



## RETAIL SPACE

# VERNON, NJ

## REDEVELOPMENT SITE

81 NJ - 94

### SIZE

1.43 acres

### ASKING RENT

Upon Request

### STATUS OF PREMISES

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

### TERM

Negotiable

### COMMENTS

Land Lease or build to suit

Excellent visibility & exposure

Convenient location

Zoning permits: banks w drive thru, convenience stores, office, retail, restaurant/fast food and medical offices

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

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
REAL ESTATE

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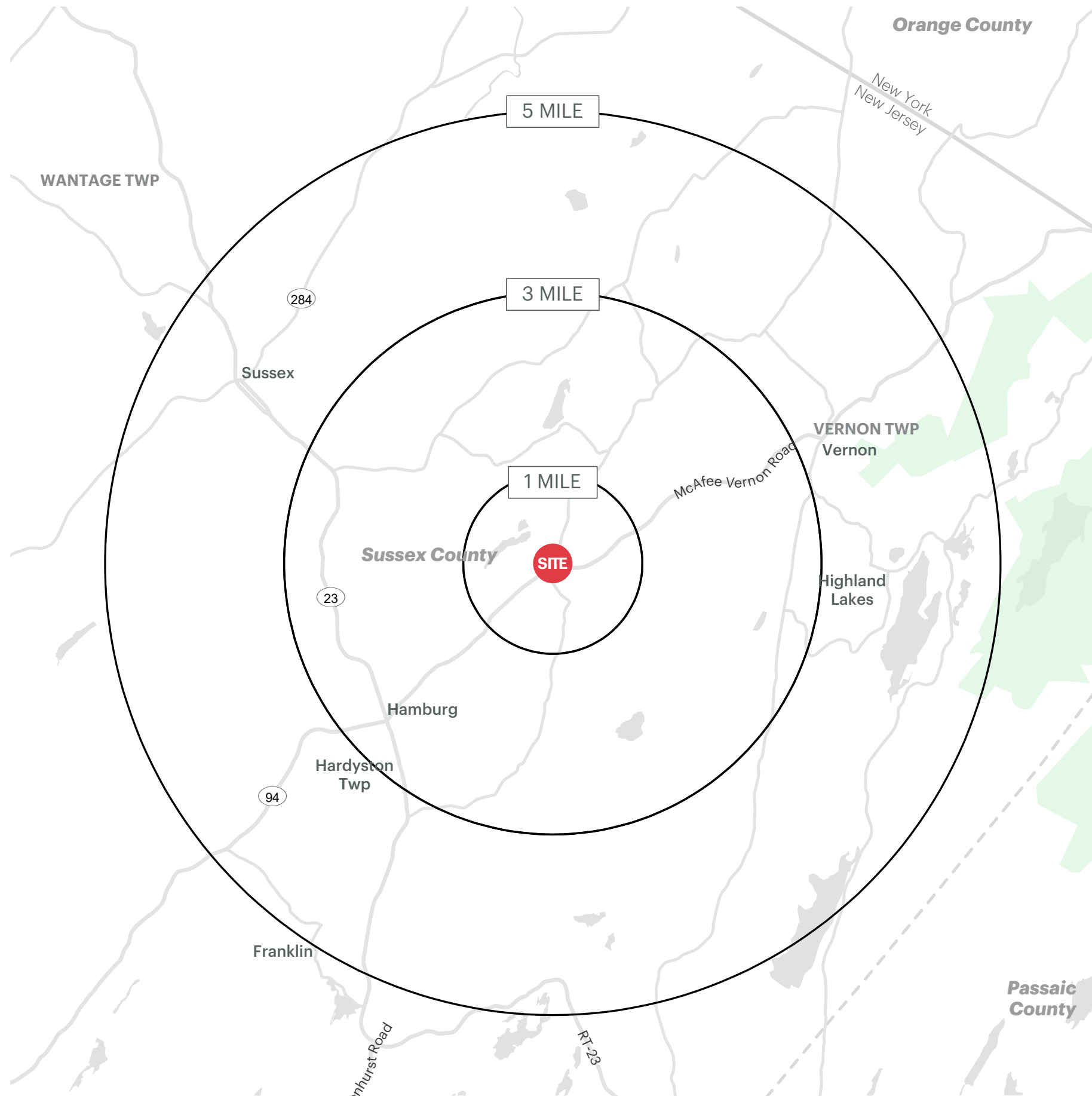
Please visit us at [ripconj.com](http://ripconj.com) for more information

