



RETAIL SPACE AVAILABLE



**10 GREEN STREET @
RAHWAY AVENUE**
WOODBIDGE | NEW JERSEY

**1,400 SF -
3,300 SF**
Available

RIPCO
REAL ESTATE
www.ripconj.com



SPACE DETAILS



LOCATION

Avenue & Green
10 Green Street @ Rahway Avenue, Woodbridge, NJ

SPACE AVAILABLE

Space #1	2,040 SF
Space #2	3,300 SF (divisible)
Space #3	2,040 SF

DELIVERY

Immediate

ASKING RENT

Upon Request

FIXED CAM, TAXES AND INSURANCE

\$8 PSF with 4% annual increases

RETAIL GLA

11,796 SF of Retail

PARKING

Ample Surface Parking

COMMENTS

- New mixed-use development at train station
- 232 Residential Units on Site - Fully Occupied!
- Pylon/Monument Signage
- Traffic Light Intersection
- Very Dense Market: 126,770 people living within 3 miles
- Heavy Daytime Population: 99,834 people working within 3 miles
- Walgreens across the street

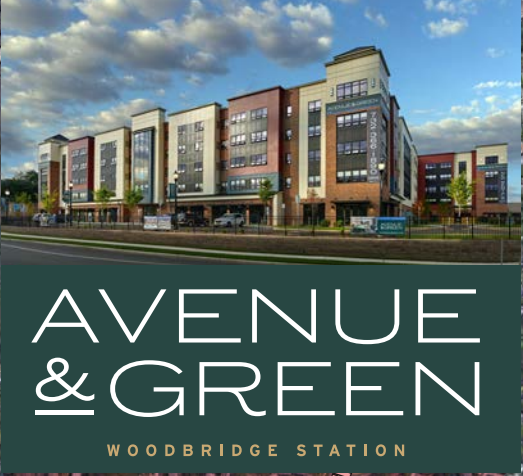
MARKET AERIAL



Woodbridge High School
1,521 students

Woodbridge Crossing
Burlington Thomasville
Party City BIG LOTS! Marshalls

Plaza at Woodbridge
SUPERCUTS
Ritas MCDONALD'S CRUNCH
SUBWAY PAPA JOHN'S PIZZA



Thomas Edison Travel Plaza
Starbucks Carvel BURGER KING

Woodbridge Center
Boscov's macy's
EXPRESS DICK'S SPORTING GOODS
JCPenney carter's
FOREVER 21 verizon

1 mile radius

DUNKIN'

