Wayside Crossing

RIPCO
RETAIL LEASING

1810 Wayside Road,
Tinton Falls, NJ 07724



4,800 SF (Divisible to 3 x 1,600 SF)

26.7 ACRE MIXED-USE DEVELOPMENT

Space Details





Location	Conveniently located along Wayside Road directly off Exit 105 of the Garden State Parkway, and Exit 15A of Route 18.
Size	4,800 SF Inline Divisible to 1,600 SF
Possession	Immediate
Term	Long term
Rent	$38.50 PSF NNN
NNN	±$7.88 PSF
GLA	Comprised of 192,888 SF of warehouse space, 10,400 SF of retail space and a Wawa Gas & Convenience Center
Parking for Subject Building	84 spaces
Ceiling Height	16 ft clear height
Co-Tenants	Wawa Gas & Convenience (under construction), The Wildflower Market Dispensary, Daddy's Chicken Shack
Comments	Highly visible along Wayside Road

RIPCO RETAIL LEASING

Contact Exclusive Agents

Steven Winters
swinters@ripconj.com | 732.768.9898

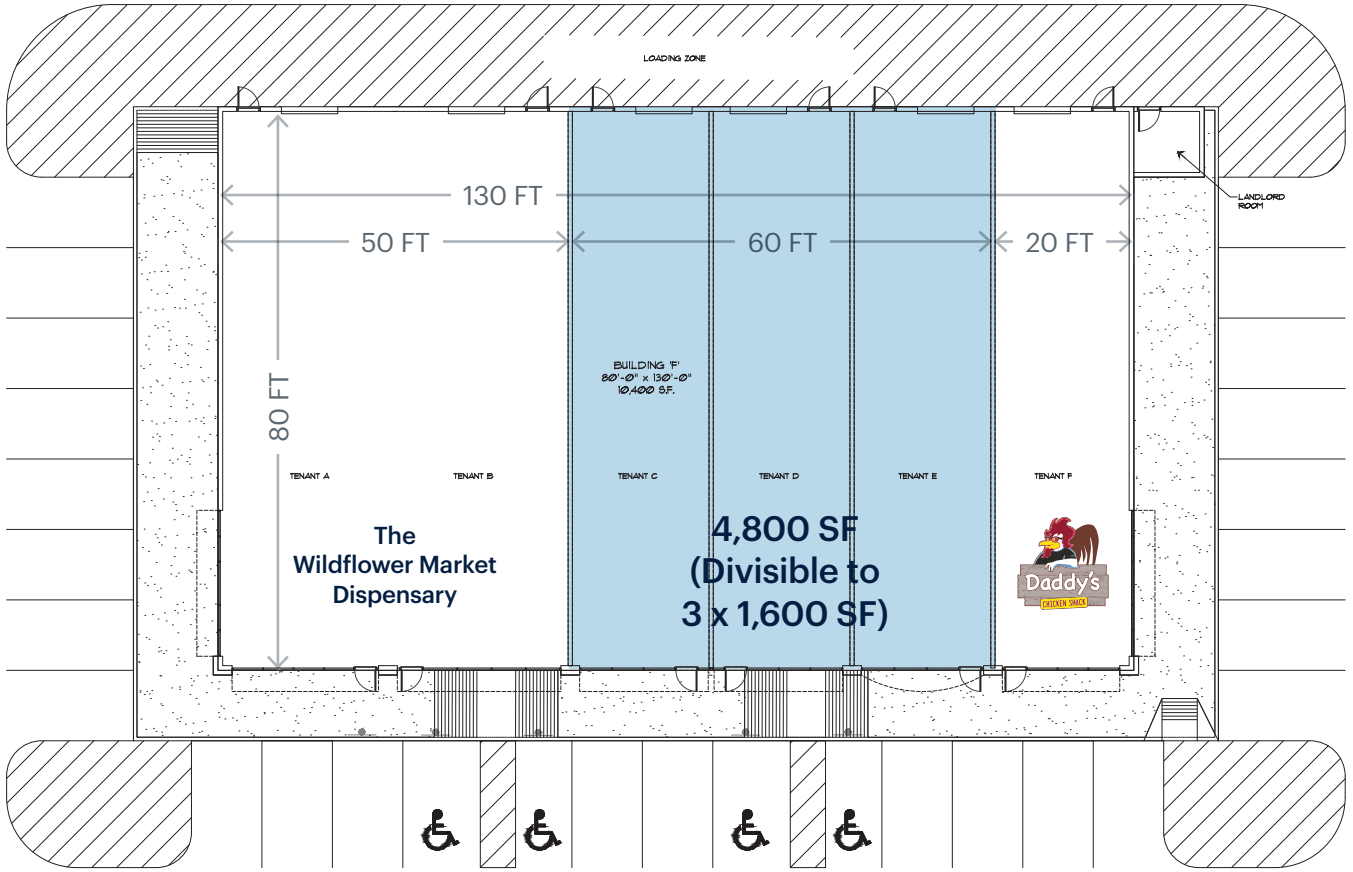
Mike Horne
mhorne@ripconj.com | 732.208.6962

