

For Lease

RIPCO
RETAIL LEASING

261 Wanaque Avenue

Pompton Lakes, NJ
Passaic County

| 3,909 SF Divisible - 2,099 SF & 1,810 SF

New mixed use retail space available

Contact
Exclusive Agents

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Space Details

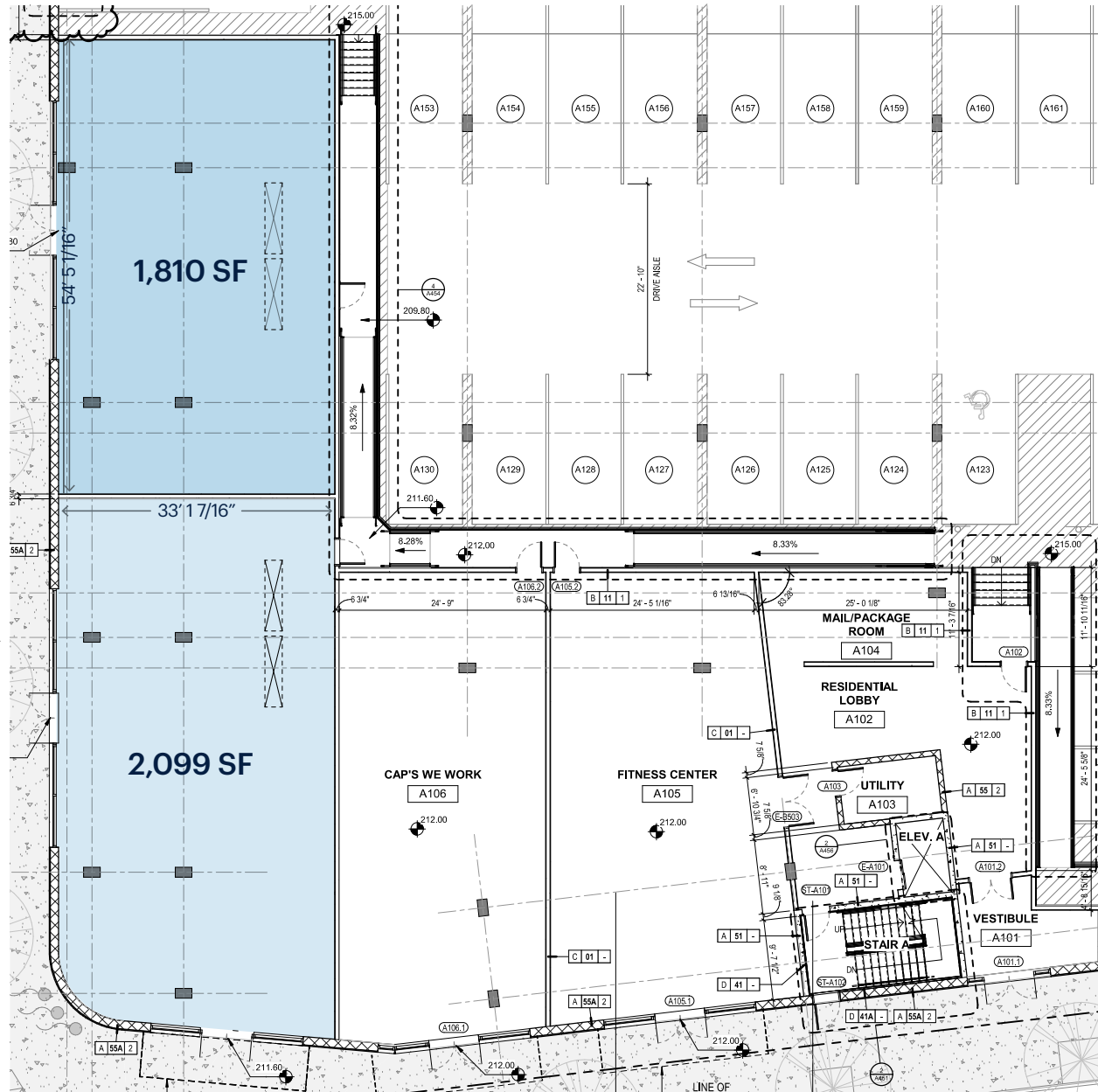


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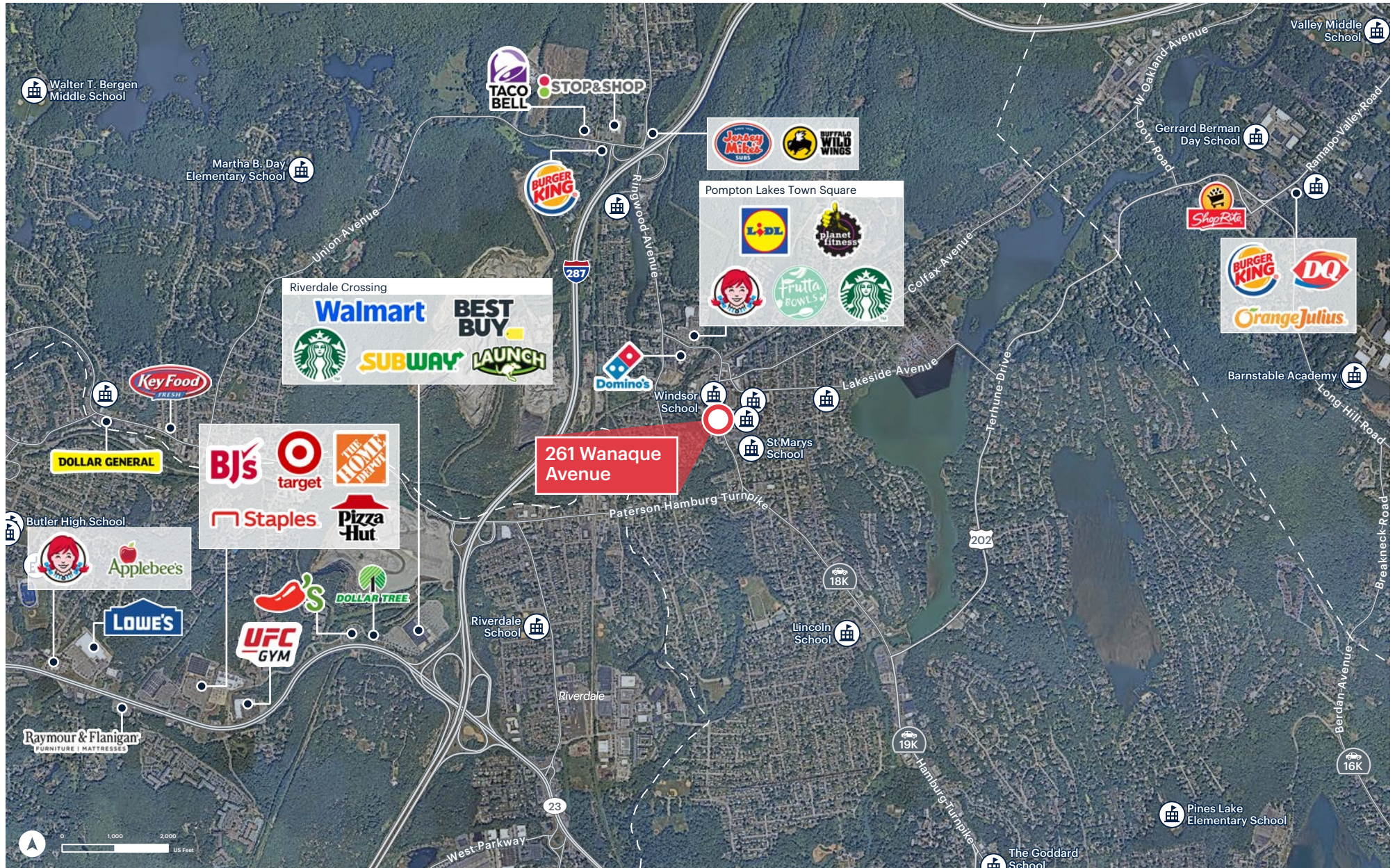
Size	Endcap Inline	2,099 SF 1,810 SF
	Ground Floor Total <small>*Spaces can be combined</small>	*3,909 SF
Rent	Upon request	
CAM	\$5.00 PSF (est.)	
Neighbors	Mack's American Bar & Grill, European Wax Center, Lidl, Hand & Stone, Atlantic Medical, Planet Fitness, Starbucks, Monica's Italian Restaurant, Pompton Lakes High School	
Rent	Upon request	
Comments	Sits in the heart of downtown Adjacent to municipal parking lot New retail construction Can be vented At the base of Meridia Pompton Lakes residential building, with 212 units above Close to Route 23 and Route 287	

