



Rutherford NJ Transit Station
1,369 Average Daily Riders

Can be combined
for 4,307 SF

2,445 SF

1,862 SF

For Lease

RIPCO
RETAIL LEASING

1 Orient Way

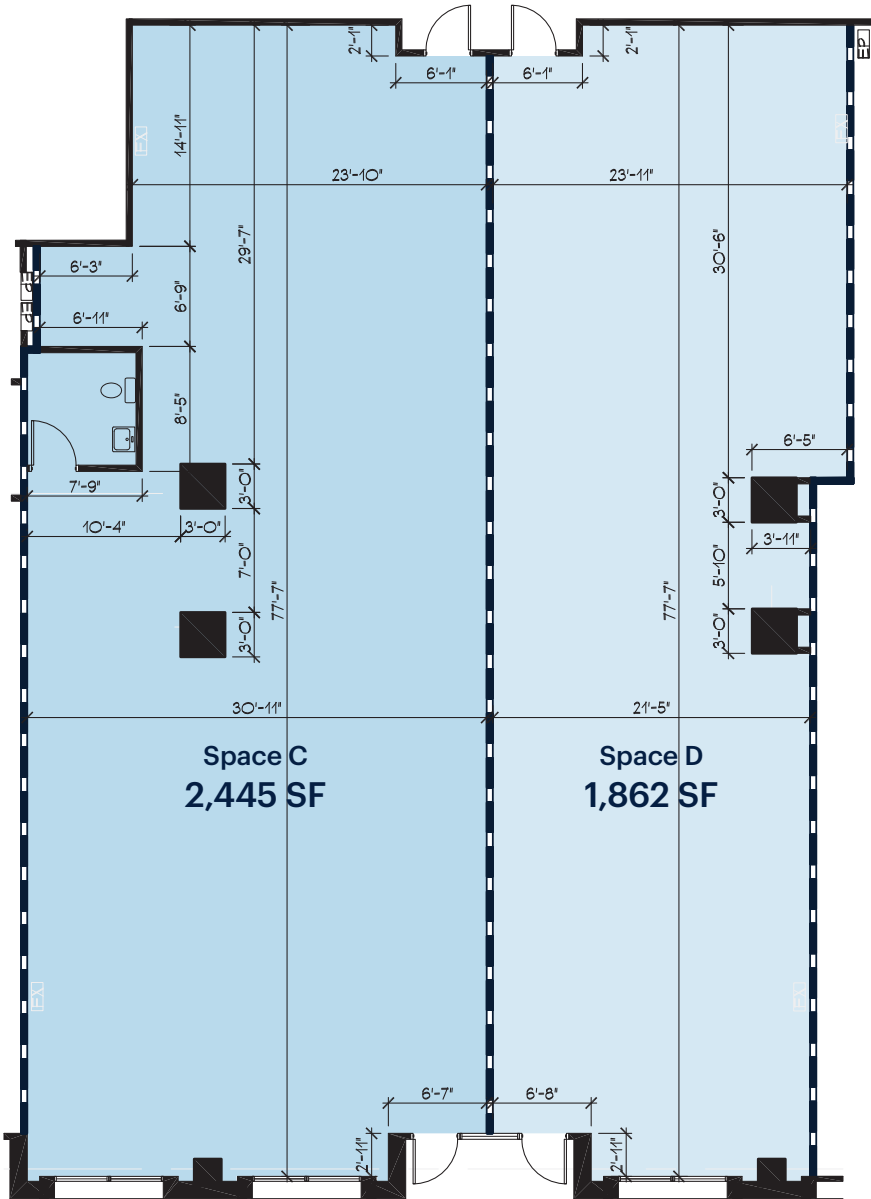
Rutherford, NJ
Adjacent to the Rutherford Train Station