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com

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

Floor Plan

Route 18



01 BUILDING F: PLAN
SCALE: 1/8" = 1'-0"

Wayside Road

RIPCO RETAIL LEASING

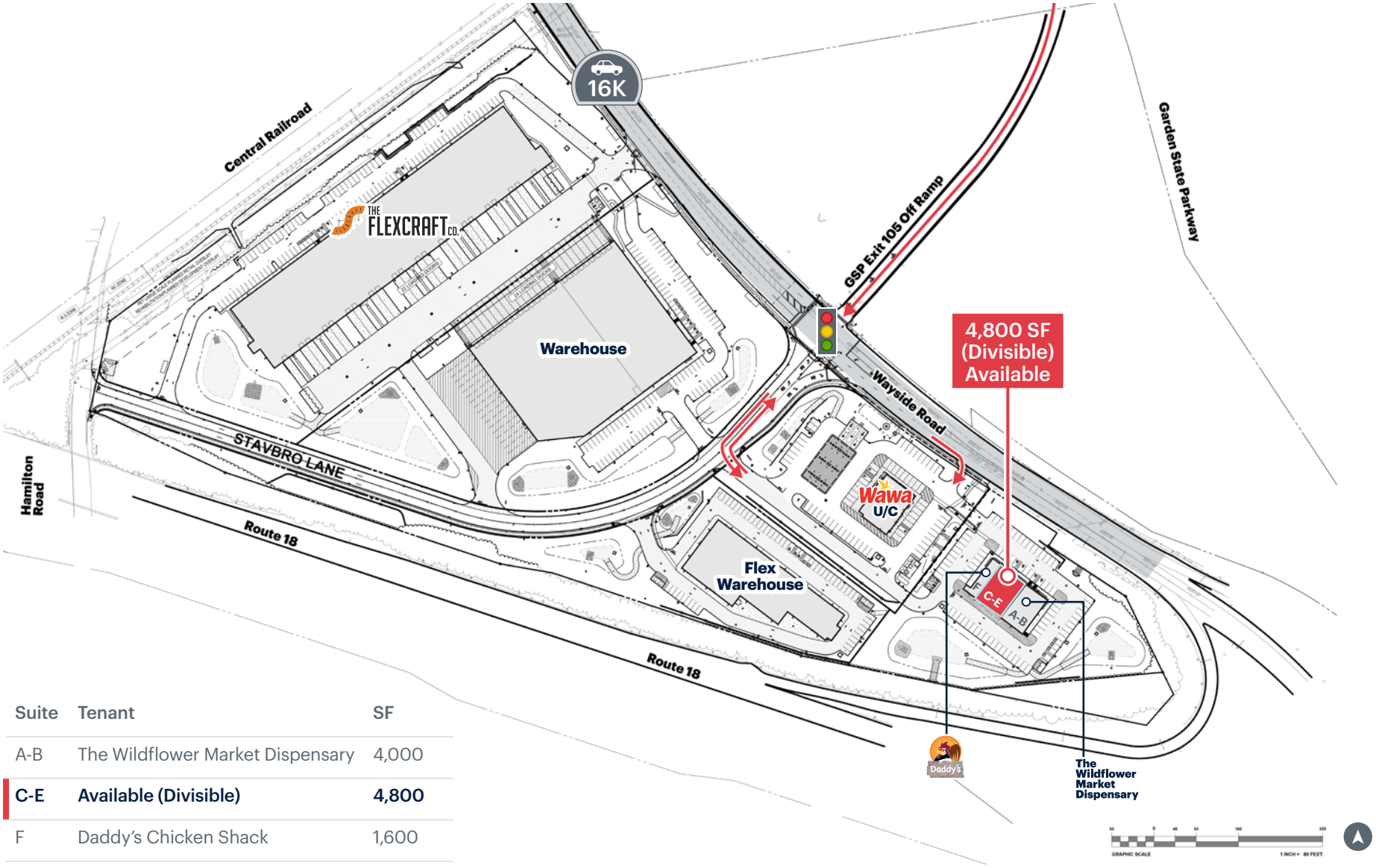
Contact Exclusive Agents

Steven Winters
swinters@ripconj.com | 732.768.9898

Mike Horne
mhorne@ripconj.com | 732.208.6962