Floor Plan

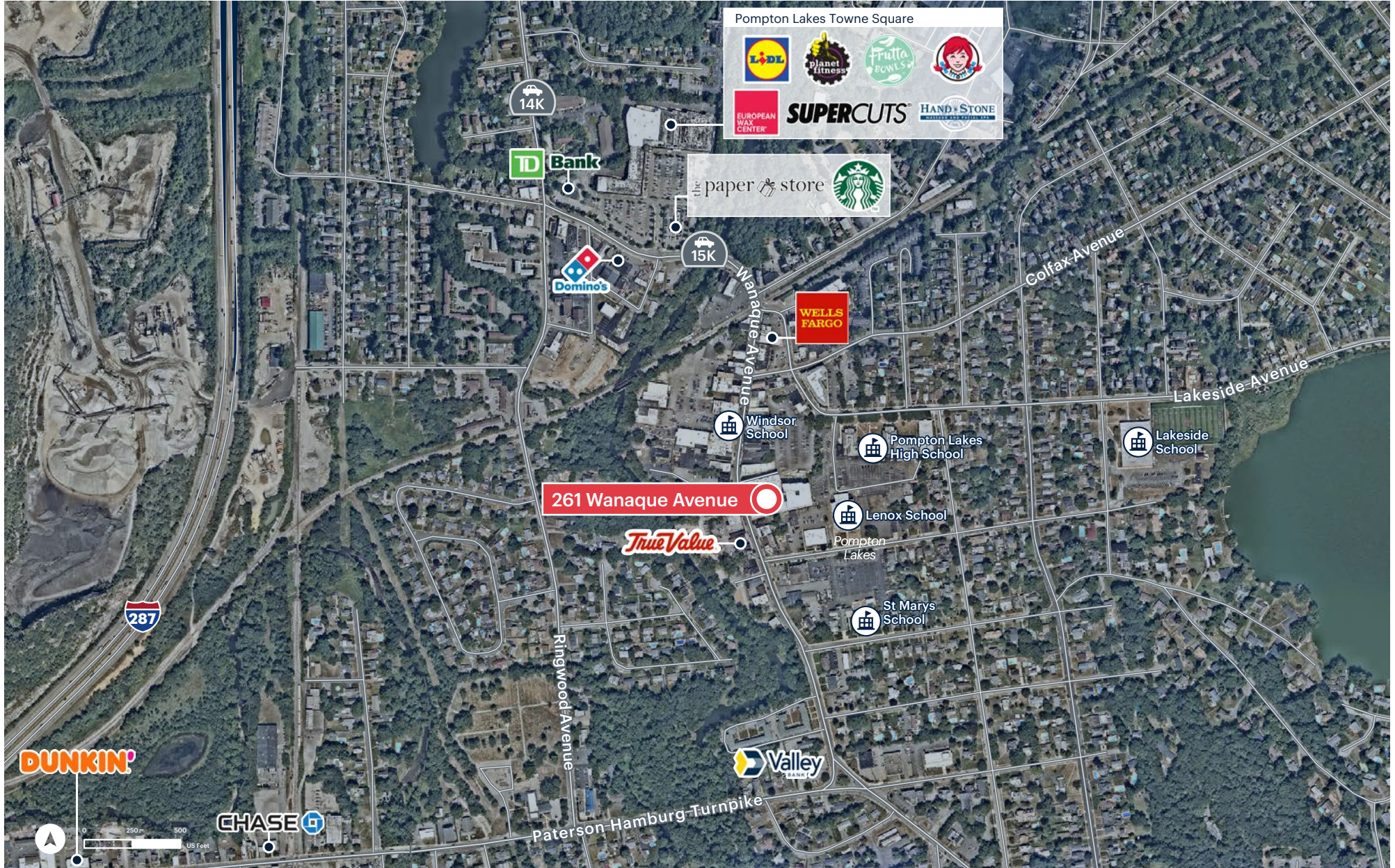
3,909 SF
Combined



Market Aerial



Local Retail

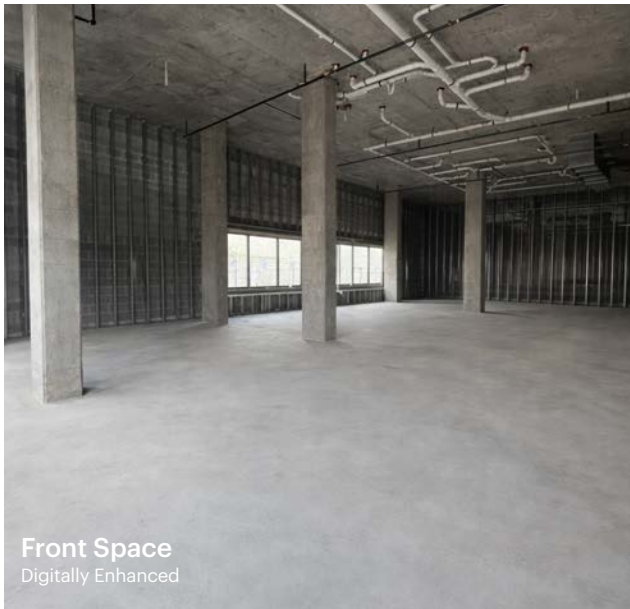


Property Imagery

