



RETAIL SPACE

BELLEVILLE SHOPPING CENTER

Intersection of Joralemon Street and Main Street

354 - 374 MAIN STREET
BELLEVILLE | NEW JERSEY

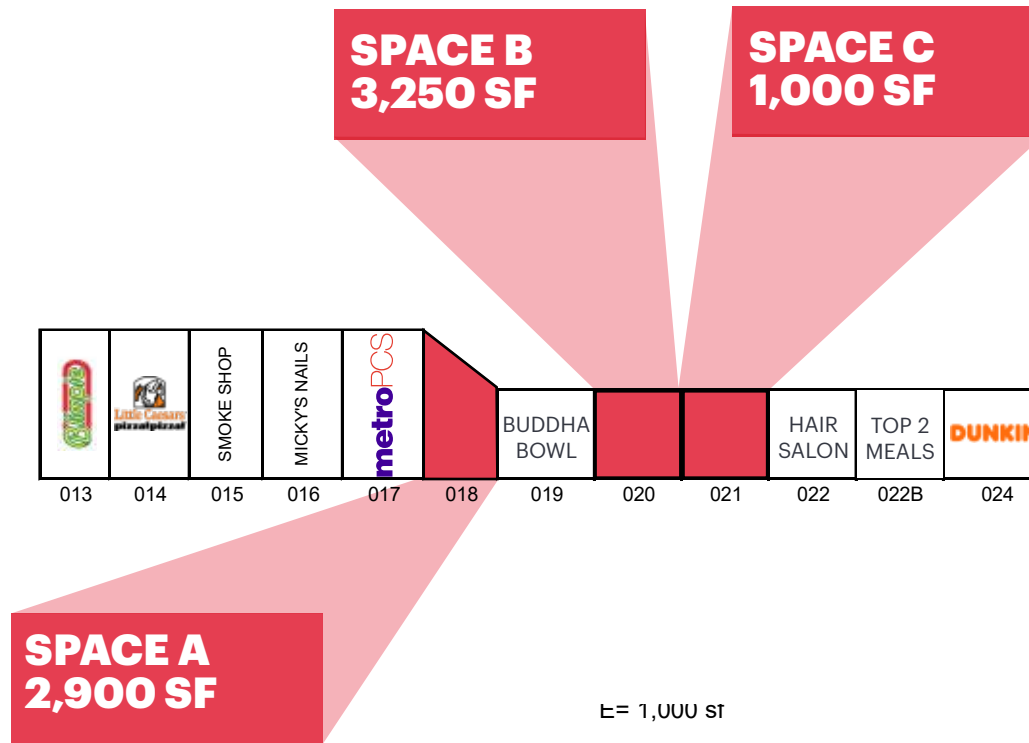
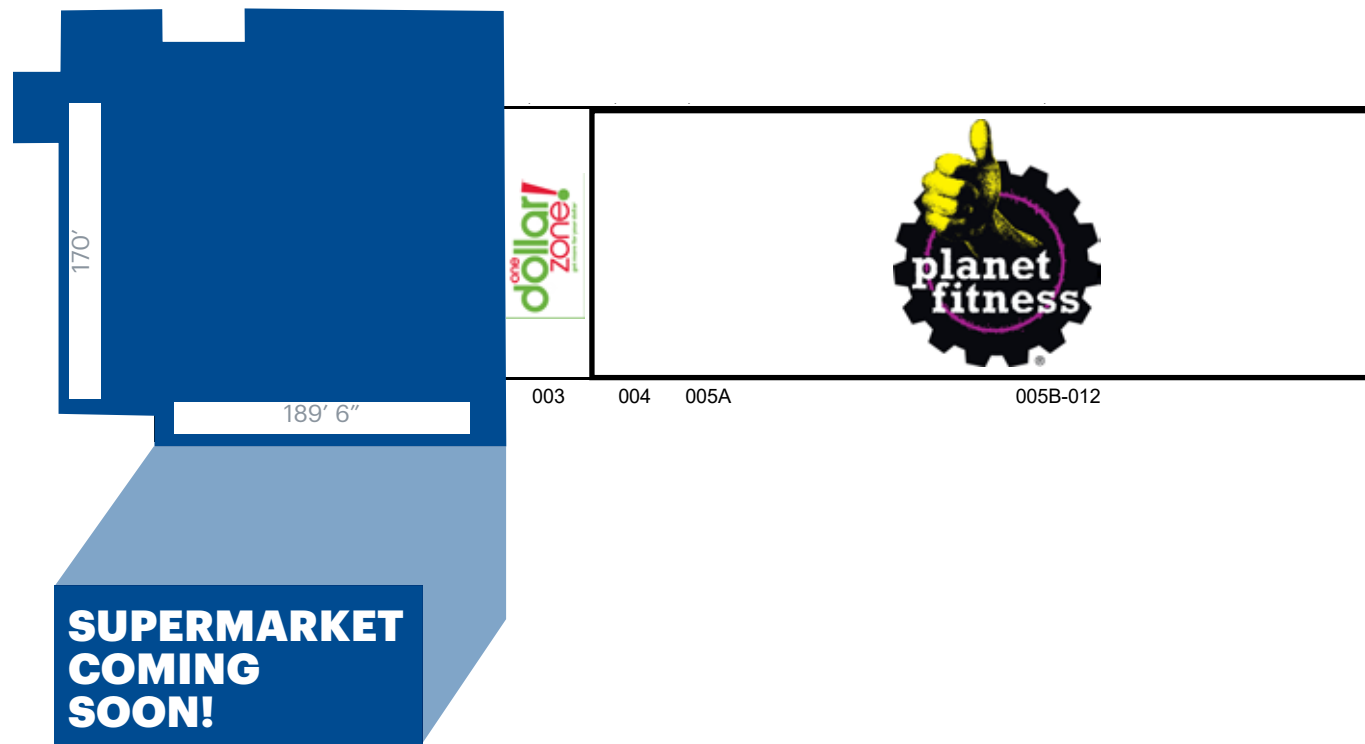
**1,000 SF -
3,250 SF**
available