Woodbridge Train Station
1,686 riders/weekday

MODERA

Walgreens

Woodbridge Municipal Court

CVS pharmacy

Crosspointe Town Square
LOWE'S ME five below
Wegmans HomeGoods
BOB'S FURNITURE

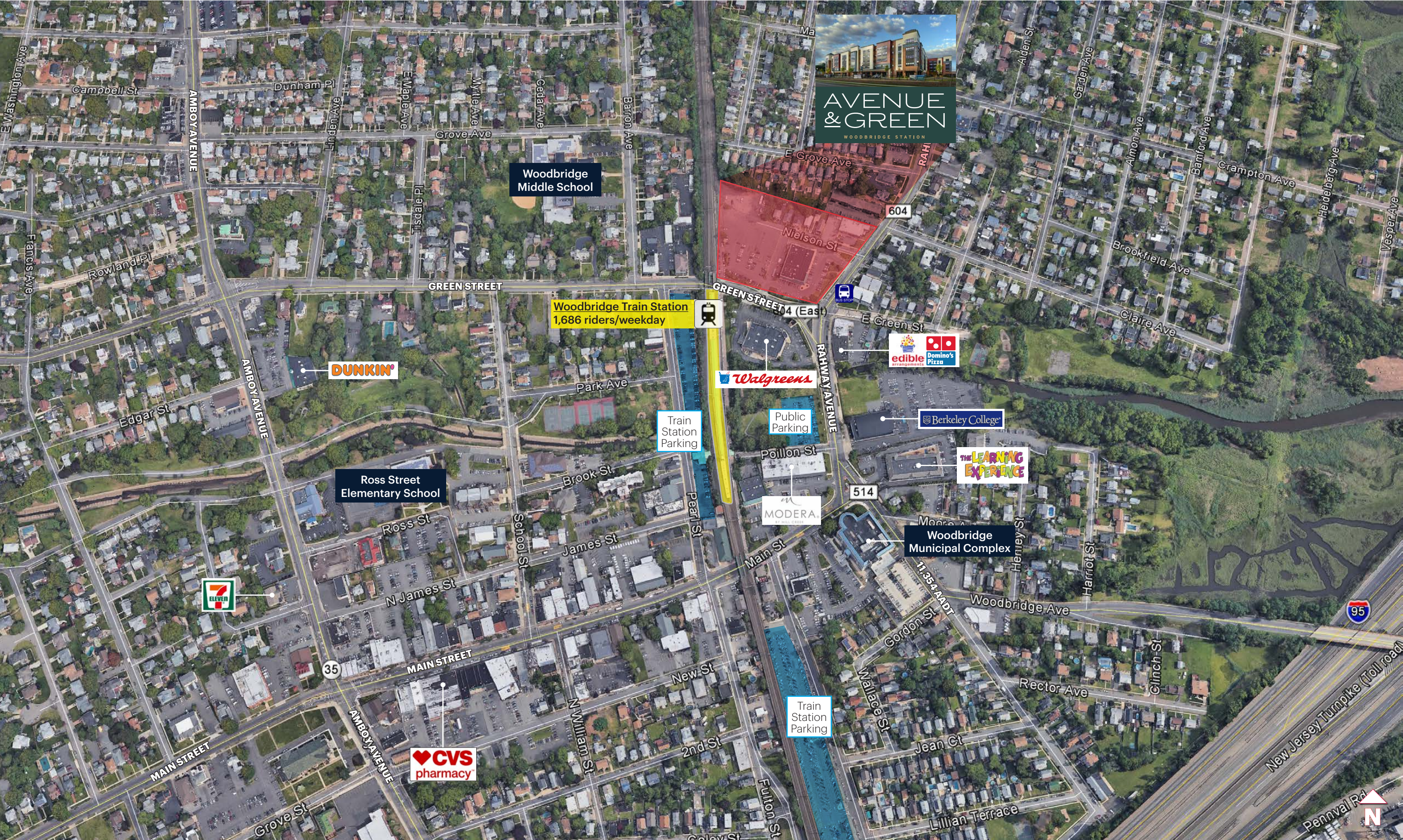
Woodbridge Center
Plaza Apartments

Residence Inn Marriott

THE WILLOWS



MID-LEVEL AERIAL



AVENUE & GREEN
WOODBRIDGE STATION

Woodbridge Middle School

Woodbridge Train Station
1,686 riders/weekday

DUNKIN'

