Fairfield Marketplace

RIPCO
RETAIL LEASING

480 US-46 East & Fairfield Road
Fairfield, NJ | Essex County

For Lease



Rendering of Proposed Facade

2,040 SF Drive Thru End Cap Available! Join

POTBELLY SANDWICH WORKS · Pink Pistachio CAFE · PILATES ADDICTION · spavia

New Retail Center | Delivery December 1, 2026

Space Details



Space Available	Space A - 2,040 SF - Endcap Drive-thru Space D - 1,700 SF Space E - 2,022 SF 85’ feet deep
GLA	21,671 SF
Rent	Upon request
Parking Ratio	Just over 5:1
Neighbors	McDonald’s, Dunkin’, Target, Manhattan Bagel, WaWa, Raymour & Flanigan, Ashley Furniture, Planet Fitness, Retro Fitness, Dollar Tree, Anik Greek Kitchen, Pilates Addiction
Attributes	Delivery 12/1/26 Strong Traffic Counts - 45,000 VPD on US-46 - 8,400 VPD on Fairfield Road Great Access - US-46, just west of east/west turn-around for regional traffic - Fairfield Road for local traffic Highway Signage - On US-46 & Fairfield Road



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Contact Exclusive Agents

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Site Plan



Space	Tenant	Size
A	Available - Endcap Drive-thru	2,040 SF
B	National Burger - In Lease	2,500 SF
C	National Fitness - In Lease	2,713 SF
D	Available	1,700 SF
E	Available	2,022 SF
F	Potbelly Sandwich Works	1,803 SF
G	Pilates Addiction	2,182 SF
I	Spavia	2,975 SF
J	Pink Pistachio Cafe	3,400 SF

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Delivery: 12/1/26



*Photo as of September 2026

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Great Access - US-46 Turn-Around & Fairfield Rd



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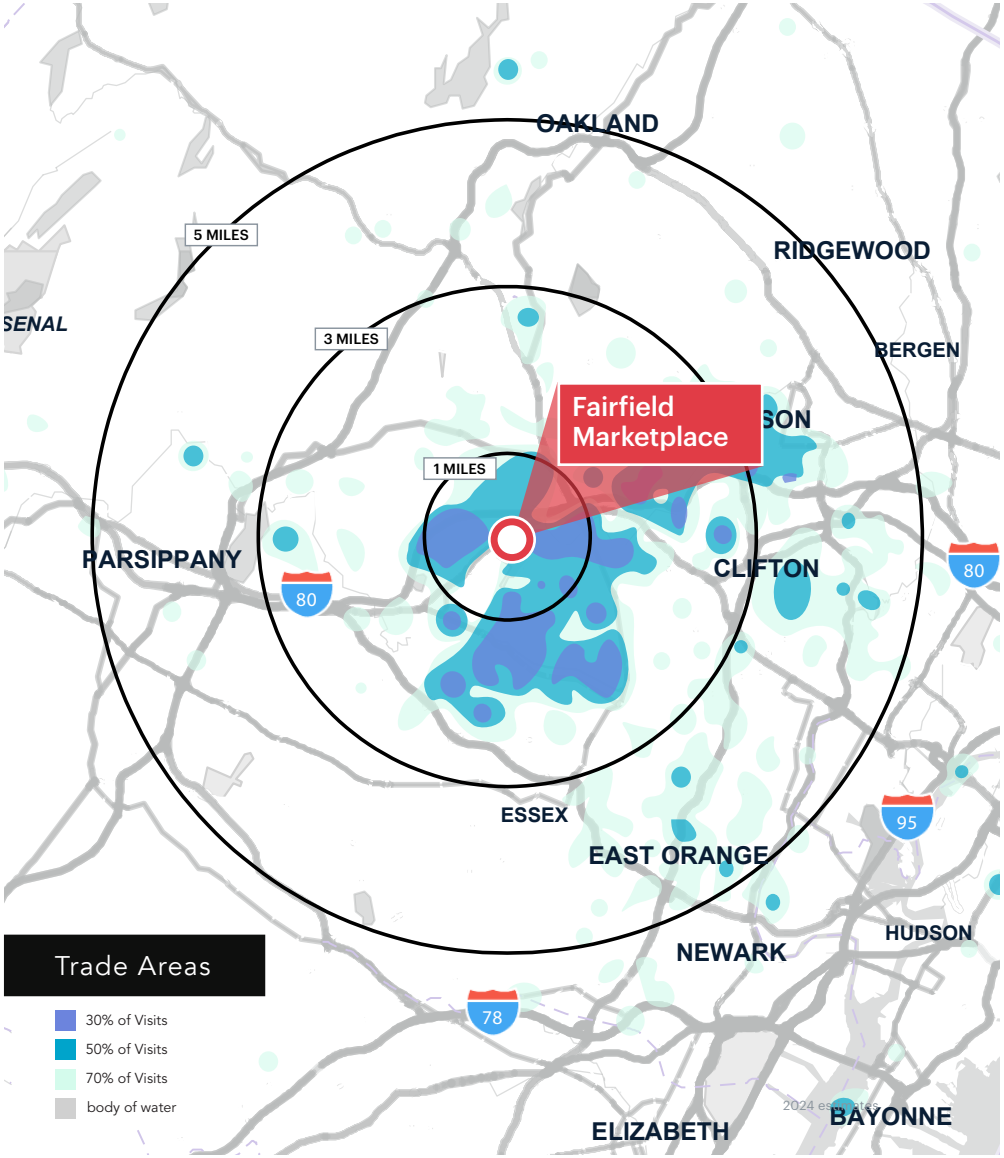
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Strong Demographics

2025 ESRI Summary Report

	1 mile	3 miles	5 miles	Trade Area
Total Population	3,876	46,113	182,484	536,285
Median Household Income	$135,915	$127,808	$136,569	$87,244
Total Employees	14,880	55,633	131,375	13,007
Number of College Graduates	1,631	18,841	74,325	159,493

Trade Area - Placer.ai

2024 Cell Phone Tracking Data

	30 % of Visits	50% of Visits	70% of Visits
Total Population	110,945	318,376	942,192
Total Employees	31,584	84,910	246,923
Median Household Income	$95,977	$81,261	$84,439
Bachelor's Degree or Higher	25,871	61,084	195,684

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