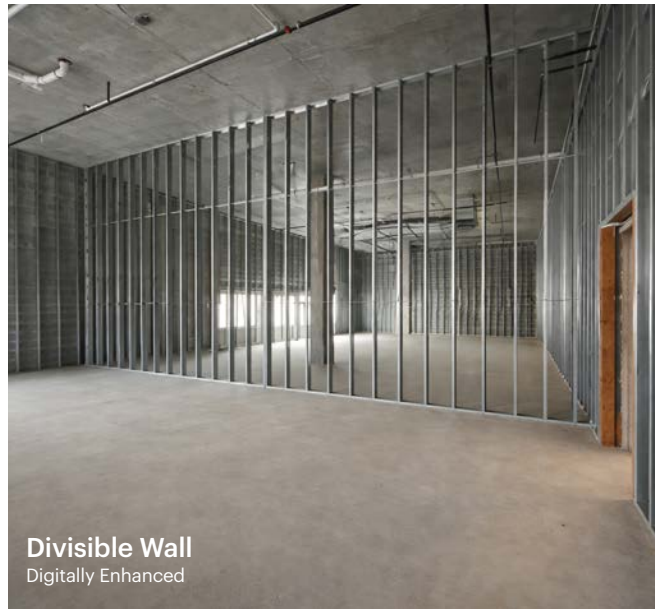
Space photos



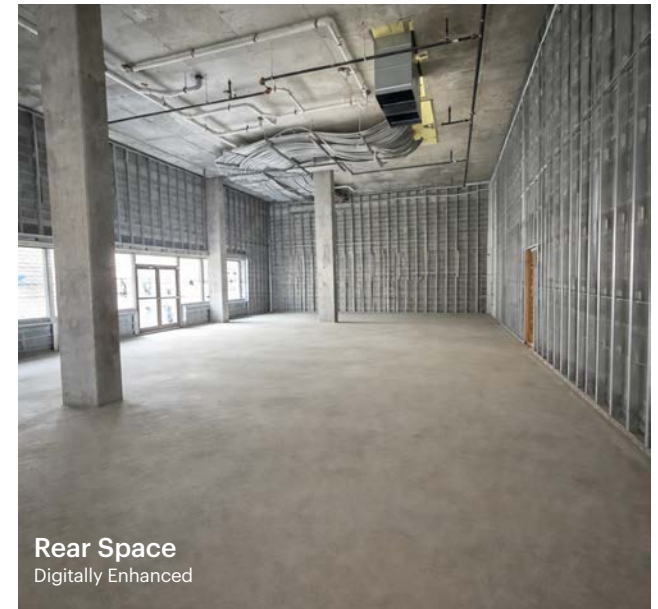
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Front Space
Digitally Enhanced



