



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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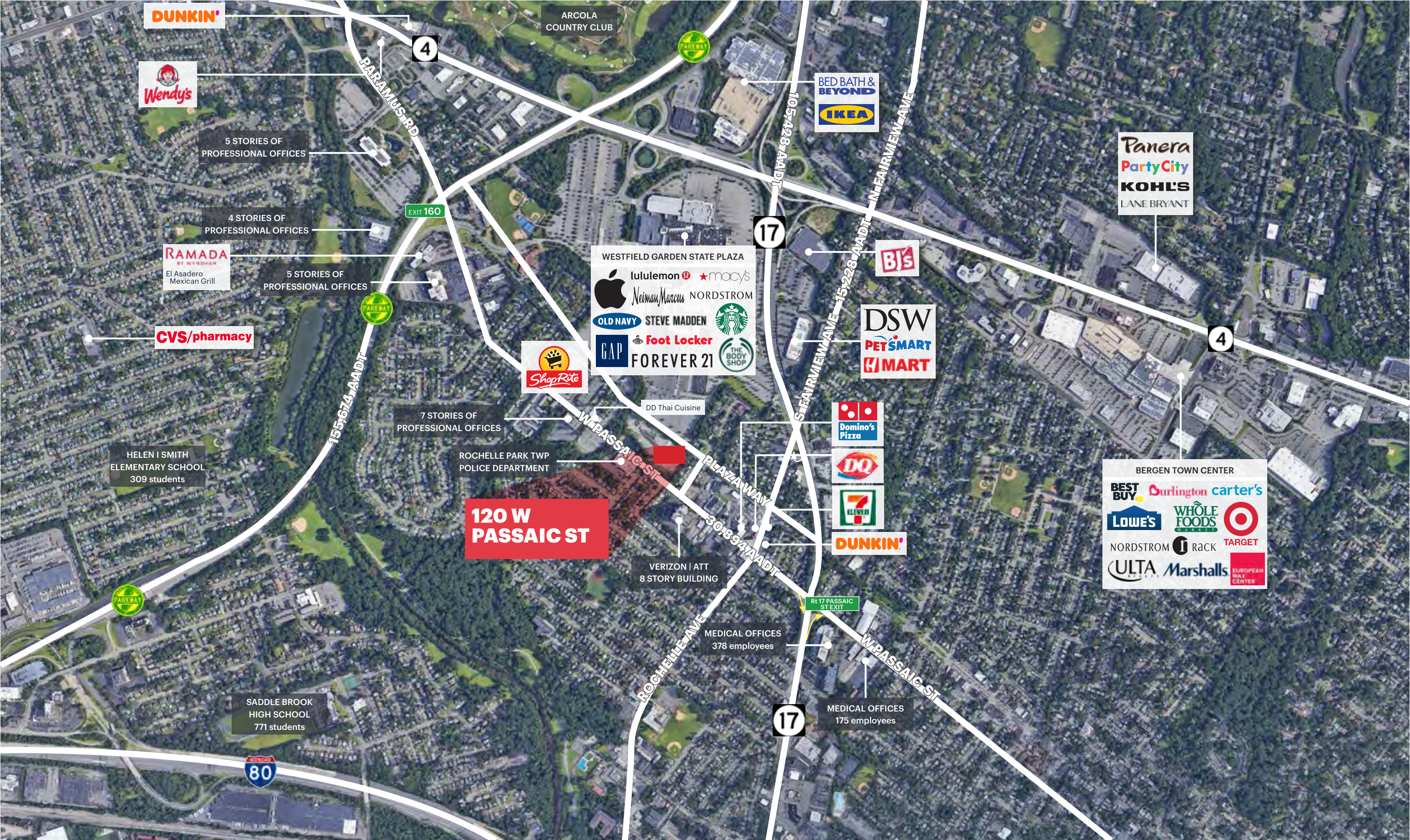
Please visit us at ripconj.com for more information

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.

