



## RETAIL PADS AVAILABLE

# ROCHELLE PARK, NJ

120 W PASSAIC STREET

### SPACE AVAILABLE

2 Retail Pad Sites Available

### ASKING RENT

Upon Request

### NEIGHBORS

ShopRite, Dunkin' Donuts, Dairy Queen, 7-Eleven, Mack-Cali Centre IV Office Campus

### COMMENTS

- 2 Pads Sites adjacent to busy Shop Rite
- Traffic Light Access
- 30,894 cars per day on W Passaic Street
- Heavy office population – Just down from Mack-Cali Centre IV
- Situated between NJ-208 & Garden State Parkway in the west and NJ-17 to the east

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
REAL ESTATE

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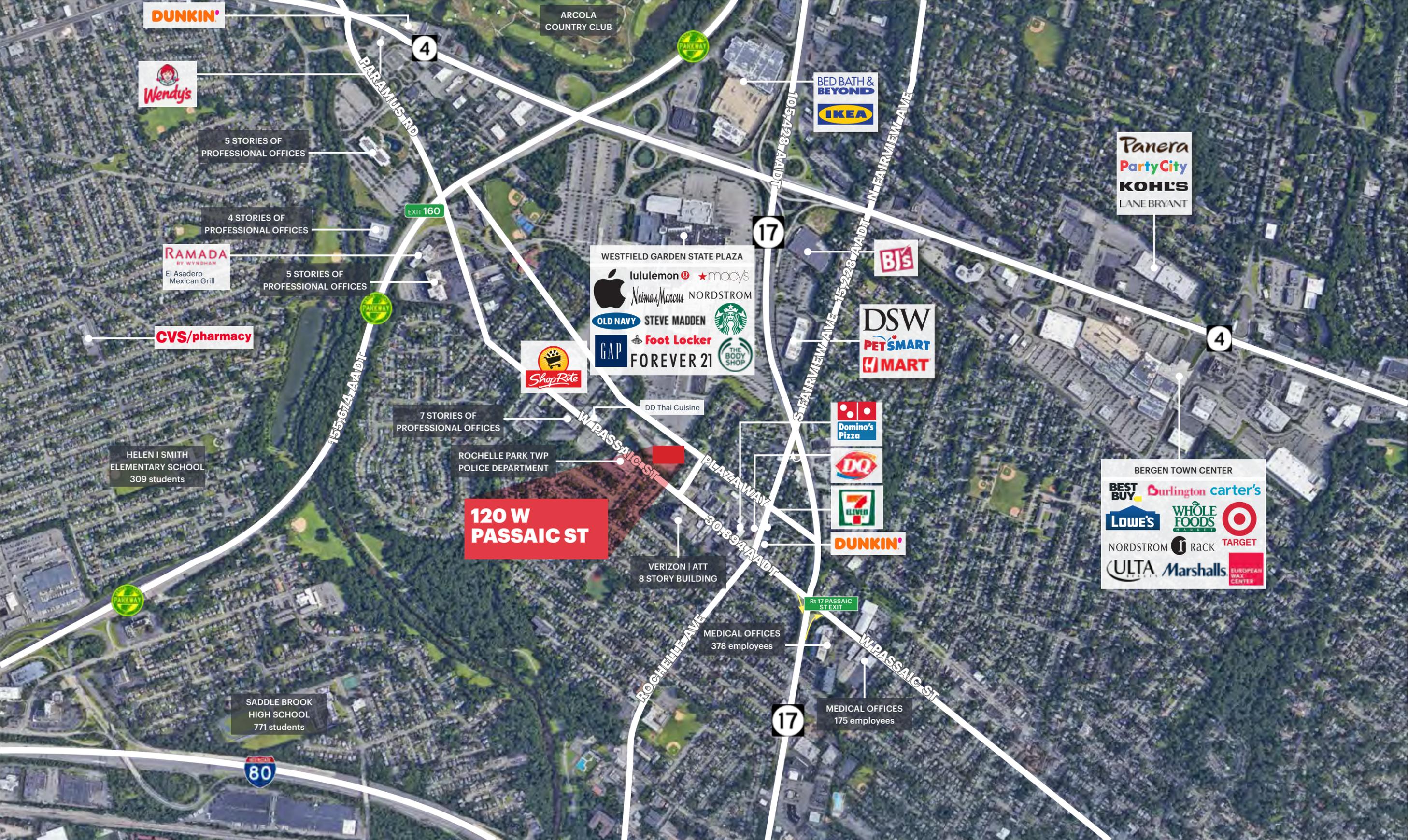
Please visit us at [ripconj.com](http://ripconj.com) for more information

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.

