATION

8,572

#### HOUSEHOLDS

3,164

#### MEDIAN AGE

44.1

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

35.5%

#### TOTAL BUSINESSES

625

#### TOTAL EMPLOYEES

8,739

#### AVERAGE HOUSEHOLD INCOME

\$188,637

### 3 MILE RADIUS

#### POPULATION

110,052

#### HOUSEHOLDS

40,290

#### MEDIAN AGE

40.5

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

34.2%

#### TOTAL BUSINESSES

6,229

#### TOTAL EMPLOYEES

63,882

#### AVERAGE HOUSEHOLD INCOME

\$200,834

### 5 MILE RADIUS

#### POPULATION

326,757

#### HOUSEHOLDS

117,652

#### MEDIAN AGE

40.3

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

31.2%

#### TOTAL BUSINESSES

15,143

#### TOTAL EMPLOYEES

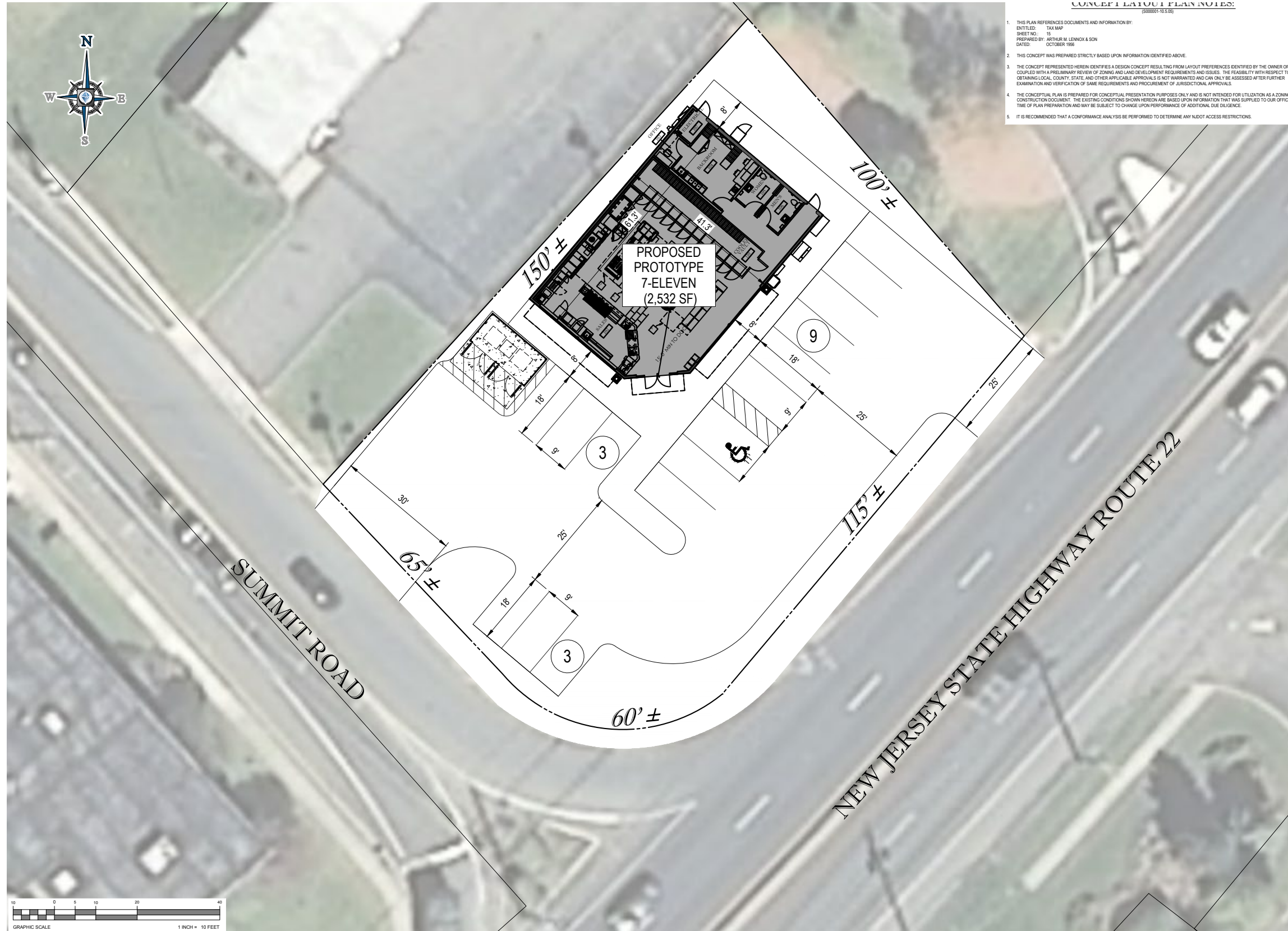
176,175

#### AVERAGE HOUSEHOLD INCOME

\$180,715



# CONCEPT PLAN



## CONTACT EXCLUSIVE AGENTS

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