Ross Street Elementary School

7 ELEVEN

CVS pharmacy

Walgreens

Train Station Parking

MODERA

Public Parking

edible
Domino's Pizza

Berkeley College

THE LEARNING EXPERIENCE

Woodbridge Municipal Complex

Train Station Parking

95

N

LOW-LEVEL AERIAL



Woodbridge Middle School

AVENUE & GREEN
WOODBRIDGE STATION

Santander

Gentle Dental Care

Costello-Greiner Funeral Home

Dental/Plumbing/Music Academy

GREEN STREET

Entrance to NJ Transit Station

Woodbridge Train Station
1,686 riders/weekday

Yoshi Sushi and Teriyaki

Train Station Parking

Walgreens

edible
Domino's Pizza

Additional Train Station Parking

MODERA
BY MILL CREEK

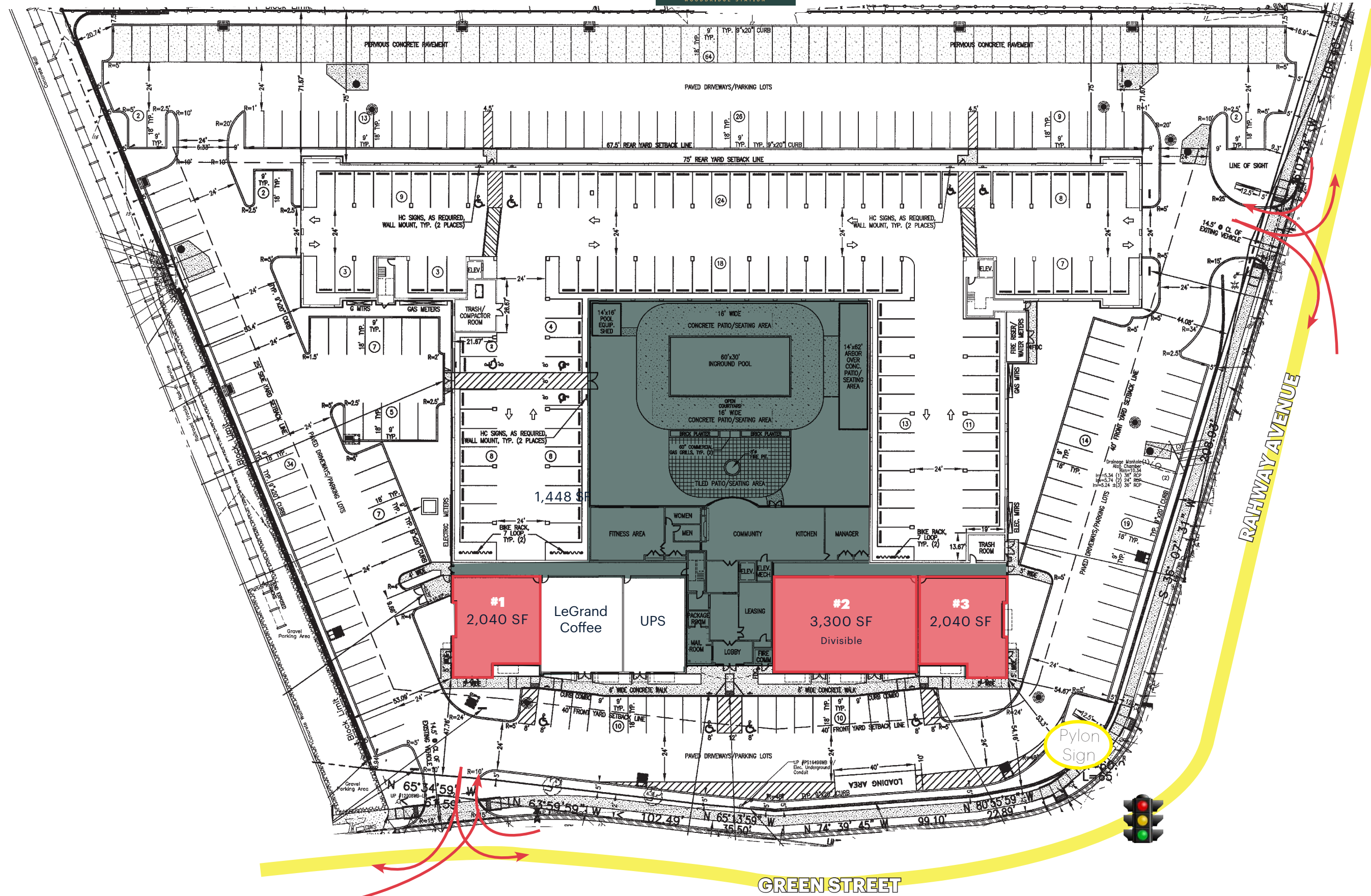
Public Parking

Berkeley College



SITE PLAN

AVENUE & GREEN
WOODBRIDGE STATION



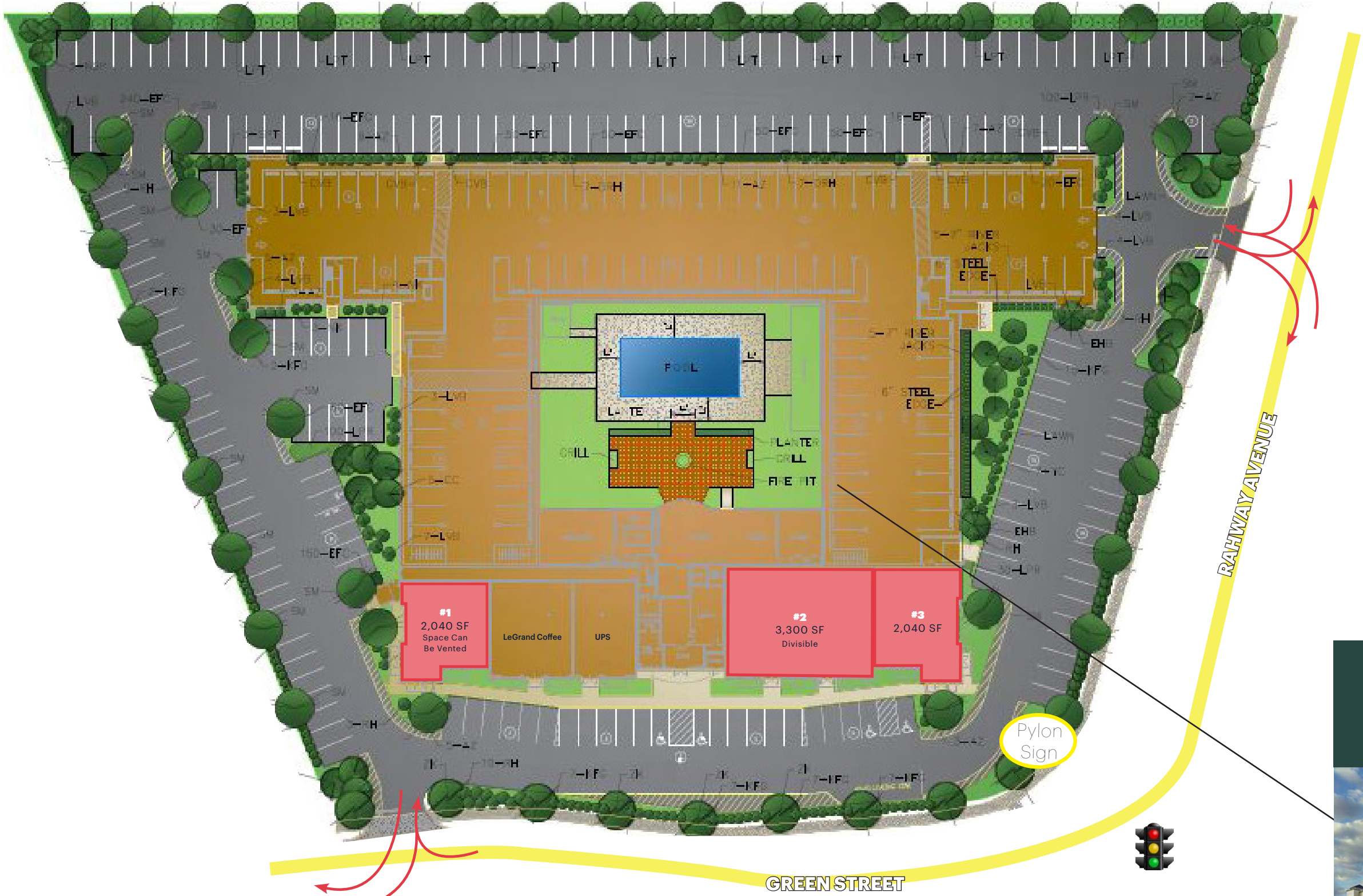
Woodbridge Train Station
1,686 riders/weekday