1,862 - 4,307 SF Available in Downtown Rutherford

Fitness, Retail, Medical Space

Space Details

Spaces C & D | Can be combined for 4,307 SF



Size	Ground Floor	
	Suite C	2,445 SF
	Suite D	1,862 SF
	Ground Floor Total	*4,307 SF
	<small>*Spaces can be combined</small>	
Rent	Upon request	
NNN's	Taxes	\$4.58 PSF
	CAM	\$5.25 PSF
	Insurance	\$0.43 PSF
	NNN Total	\$10.26 PSF
Co-Tenants	The UPS Store, AVIS Car Rental, JAG PT, StretchLab, Club Pilates	
Neighbors	Bank of America, Ace Hardware, 30 Burgers, Yellowtail, Playa Bowls, BJ's, Dumpling Dojo, Kabob on the Cliff, Fiorentini, Sonoma Bistro, Cafe Matisse	
Comments	At Rutherford Train Station	
	Parking: Dedicated surface parking lot, street parking	
	Across from Bus Stop	
	50 residential units above	
	Walk Score - 97 "Walker's Paradise"	
	Ground floor retail/medical/restaurant space in the heart of downtown	
	Densely-populated and vibrant neighborhood	
Convenient access to Route 17 and Route 3		
Felician College Rutherford - 2,109 Students, 244 Faculty		

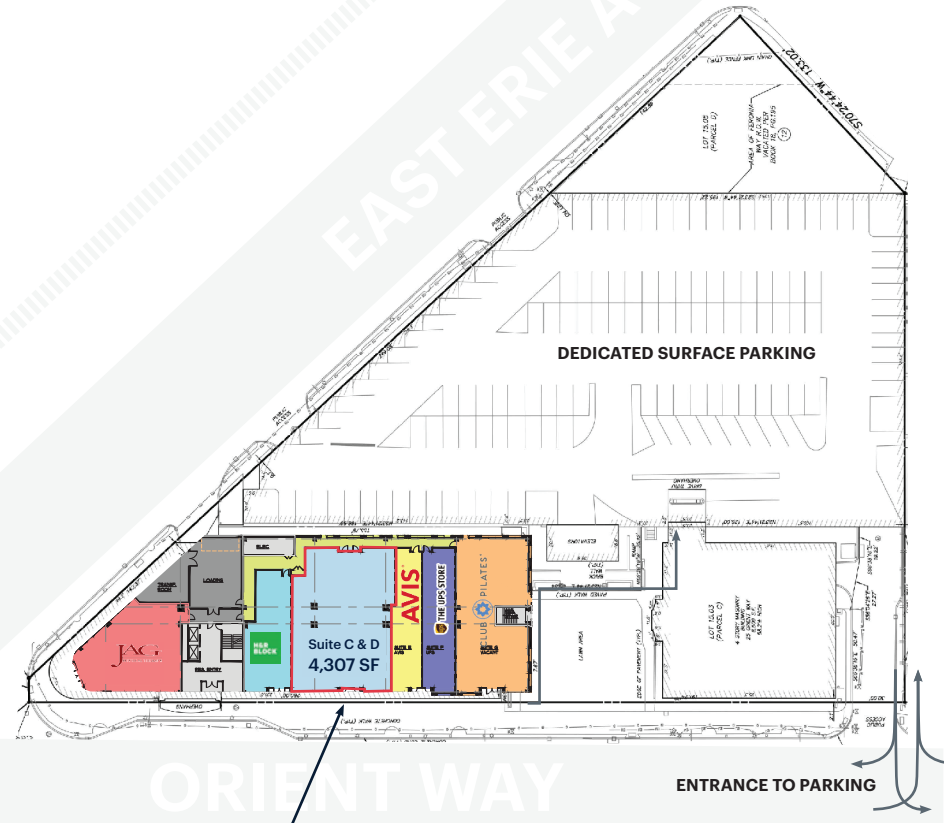
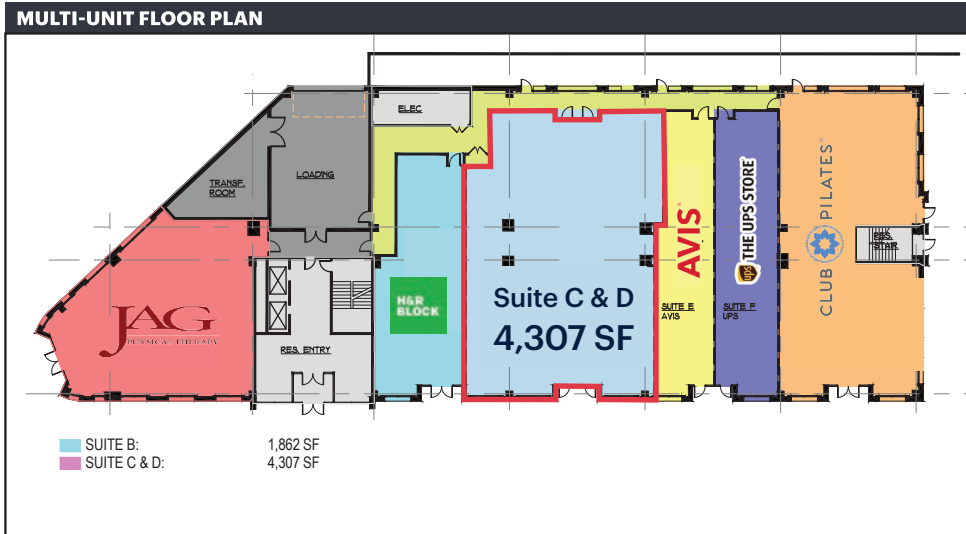
Floor Plans