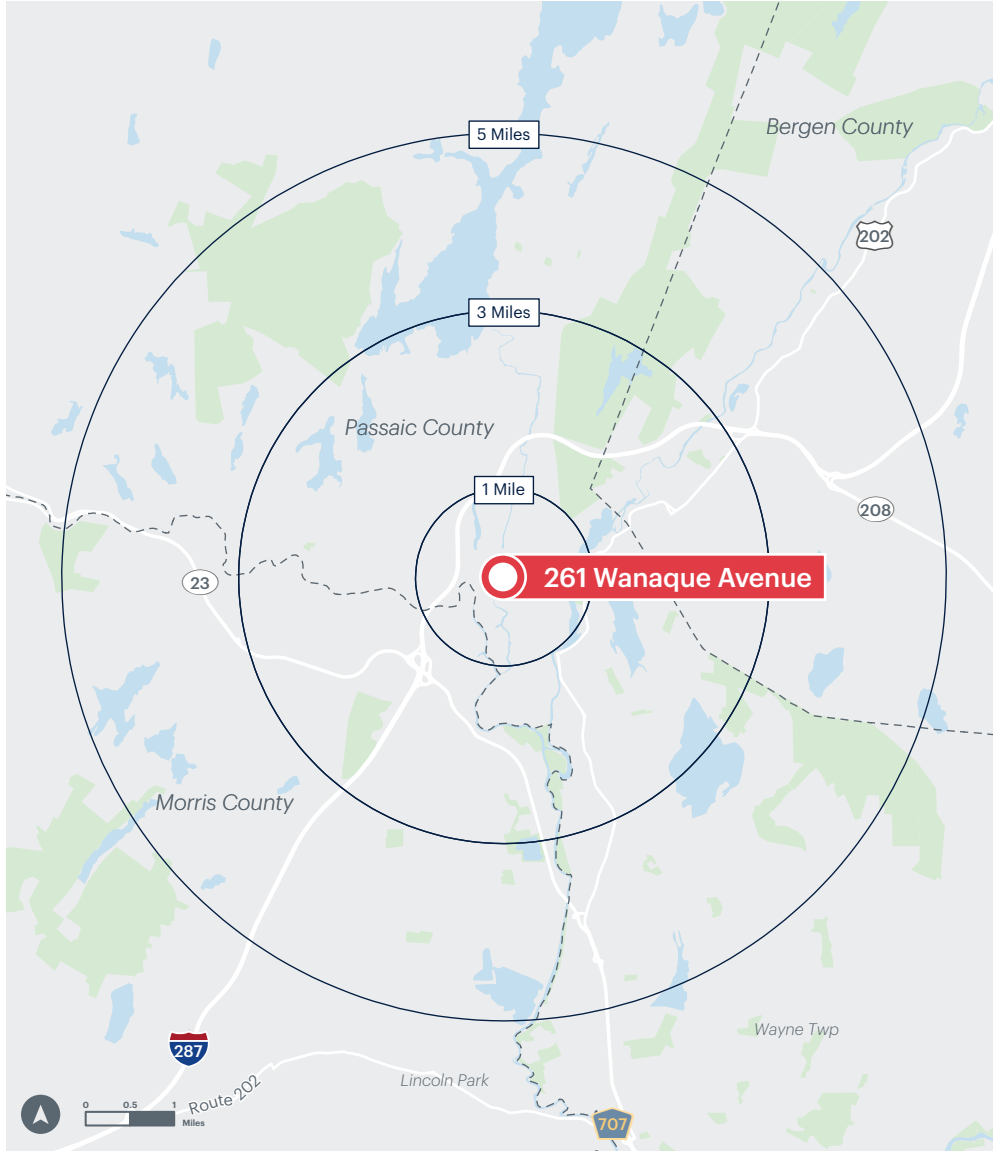
Divisible Wall
Digitally Enhanced



Rear Space
Digitally Enhanced

Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	8,650	55,111	117,931
Total Households	3,359	21,910	44,788
Average Household Income	\$139,194	\$158,631	\$175,656
Median Household Income	\$118,351	\$123,896	\$134,701
% Population with Bachelors +	46.67%	48.58%	53.29%
Daytime Population	7,586	55,237	115,379
Total Daytime Employees	4,265	29,437	60,069
Total Businesses	433	2,412	4,590