RIPCO
REAL ESTATE



SPACE DETAILS

SITE PLAN



SPACE AVAILABLE

Space A - 2,900 SF
 Space B - 3,250 SF*
 Space C - 1,000 SF*

* spaces can be combined for 4,250 SF

NNN

\$9.40 psf (est)

COMMENTS

Recently renovated
 Tremendous density within marketplace
 Situated between 2 traffic signals with 4 means of egress/ingress
 Directly off Route 21 (57,000 AADT)
 255,000 + households within 5 miles
 Located at two traffic light intersections

CO-TENANTS

Supermarket Coming Soon, Planet Fitness, One Dollar Zone, Sally Beauty, Blimpie, GNC, Metro PCS, Physical Therapy, Buddha Bowls, Dunkin'

NEIGHBORS

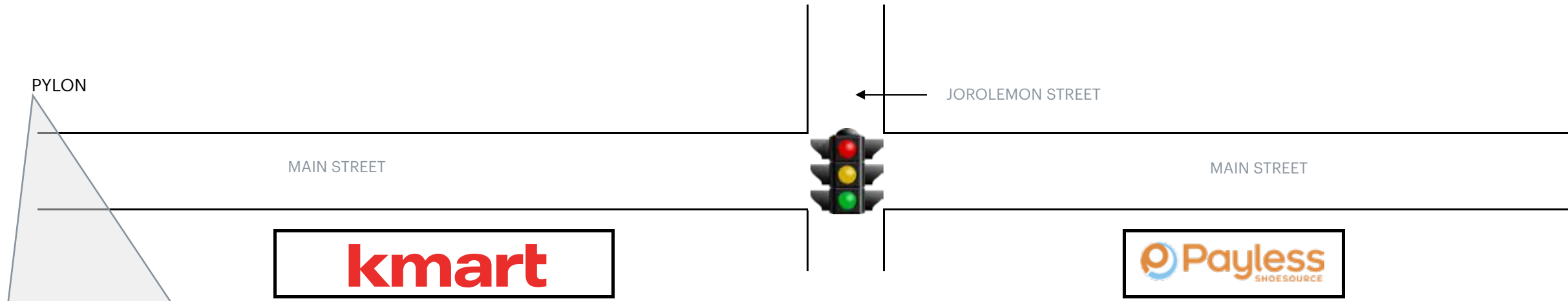
K-Mart, Payless Shoesource

RENT

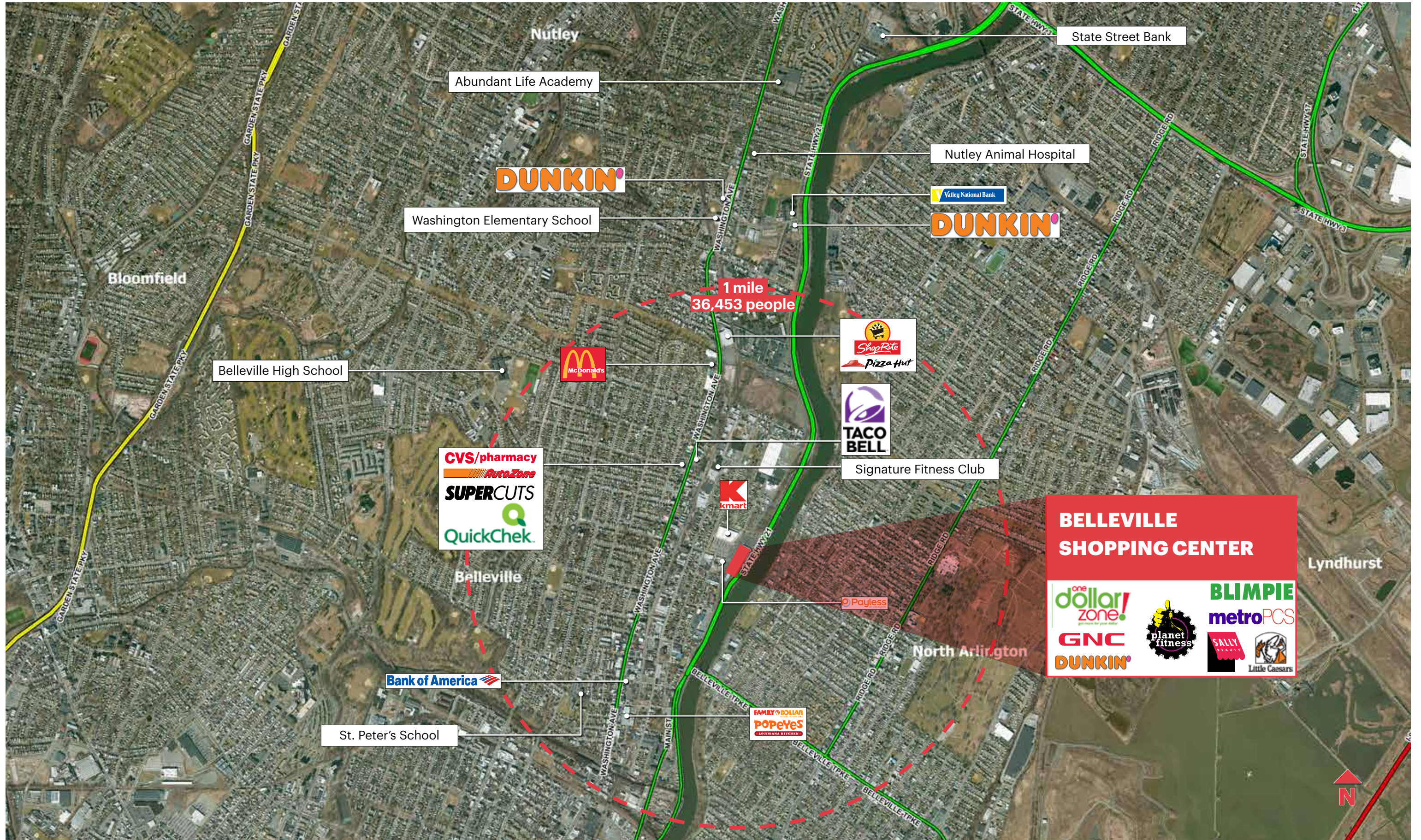
Negotiable

SIGNAGE

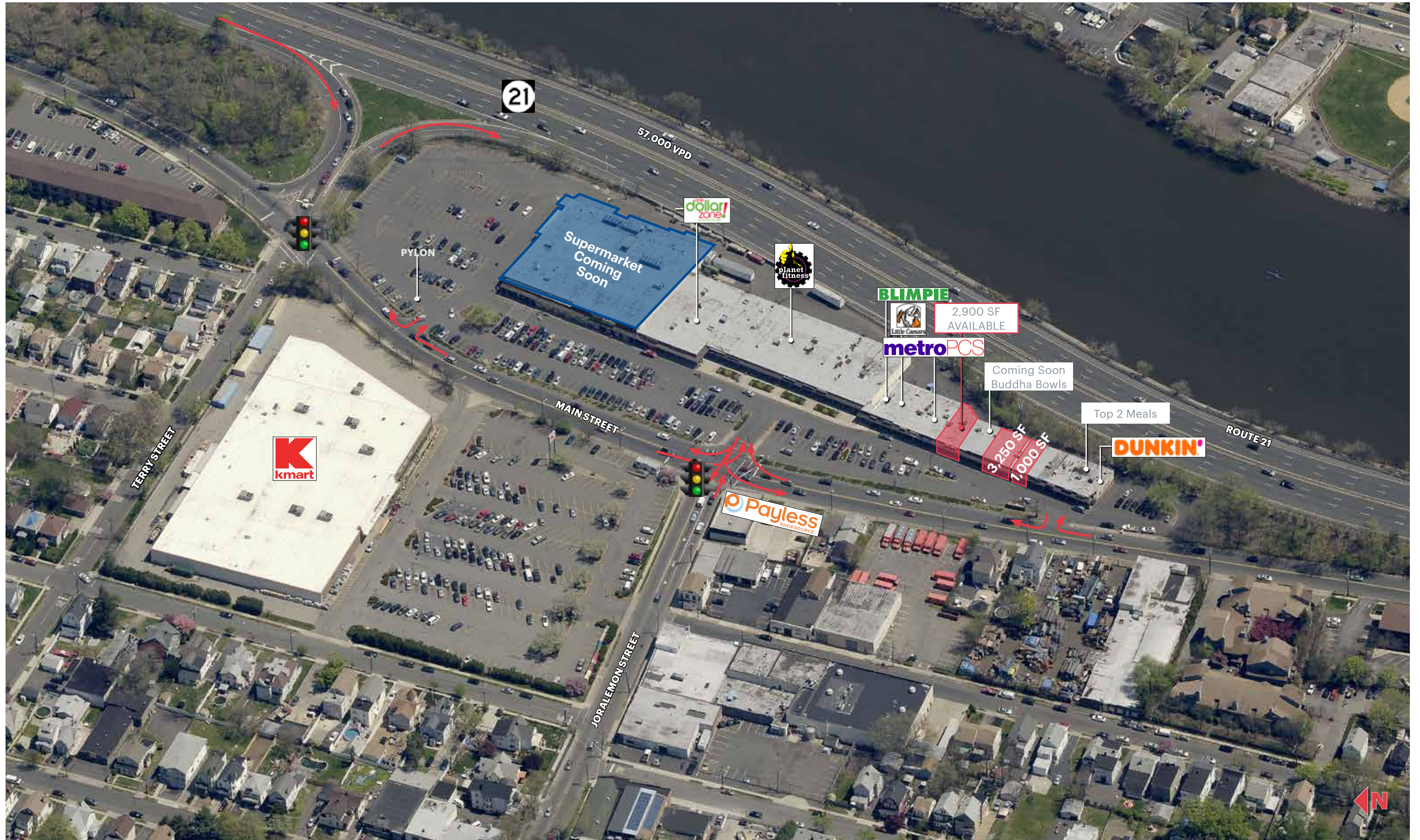
Signage for 32,000 SF space on three sides of building plus pylon space