LEASING PLAN



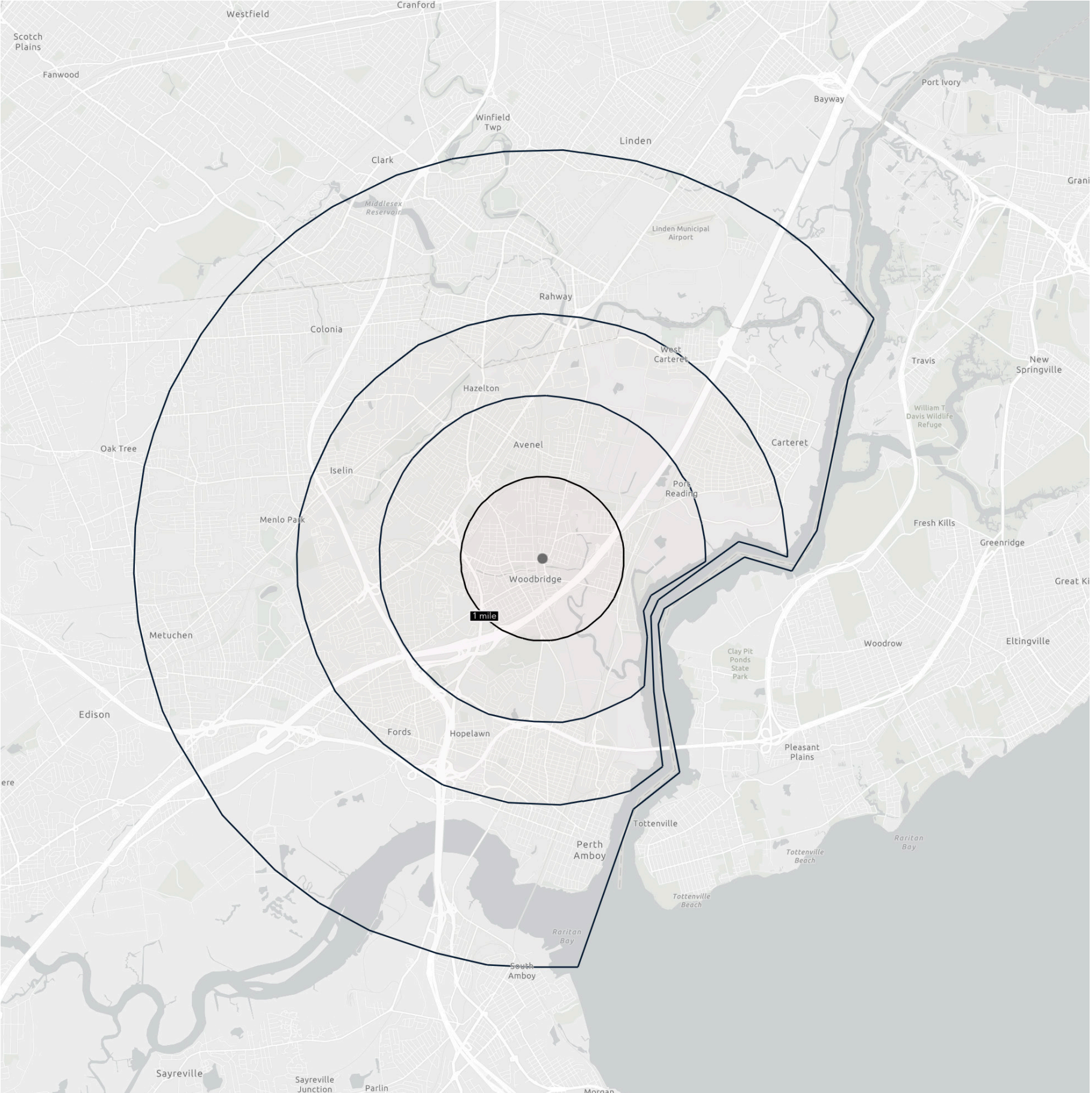
SITE PLAN



Woodbridge Train Station
1,686 riders/weekday



DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	15,881
2 miles	56,017
3 miles	138,458
5 miles	292,756

