



For Lease

455 Route 23

Wantage, NJ
Sussex County

Up to 51,752 SF Available

Located at signalized intersection in top retail corridor in Sussex County, NJ

RIPCO
RETAIL LEASING

Space Details

1,321 SF | Pad Building

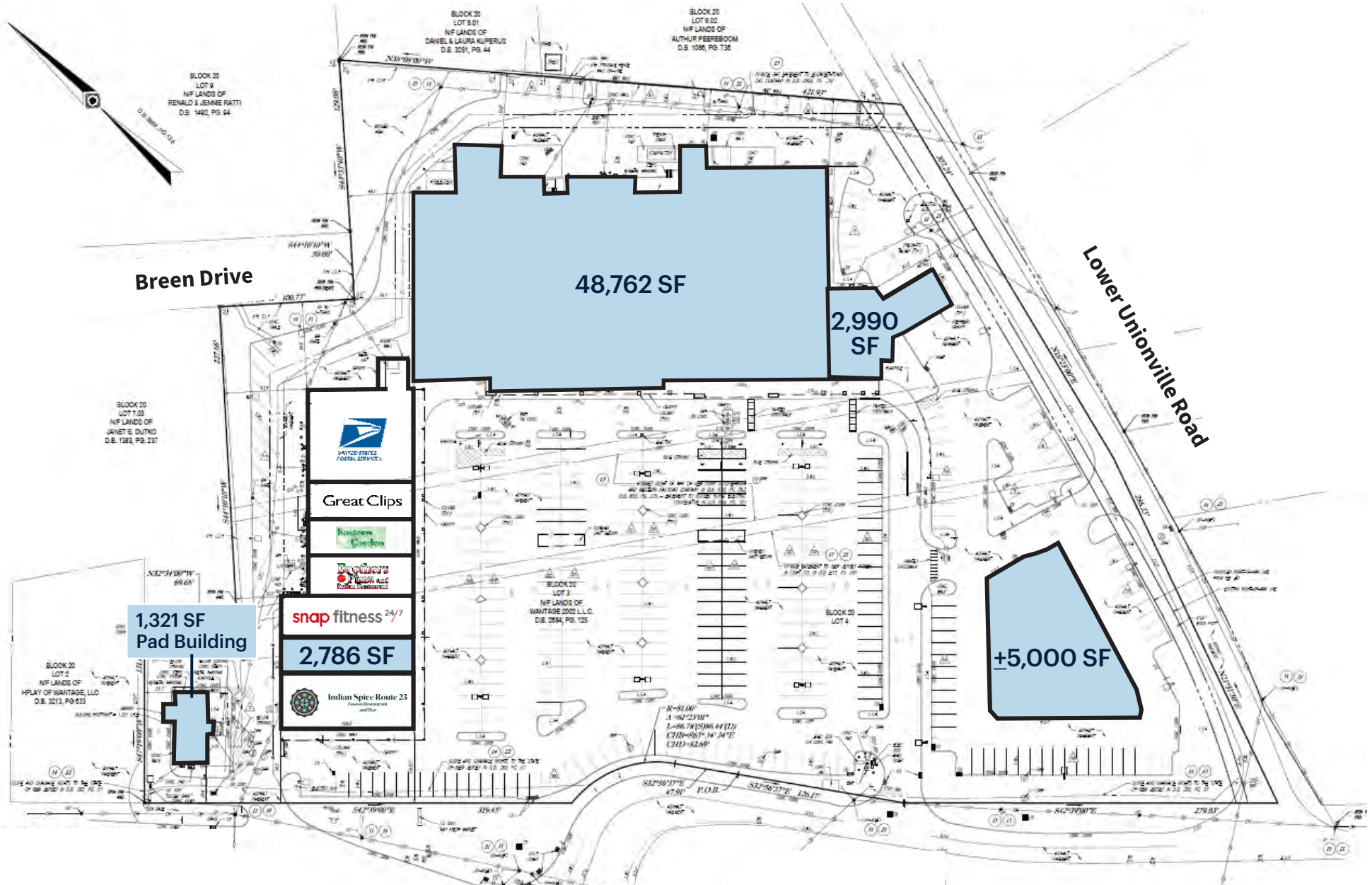


±2,786 SF | Inline



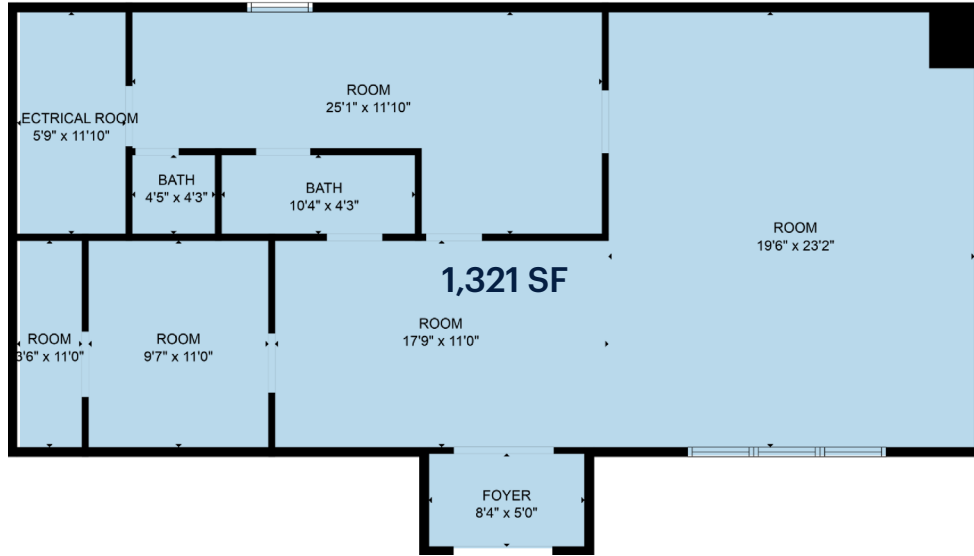
Size	Former Grocer Space	48,762 SF
	Endcap (Former Bank)	2,990 SF
	Inline	2,786 SF
	Pad Building	1,321 SF
	Pad Site (Development Opportunity)	±5,000 SF
Possession	Immediate	
Term	Long term	
