

**RETAIL SPACE**

**519-525 US-46**

Piaget Avenue at Sussex Street

**PIAGET PLAZA**

CLIFTON | NEW JERSEY

**2,650 SF**  
**- 11,650 SF**  
available



**RIPCO**  
REAL ESTATE

## SPACE DETAILS

### LOCATION

525 US-46 (Piaget Avenue at  
Sussex Street)  
Clifton, NJ

### SIZE

End Cap	5,572 SF*
Inline Space	2,650 SF*
dressbarn	9,000 SF*
combined	11,650 SF

\*Divisible

### FRONTAGE

US-46	220'
Sussex Street	432'

### GLA

30,250 SF

### ACREAGE

2.15 acres

### TIMING

dressbarn space available January  
2020

### RENT

Negotiable

### NNN

\$9.50 PSF (est.)

### CO-TENANTS

Discount Liquors, dressbarn,  
Keller Williams, New Sexy  
Nails & Spa

### NEIGHBORS

Dollar Tree, Krauser's  
Food Store, Burger King,  
Spencer's Savings Bank,  
Zen Sushi, La Riveria  
Trattoria, Golden Palace,  
Village News, Bagel Shop,  
Laundromat

### COMMENTS

Located on Main Street,  
just east of the Garden  
State Parkway and west of  
Route 20  
  