Ceiling Heights | Slab to slab 15 FT

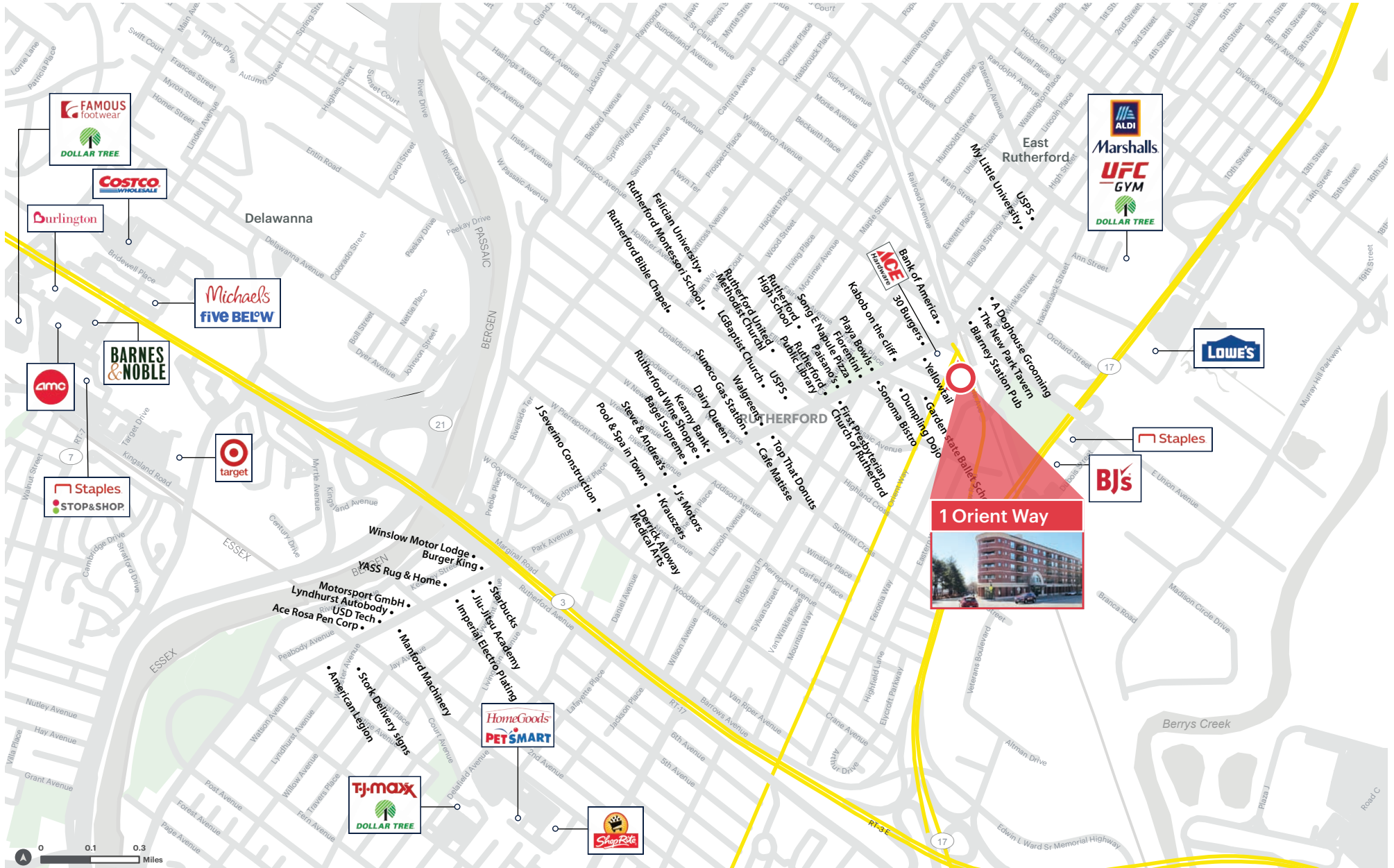
Floor Thickness | 6 IN

Floor Load | 100 lbs PSF

Potential for outdoor seating



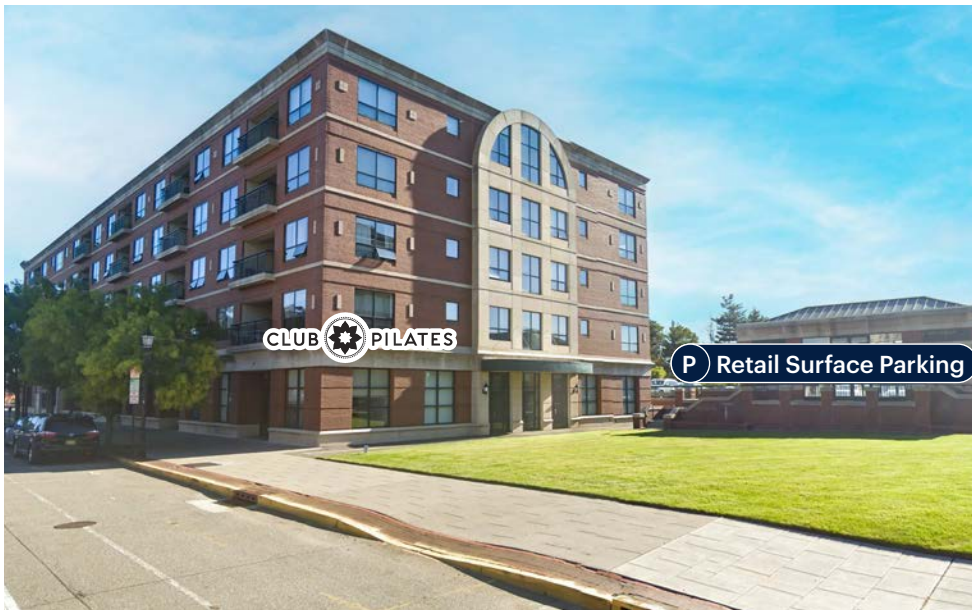
Centrally Located in Downtown

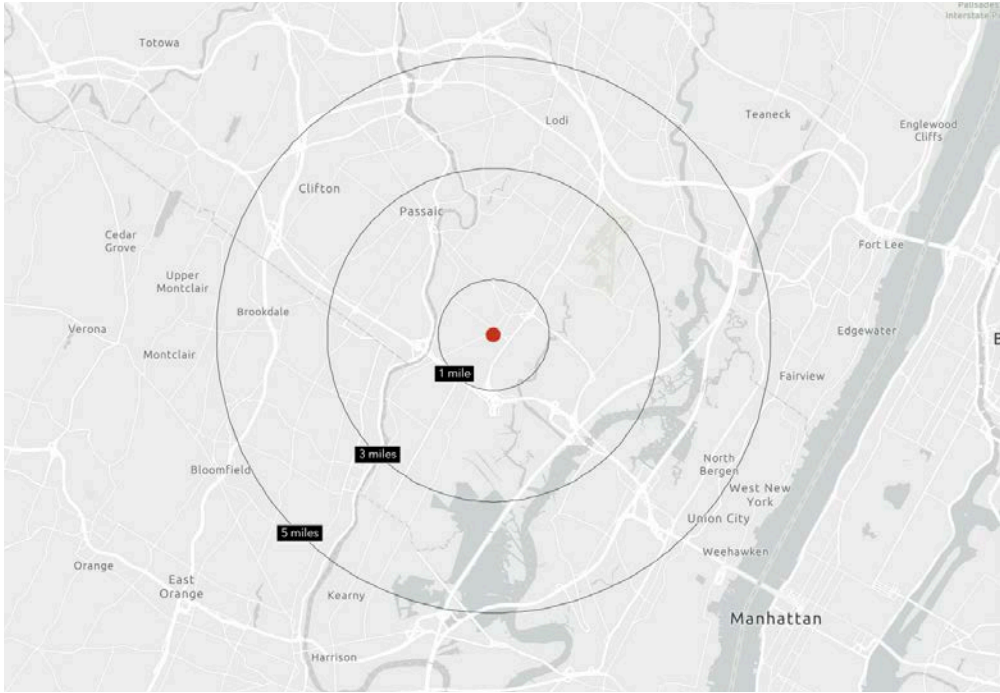


Vibrant Downtown Rutherford



Prominent Site & Great Visibility

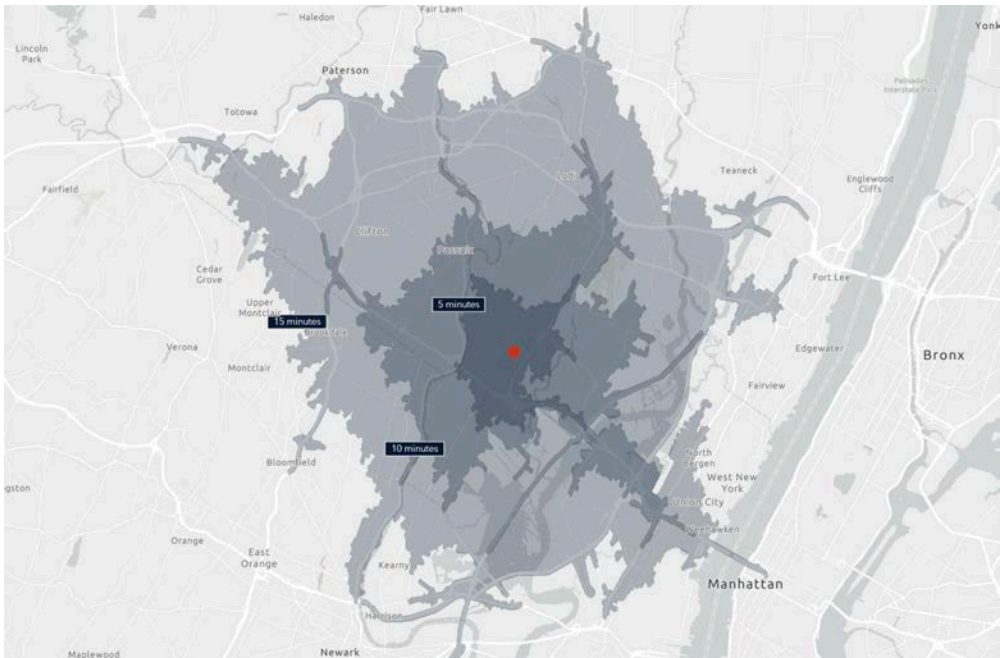




Area Demographics

2025 ESRI Summary Report

Radius	1 mile	3 miles	5 miles
Total Population	24,237	183,194	574,233
Total Households	9,290	67,986	213,390
Average Household Income	\$151,269	\$131,745	\$124,128
Median Household Income	\$117,331	\$99,569	\$92,796
Population with Bachelors +	9,389	53,518	150,530
Total Businesses	1,329	7,157	20,138
Total Employees	14,122	72,467	223,014
Total Daytime Population	26,233	170,994	536,473



Drivetime	5 min	10 min	15 min
Total Population	40,973	192,684	723,160
Total Households	16,012	71,867	264,585
Average Household Income	\$146,909	\$134,120	\$123,208
Median Household Income	\$113,228	\$101,018	\$90,825
Population with Bachelors +	15,220	58,464	186,686
Total Businesses	1,825	7,727	26,297
Total Employees	18,139	81,576	283,048
Total Daytime Population	37,733	187,824	681,954