



## RETAIL SPACE

# RAMSEY, NJ

475-495 FRANKLIN TURNPIKE

### SIZE

1,400 SF Endcap with Drive-Thru	\$50 PSF gross
1,000 SF (Former Yoga)	\$3,500/month gross
1,000 SF (Former Office)	\$3,500/month gross
2,200 SF Second Floor (Former Office)	\$3,500/month gross

### POSSESSION

Immediate

### GLA

9,445 SF Total

### PARKING

67 Spaces

### CO-TENANTS

T-Mobile, Johnny's Pizza, Dentist, Nail Salon, Hair Salon

### NEIGHBORS

ShopRite, Uncle Giuseppe's, Aldi, Kohl's, CityMD, Panera, Chick-fil-A, Walgreens, Chase Bank, Starbucks, FedEx Office, Jersey Mike's, Chipotle, Dunkin', Pet Goods, Staples, Ulta Beauty

## CONTACT EXCLUSIVE AGENT

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**RIPCO**  
REAL ESTATE

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Please visit us at [ripconj.com](http://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.



# MARKET AERIAL



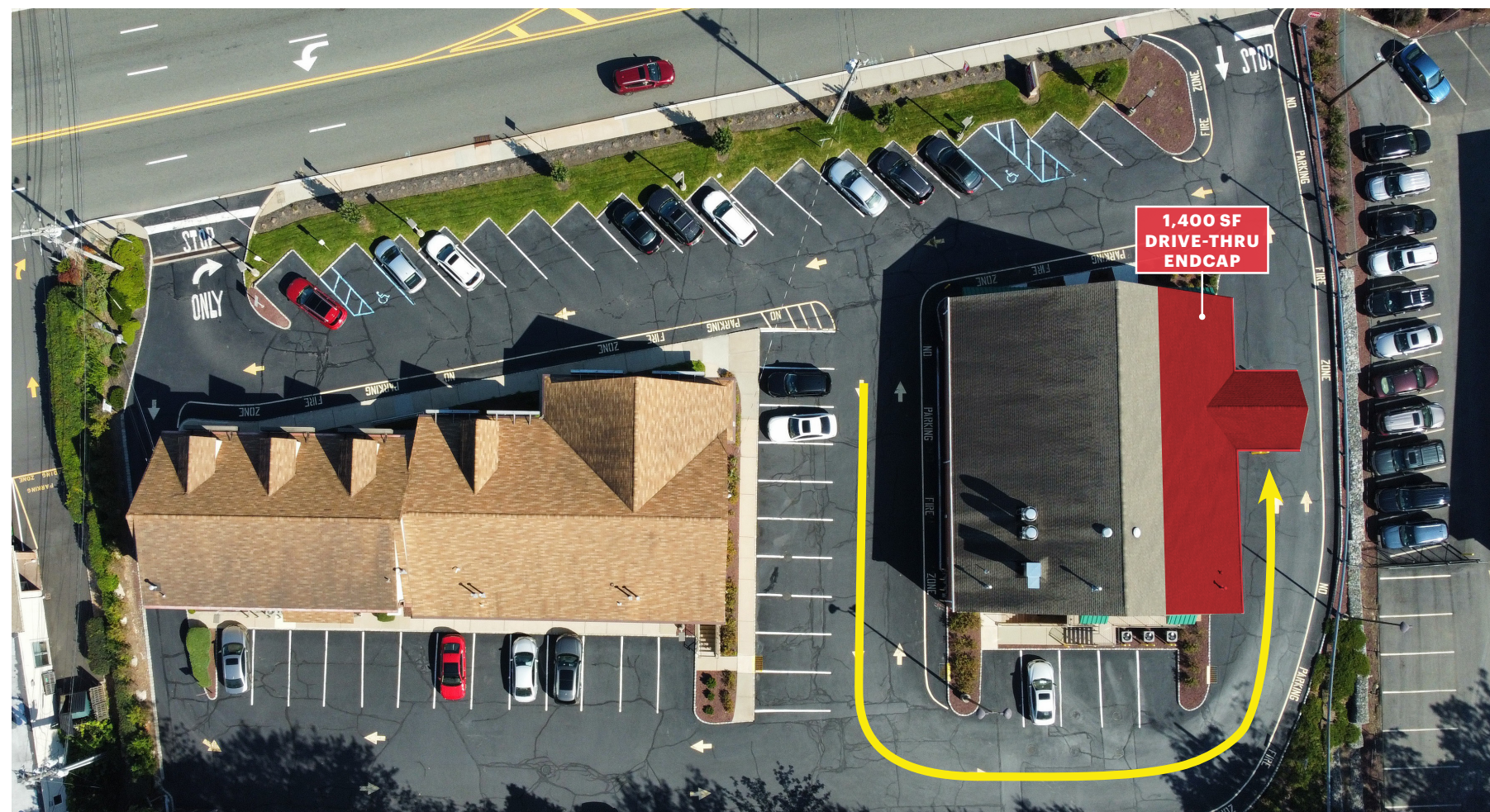


# ZOOM AERIAL





**1,400 SF DRIVE-THRU ENDCAP - PHOTOS**





**RETAIL/OFFICE SPACES - PHOTOS**

**FORMER YOGA/FITNESS SPACE - 1,000 SF**



**GROUND FLOOR - 1,000 SF**

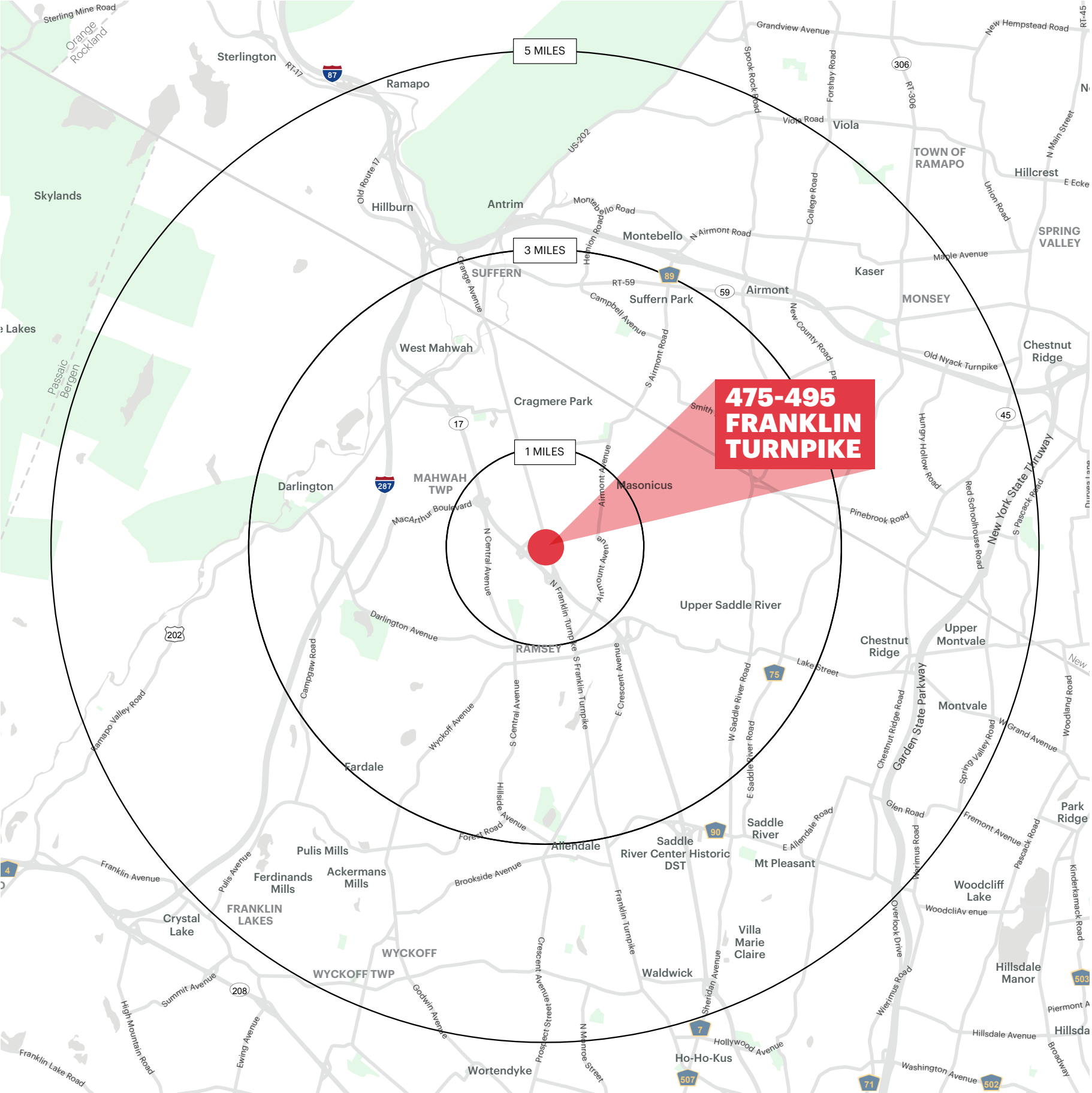