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# LOW-LEVEL AERIAL



# DEMOGRAPHICS



## **1 MILE RADIUS**

**POPULATION**  
2,516

**HOUSEHOLDS**  
998

**MEDIAN AGE**  
42.2

**COLLEGE GRADUATES (Bachelor's +)**  
486 - 26.0%

**TOTAL BUSINESSES**  
75

**TOTAL EMPLOYEES**  
564

**AVERAGE HOUSEHOLD INCOME**  
\$141,829

## **3 MILE RADIUS**

**POPULATION**  
15,018

**HOUSEHOLDS**  
6,372

**MEDIAN AGE**  
44.1

**COLLEGE GRADUATES (Bachelor's +)**  
4,182 - 37.0%

**TOTAL BUSINESSES**  
550

**TOTAL EMPLOYEES**  
5,502

**AVERAGE HOUSEHOLD INCOME**  
\$136,100

## **5 MILE RADIUS**

**POPULATION**  
34,705

**HOUSEHOLDS**  
14,378

**MEDIAN AGE**  
43.5

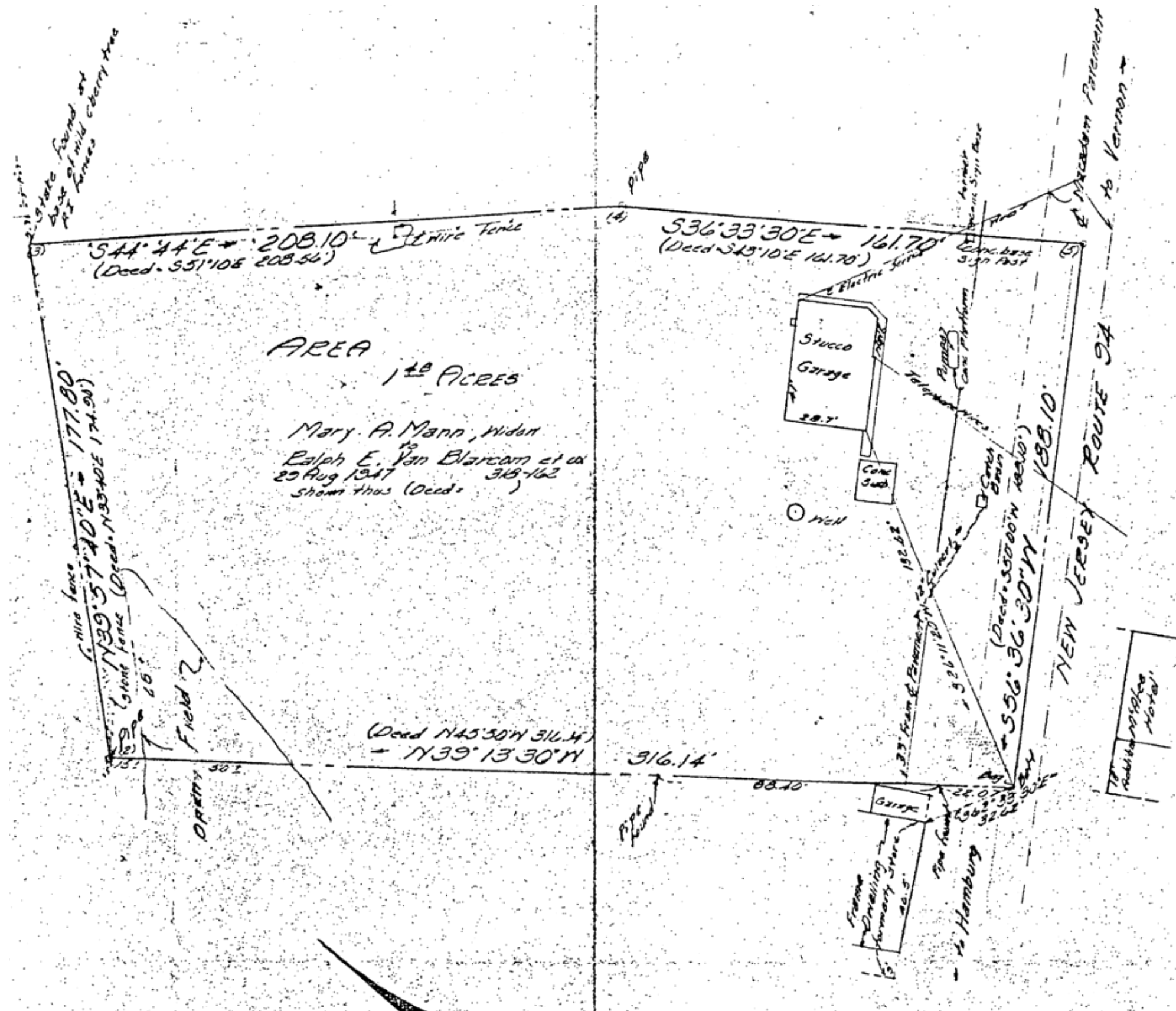
**COLLEGE GRADUATES (Bachelor's +)**  
8,934 - 35.0%

**TOTAL BUSINESSES**  
1,203

**TOTAL EMPLOYEES**  
11,616

**AVERAGE HOUSEHOLD INCOME**  
\$130,362

\*2022 estimates



# SURVEY OVERLAY