Best signage in Clifton

## OBLIQUE AERIAL



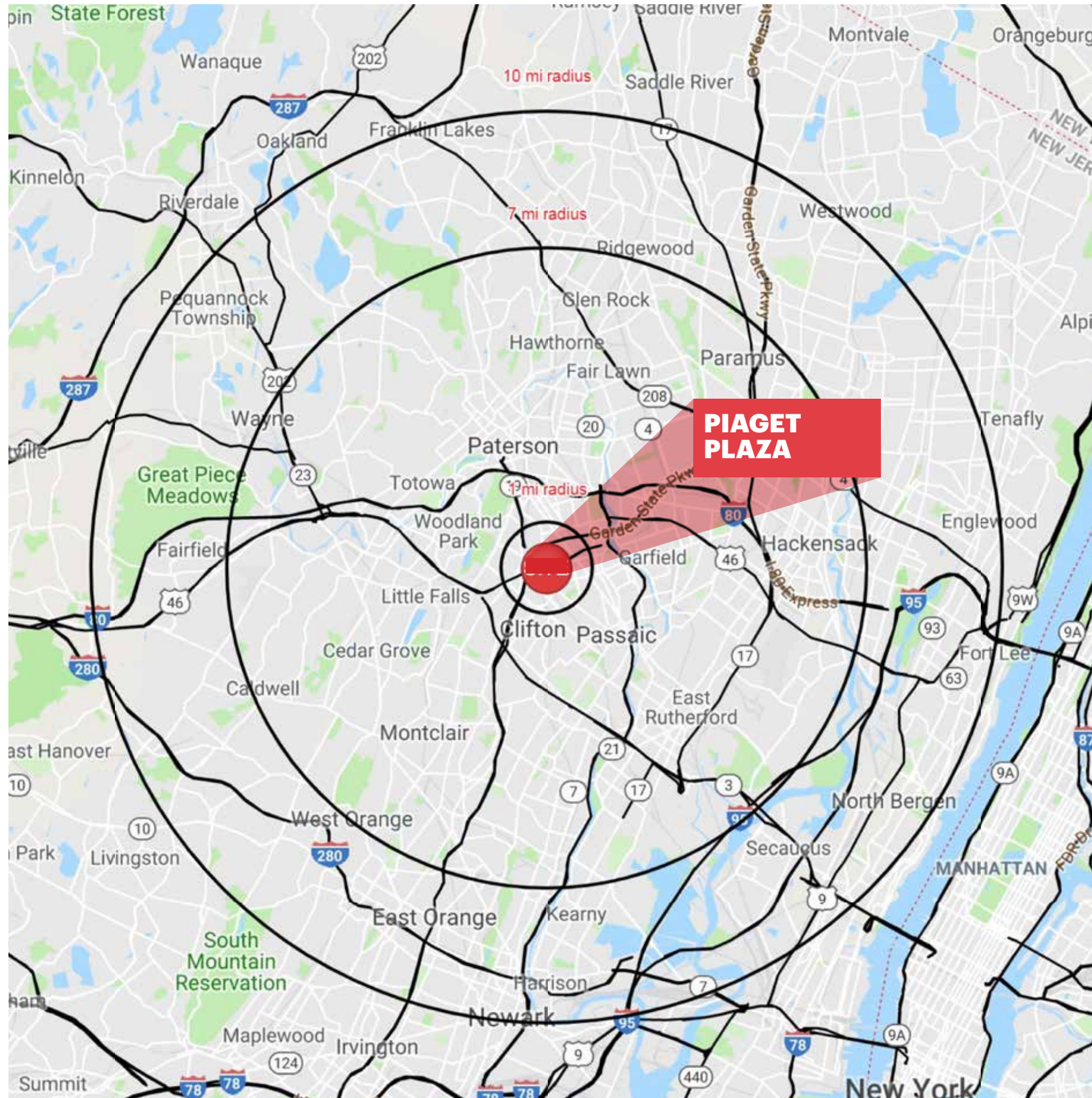
**PIAGET PLAZA ACCESS**



**ADDITIONAL PHOTOS**



## AREA DEMOGRAPHICS



### 1 MILE RADIUS

#### POPULATION

27,440

#### HOUSEHOLDS

9,742

#### MEDIAN AGE

38.5

#### COLLEGE GRADUATES (Bachelor's +)

5,521 - 28.8%

#### TOTAL BUSINESSES

1,434

#### TOTAL EMPLOYEES

11,789

#### AVERAGE HOUSEHOLD INCOME

\$84,922

### 7 MILE RADIUS

#### POPULATION

1,017,511

#### HOUSEHOLDS

370,775

#### MEDIAN AGE

38.1

#### COLLEGE GRADUATES (Bachelor's +)

251,576 - 36%

#### TOTAL BUSINESSES

45,943

#### TOTAL EMPLOYEES

470,678

#### AVERAGE HOUSEHOLD INCOME

\$104,226

### 10 MILE RADIUS

#### POPULATION

1,925,196

#### HOUSEHOLDS

699,076

#### MEDIAN AGE

38.4

#### COLLEGE GRADUATES (Bachelor's +)

492,584 - 37.1%

#### TOTAL BUSINESSES

81,866

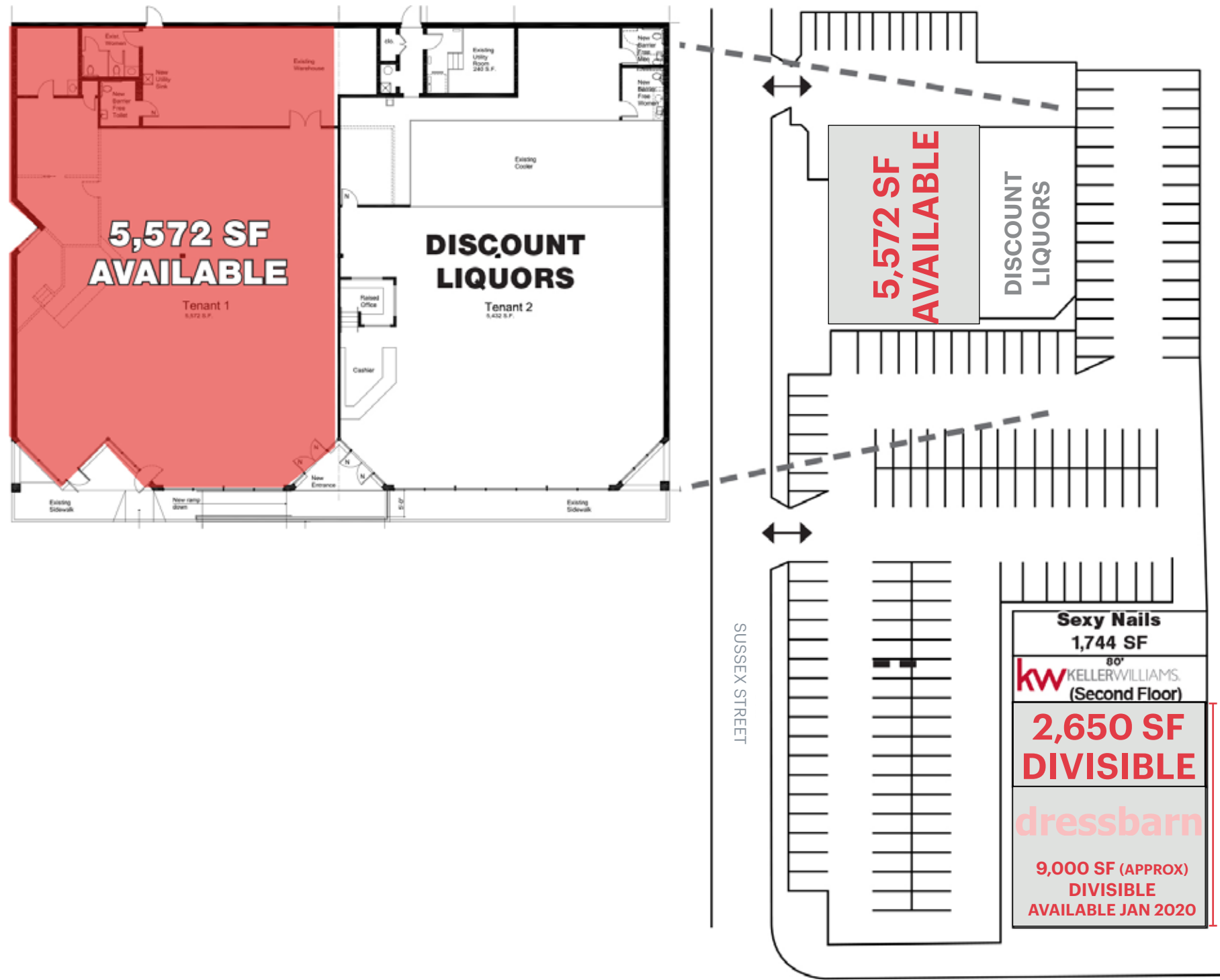
#### TOTAL EMPLOYEES

890,009

#### AVERAGE HOUSEHOLD INCOME

\$106,027

# SITE PLAN



## CONTACT EXCLUSIVE AGENTS

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