TOTAL EMPLOYEES

1 mile	5,839
2 miles	30,844
3 miles	60,961
5 miles	139,353

ESTIMATED DAYTIME POPULATION

1 mile	13,388
2 miles	57,689
3 miles	129,814
5 miles	285,108

COLLEGE GRADUATES

1 mile	32%
2 miles	39%
3 miles	34%
5 miles	39%

AVERAGE HOUSEHOLD INCOME

1 mile	\$115,803
2 miles	\$115,014
3 miles	\$113,174
5 miles	\$123,630

TOTAL HOUSEHOLDS

1 mile	5,958
2 miles	21,124
3 miles	48,361
5 miles	102,272

TOTAL BUSINESSES

1 mile	635
2 miles	1,944
3 miles	4,087
5 miles	9,356

2023 estimates
*excludes NYC

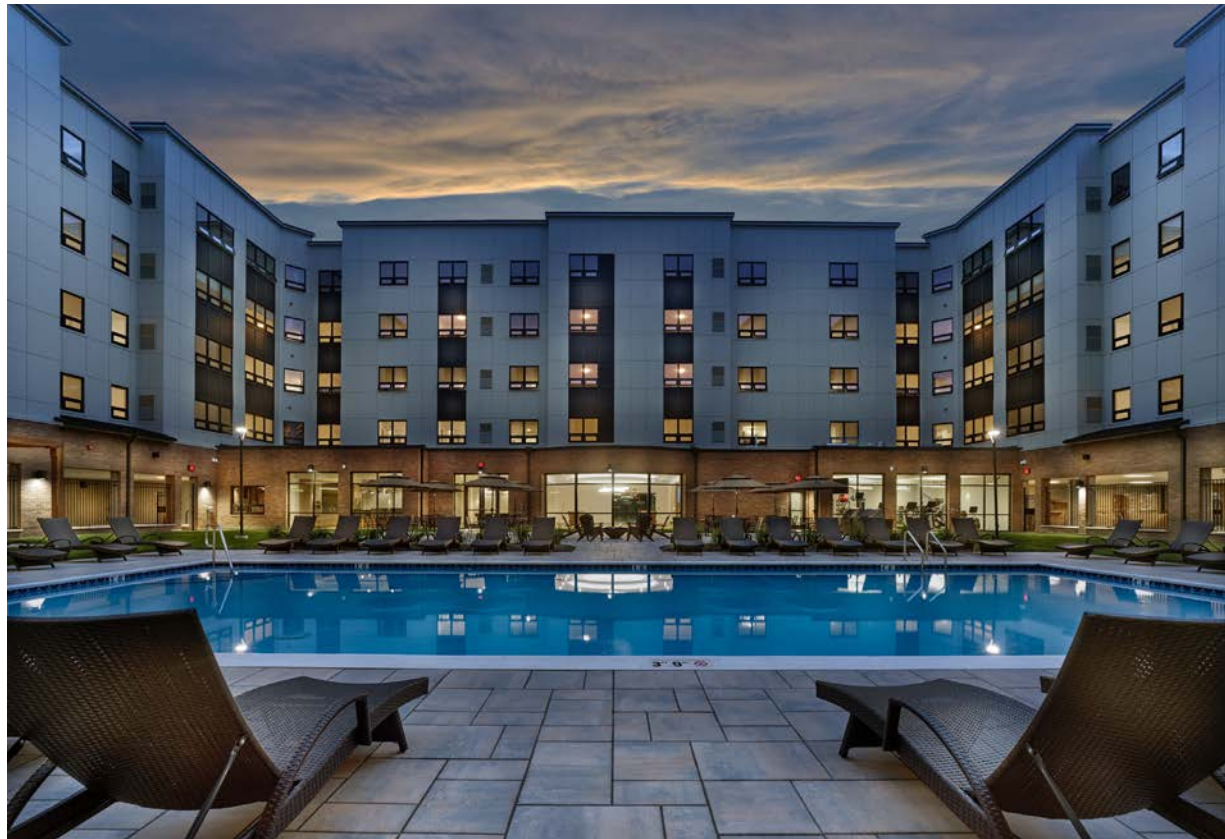
SITE PLAN



CONTACT EXCLUSIVE AGENTS

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Please visit us at ripconj.com for more information

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