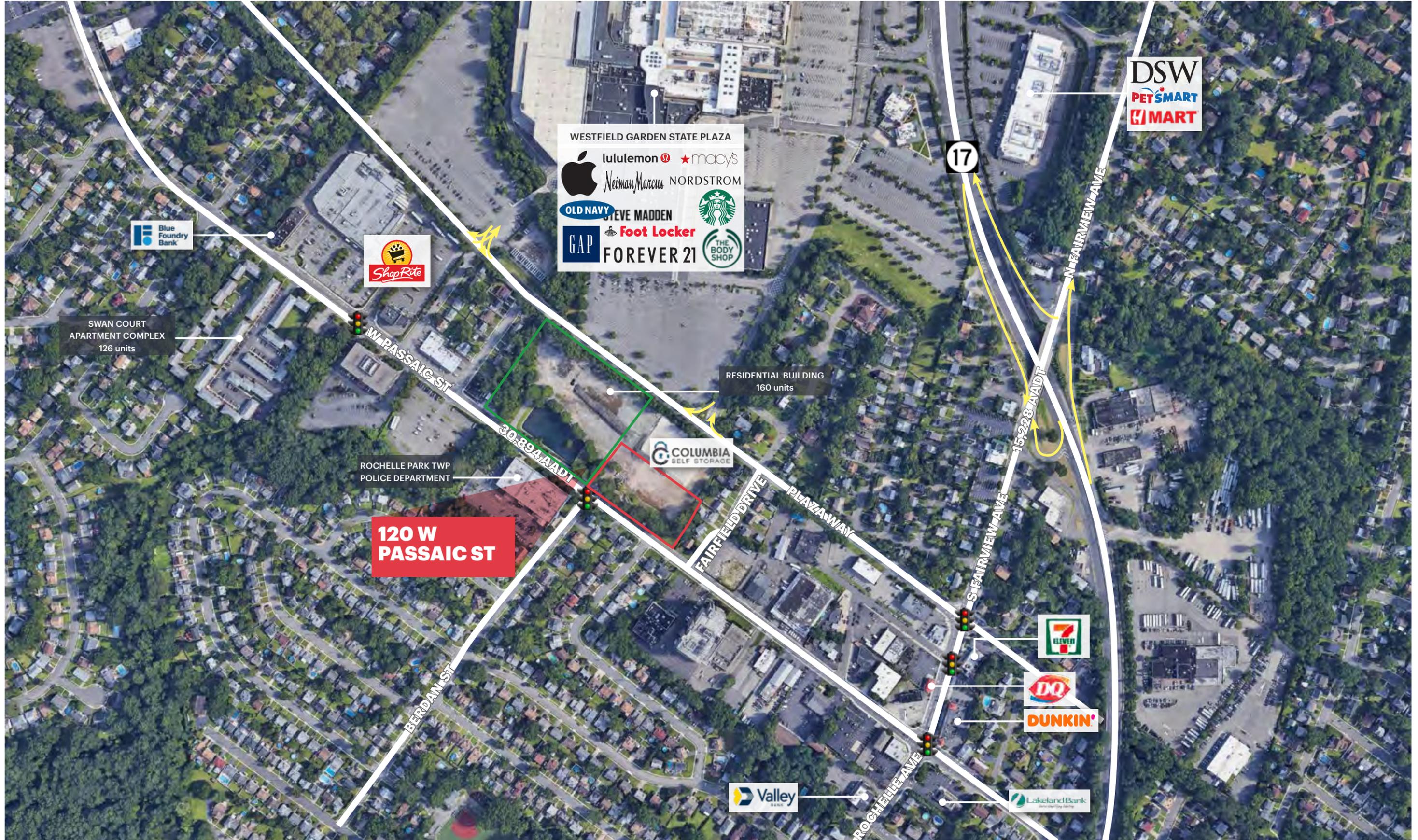
**ADDITIONAL PHOTOS**



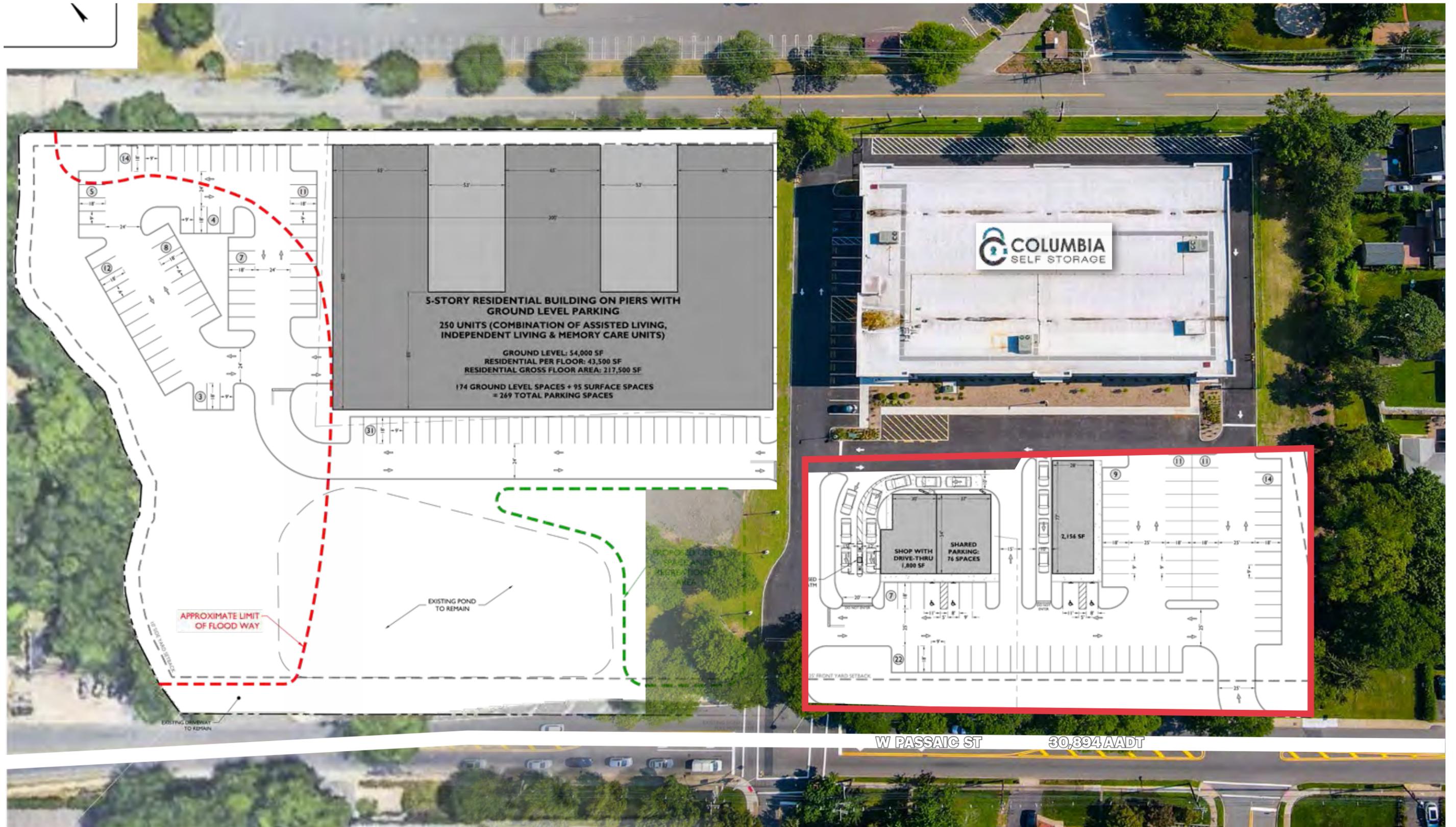
**MARKET AERIAL**



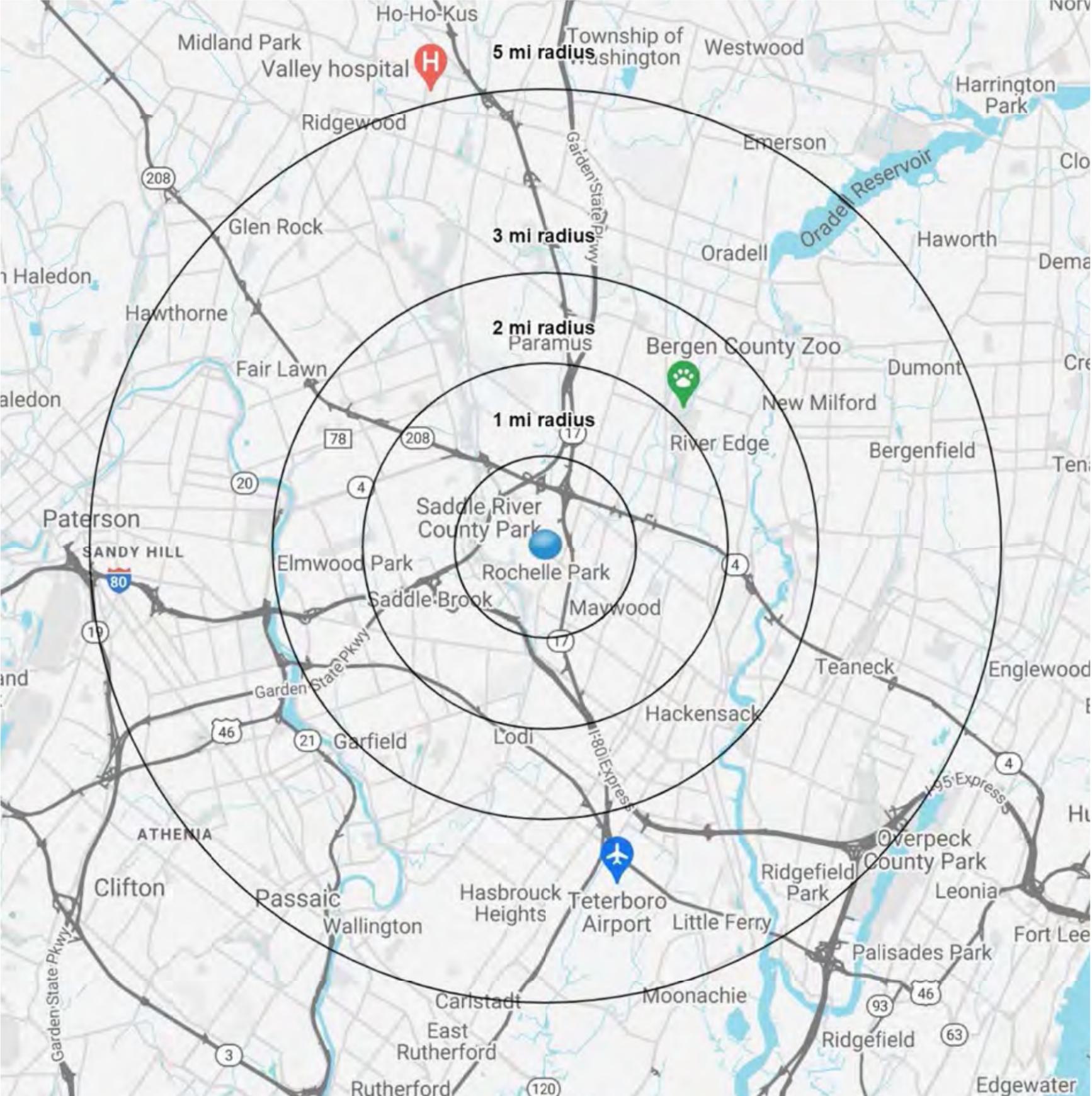
**LOW LEVEL AERIAL**



# PROPOSED CONCEPT PLAN



# DEMOGRAPHICS



### TOTAL POPULATION

1 mile	13,522
2 miles	72,587
3 miles	194,200
5 miles	647,555

### DAYTIME POPULATION

1 mile	21,489
2 miles	74,487
3 miles	188,754
5 miles	505,187

### AVERAGE HOUSEHOLD INCOME

1 mile	\$135,217
2 miles	\$125,292
3 miles	\$115,540
5 miles	\$110,408

### TOTAL HOUSEHOLDS

1 mile	4,895
2 miles	27,939
3 miles	71,536
5 miles	217,400

### TOTAL BUSINESSES

1 mile	1,387
2 miles	4,284
3 miles	11,025
5 miles	29,399

### TOTAL EMPLOYEES

1 mile	16,951
2 miles	48,877
3 miles	120,547
5 miles	280,250

### NUMBER OF COLLEGE GRADUATES

1 mile	4,019	40.3%
2 miles	24,516	45.4%
3 miles	58,423	41.8%
5 miles	160,144	36.0%

\*2021 estimates