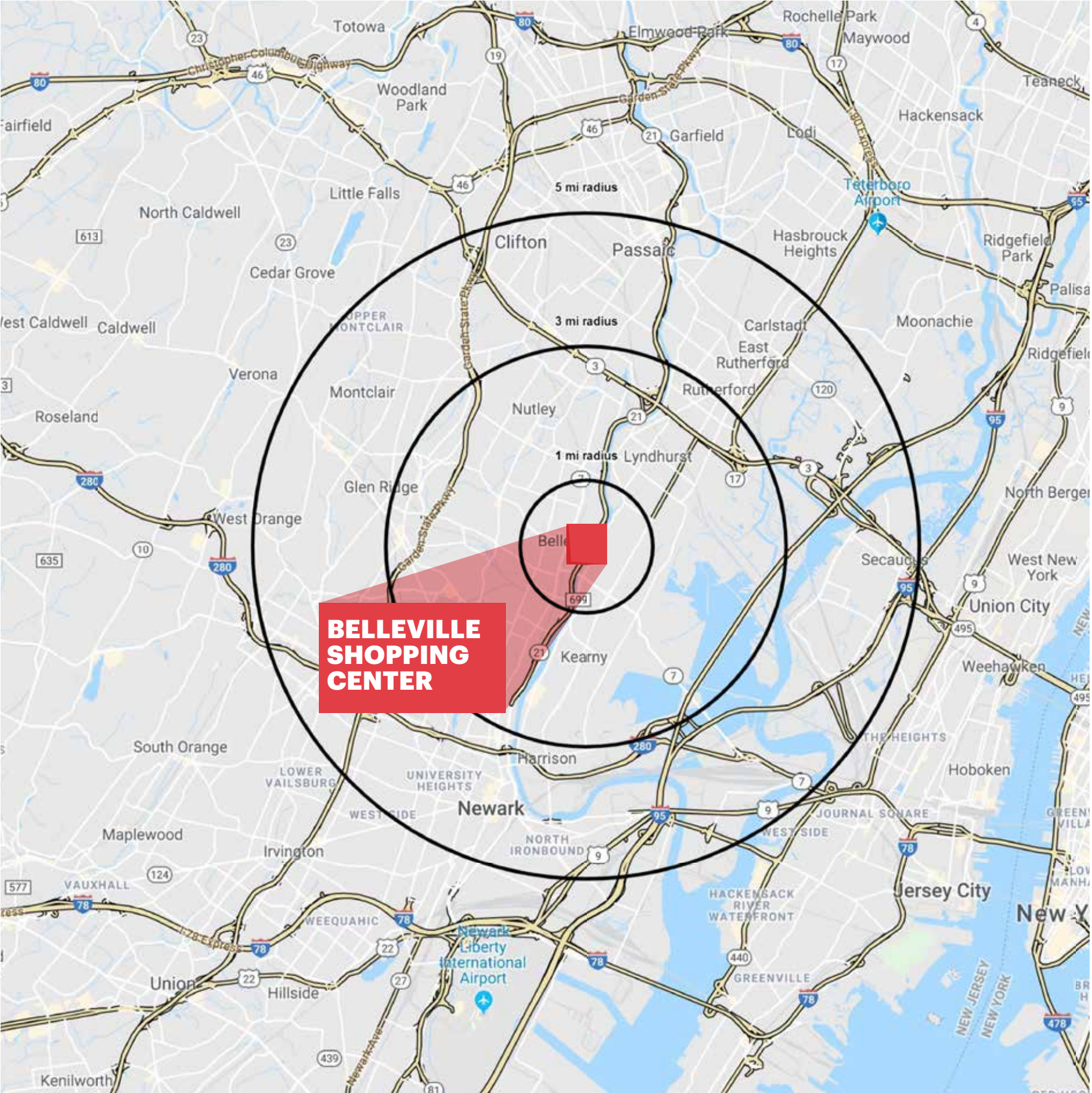
MARKET AERIAL



LOW LEVEL AERIAL



AREA DEMOGRAPHICS



| | | | |
|-----------------------------------|----------|----------------------------------|----------|
| ESTIMATED TOTAL POPULATION | | 2024 PROJECTED POPULATION | |
| 1 mile | 36,543 | 1 mile | 37,230 |
| 3 miles | 267,220 | 3 miles | 271,483 |
| 5 miles | 672,222 | 5 miles | 685,449 |
| AVERAGE HOUSEHOLD INCOME | | AVERAGE MEDIAN INCOME | |
| 1 mile | \$88,476 | 1 mile | \$77,073 |
| 3 miles | \$84,593 | 3 miles | \$70,965 |
| 5 miles | \$85,852 | 5 miles | \$70,221 |
| ESTIMATED TOTAL HOUSEHOLDS | | % OF COLLEGE GRADUATES | |
| 1 mile | 13,886 | 1 mile | 30.6% |
| 3 miles | 101,995 | 3 miles | 30.8% |
| 5 miles | 255,330 | 5 miles | 31.8% |
| TOTAL BUSINESSES | | | |
| 1 mile | 1,148 | | |
| 3 miles | 7,732 | | |
| 5 miles | 26,028 | | |
| TOTAL EMPLOYEES | | | |
| 1 mile | 10,415 | | |
| 3 miles | 70,610 | | |
| 5 miles | 334,627 | | |

*2019 estimates

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.