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant must independently verify and assumes risk for inaccuracies.

Site Plan



Suite	Tenant	SF
A-B	The Wildflower Market Dispensary	4,000
C-E	**Available (Divisible)**	**4,800**
F	Daddy's Chicken Shack	1,600
G	Wawa (Under construction)	

RIPCO RETAIL LEASING

Contact Exclusive Agents

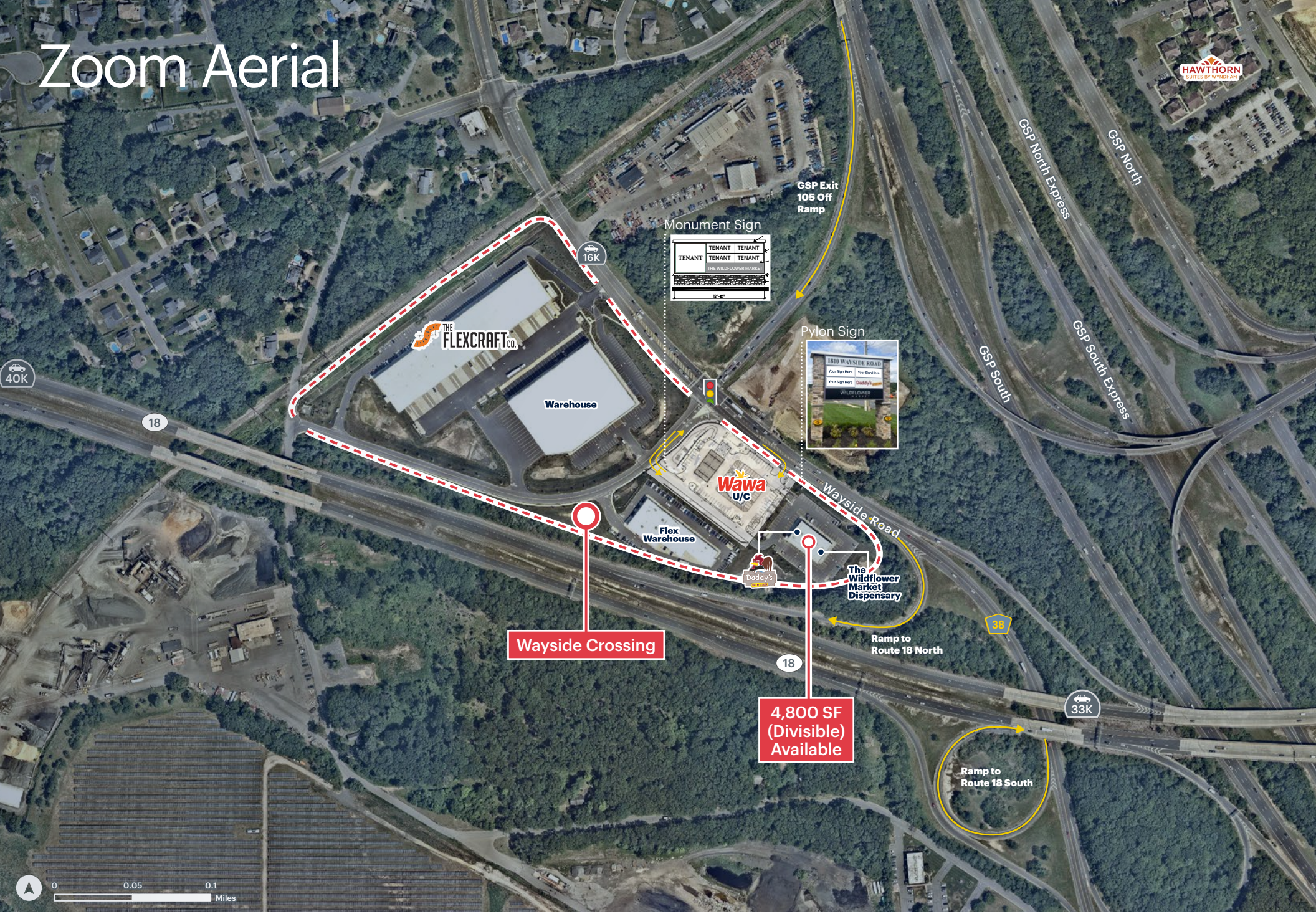
Steven Winters
swinters@ripconj.com | 732.768.9898