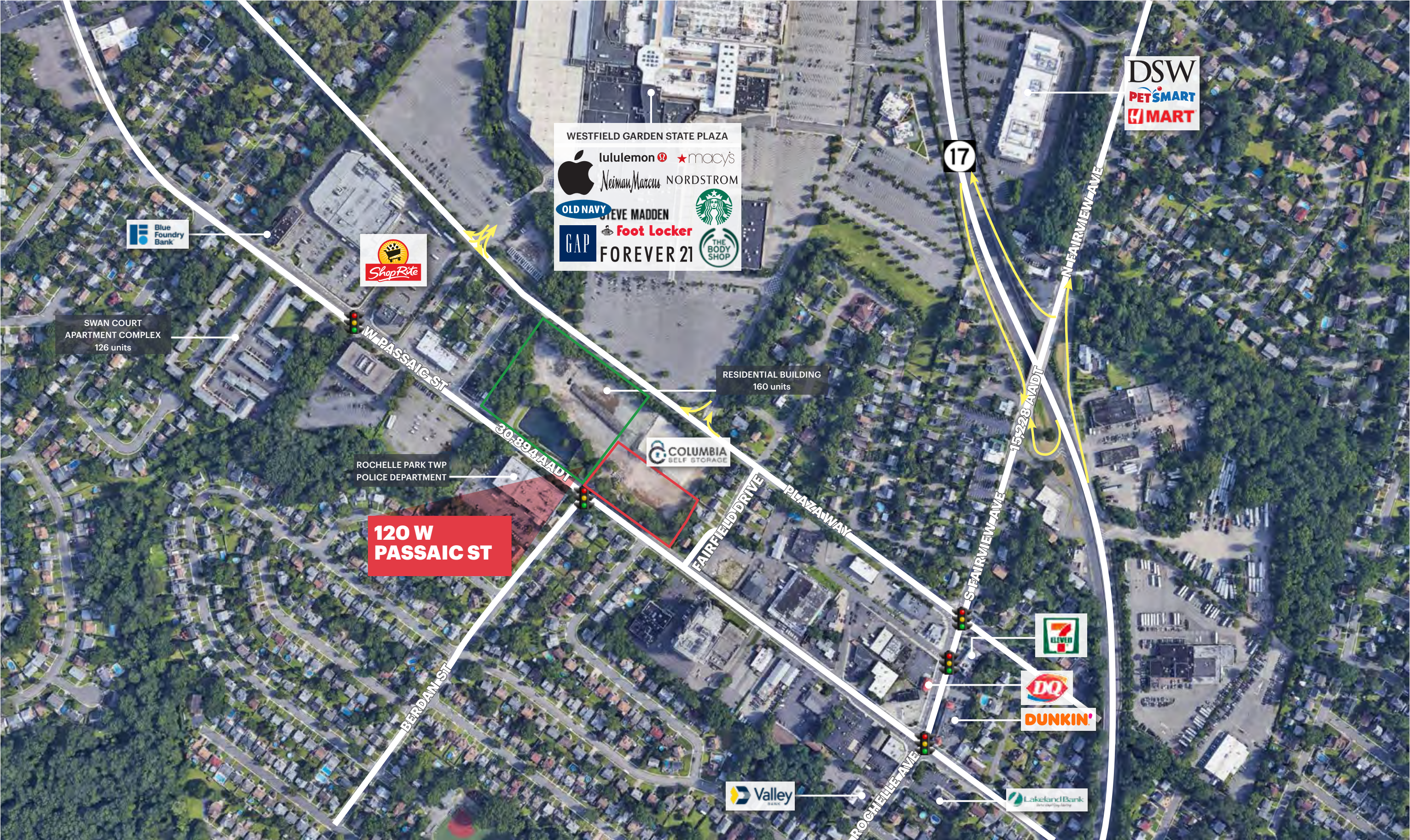
ADDITIONAL PHOTOS



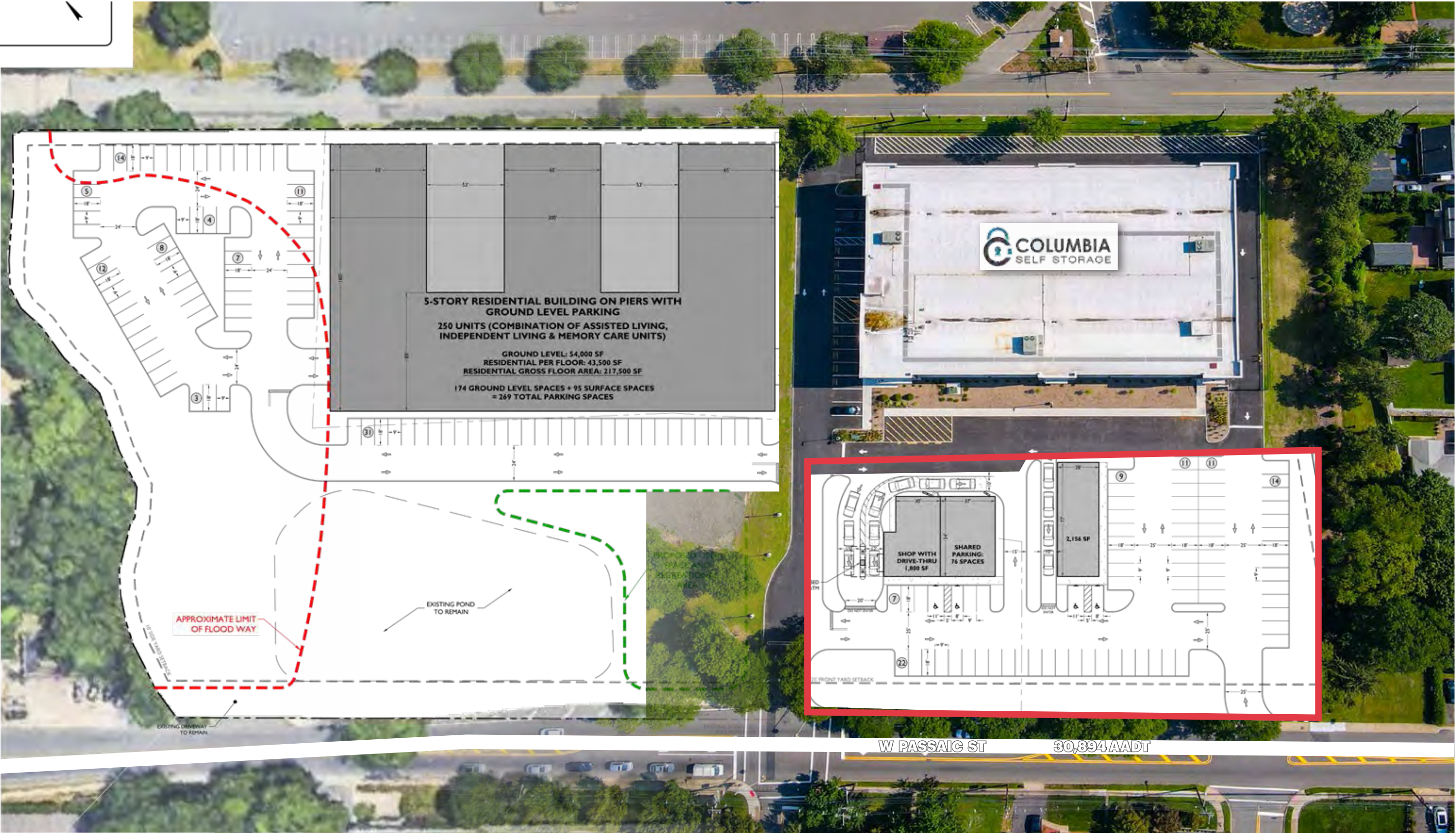
MARKET AERIAL



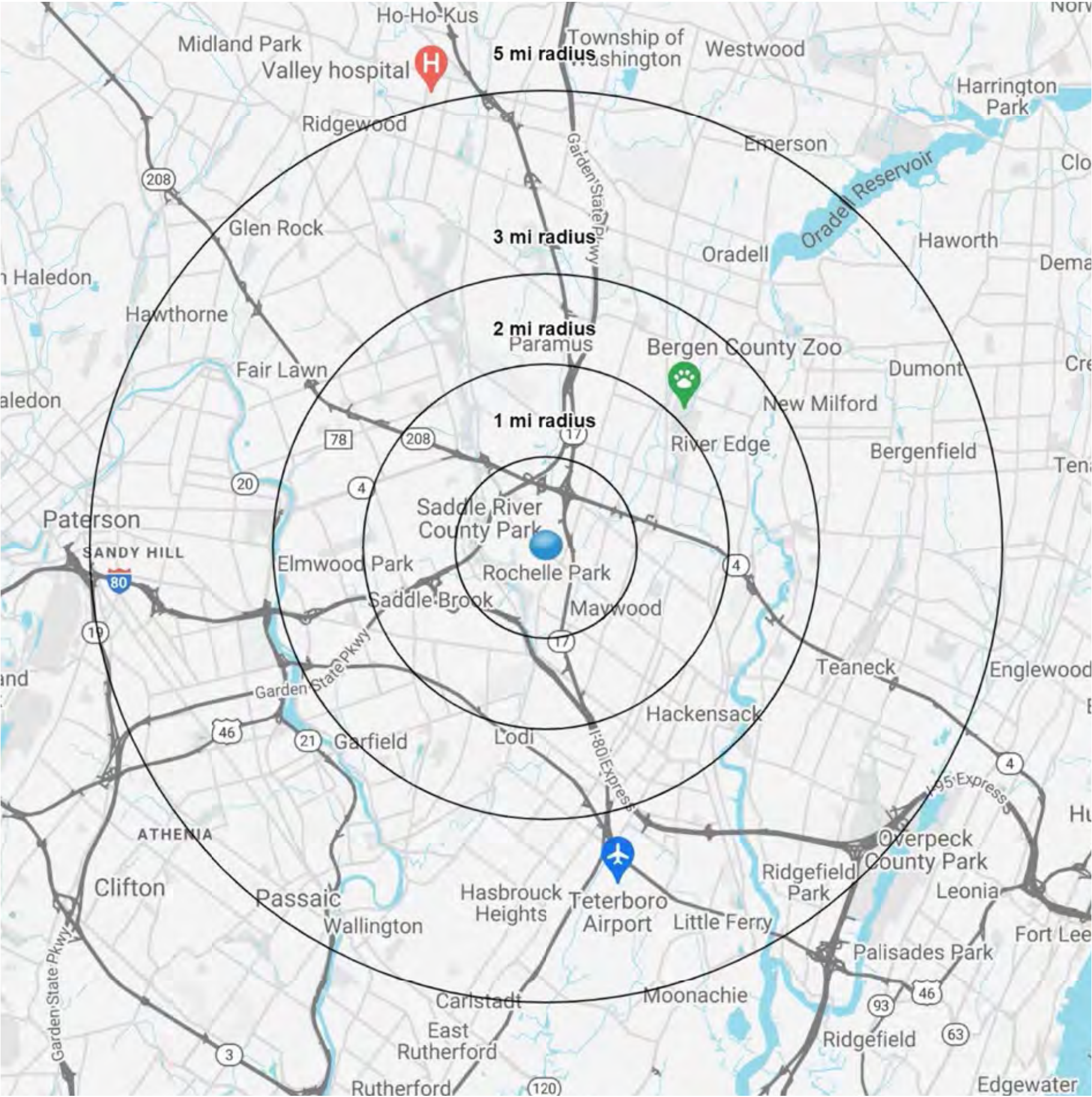
LOW LEVEL AERIAL



PROPOSED CONCEPT PLAN



DEMOGRAPHICS



| TOTAL POPULATION | | TOTAL BUSINESSES | |
|--------------------------|-----------|-----------------------------|---------------|
| 1 mile | 13,522 | 1 mile | 1,387 |
| 2 miles | 72,587 | 2 miles | 4,284 |
| 3 miles | 194,200 | 3 miles | 11,025 |
| 5 miles | 647,555 | 5 miles | 29,399 |
| DAYTIME POPULATION | | TOTAL EMPLOYEES | |
| 1 mile | 21,489 | 1 mile | 16,951 |
| 2 miles | 74,487 | 2 miles | 48,877 |
| 3 miles | 188,754 | 3 miles | 120,547 |
| 5 miles | 505,187 | 5 miles | 280,250 |
| AVERAGE HOUSEHOLD INCOME | | NUMBER OF COLLEGE GRADUATES | |
| 1 mile | \$135,217 | 1 mile | 4,019 40.3% |
| 2 miles | \$125,292 | 2 miles | 24,516 45.4% |
| 3 miles | \$115,540 | 3 miles | 58,423 41.8% |
| 5 miles | \$110,408 | 5 miles | 160,144 36.0% |
| TOTAL HOUSEHOLDS | | | |
| 1 mile | 4,895 | | |
| 2 miles | 27,939 | | |
| 3 miles | 71,536 | | |
| 5 miles | 217,400 | | |

*2021 estimates