**SECOND FLOOR OFFICE - 2,200 SF**





# DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
8,857  
**HOUSEHOLDS**  
3,937  
**MEDIAN AGE**  
42.6  
**COLLEGE GRADUATES (Bachelor's +)**  
4,745 - 71%

**TOTAL BUSINESSES**  
693  
**TOTAL EMPLOYEES**  
8,735  
**TOTAL DAYTIME POPULATION**  
12,619  
**AVERAGE HOUSEHOLD INCOME**  
\$187,353

## 3 MILE RADIUS

**POPULATION**  
63,177  
**HOUSEHOLDS**  
23,079  
**MEDIAN AGE**  
42.4  
**COLLEGE GRADUATES (Bachelor's +)**  
27,372 - 62%

**TOTAL BUSINESSES**  
2,924  
**TOTAL EMPLOYEES**  
39,281  
**TOTAL DAYTIME POPULATION**  
71,668  
**AVERAGE HOUSEHOLD INCOME**  
\$187,427

## 5 MILE RADIUS

**POPULATION**  
154,037  
**HOUSEHOLDS**  
50,137  
**MEDIAN AGE**  
44.1  
**COLLEGE GRADUATES (Bachelor's +)**  
56,720 - 56%

**TOTAL BUSINESSES**  
7,257  
**TOTAL EMPLOYEES**  
92,183  
**TOTAL DAYTIME POPULATION**  
175,291  
**AVERAGE HOUSEHOLD INCOME**  
\$179,884

\*2024 estimates