Mike Horne
mhorne@ripconj.com | 732.208.6962

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com

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

Zoom Aerial



RIPCO RETAIL LEASING

Contact Exclusive Agents

Steven Winters
swinters@ripconj.com | 732.768.9898

Mike Horne
mhorne@ripconj.com | 732.208.6962

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com

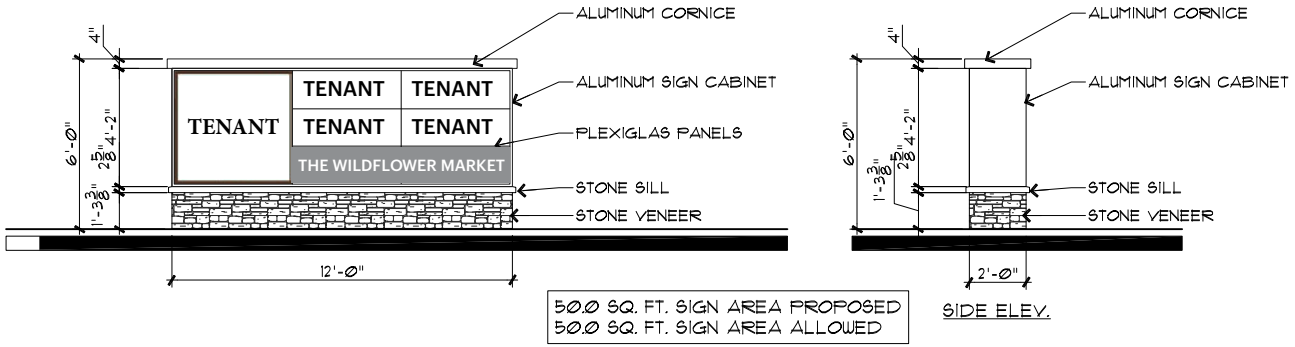
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant must independently verify and assumes risk for inaccuracies.

Pylon & Monument Signs

Pylon Sign
Existing sign along Wayside Road



Monument Sign
Existing sign along Stavbro Lane



RIPCO RETAIL LEASING

Contact Exclusive Agents

Steven Winters
swinters@ripconj.com | 732.768.9898

Mike Horne
mhorne@ripconj.com | 732.208.6962

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant must independently verify and assumes risk for inaccuracies.

Market Aerial



RIPCO RETAIL LEASING

Contact Exclusive Agents

Steven Winters
swinters@ripconj.com | 732.768.9898

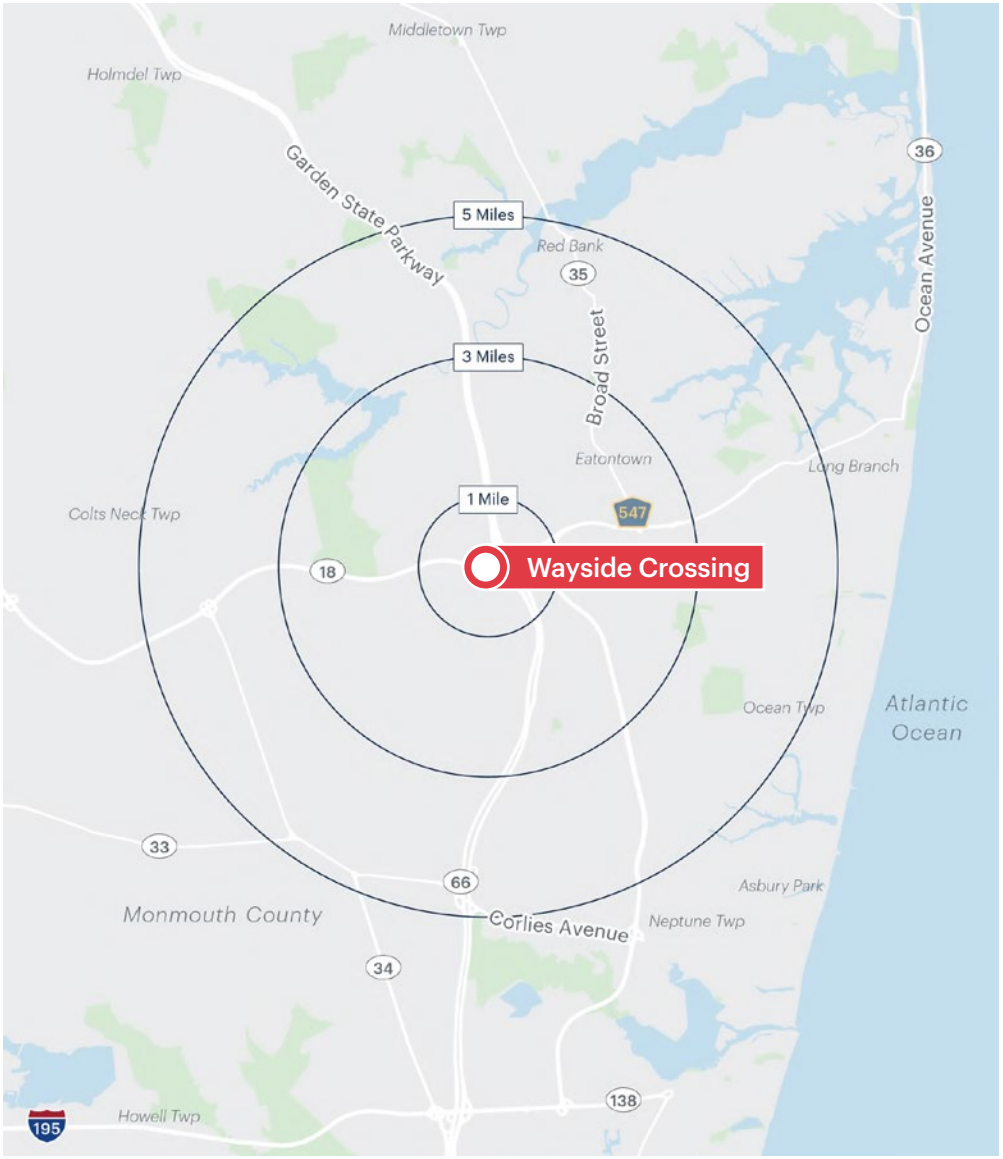
Mike Horne
mhorne@ripconj.com | 732.208.6962

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com

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

Area Demographics

2026 ESRI Summary Report



Wayside Crossing, 1810 Wayside Road, Tinton Falls, NJ

	1 mile	3 miles	5 miles
Total Population	1,843	36,035	120,798
Total Households	661	15,732	49,590
Average Household Income	$191,265	$158,110	$173,438
Median Household Income	$170,909	$107,581	$118,060
% Population with Bachelors +	59.86%	50.10%	51.97%
Daytime Population	2,795	39,725	139,288
Total Daytime Employees	1,986	22,717	78,414
Total Businesses	114	1,807	7,369

RIPCO RETAIL LEASING

Contact Exclusive Agents

Steven Winters
swinters@ripconj.com | 732.768.9898

Mike Horne
mhorne@ripconj.com | 732.208.6962

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com

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