Rent	Upon request	
Co-Tenants	Snap Fitness, USPS, Great Clips, Brothers Pizza, Indian Spice, Eastern Garden, Provident Bank	
Neighbors	ShopRite, Hyundai, Ford, Walgreens, Dollar General, Tractor Supply	
Comments	<p>Big Box anchor opportunity</p> <p>Highway visibility</p> <p>Ample parking</p> <p>Direct access to lower Unionville Road</p> <p>At 4-way traffic light</p> <p>In the heart of the retail marketplace</p> <p>Approximately 20,000 VPD</p>	

Site Plan

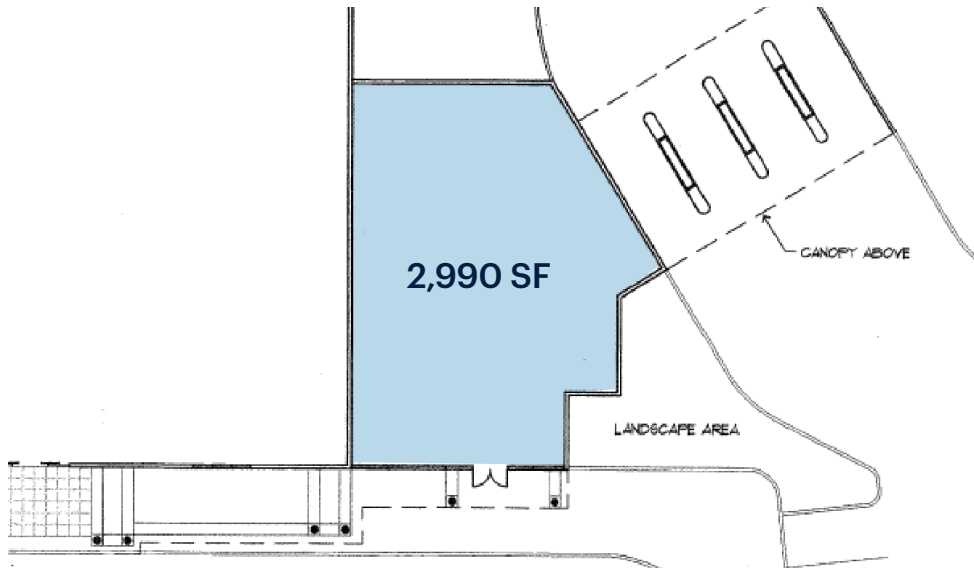


Floor Plans

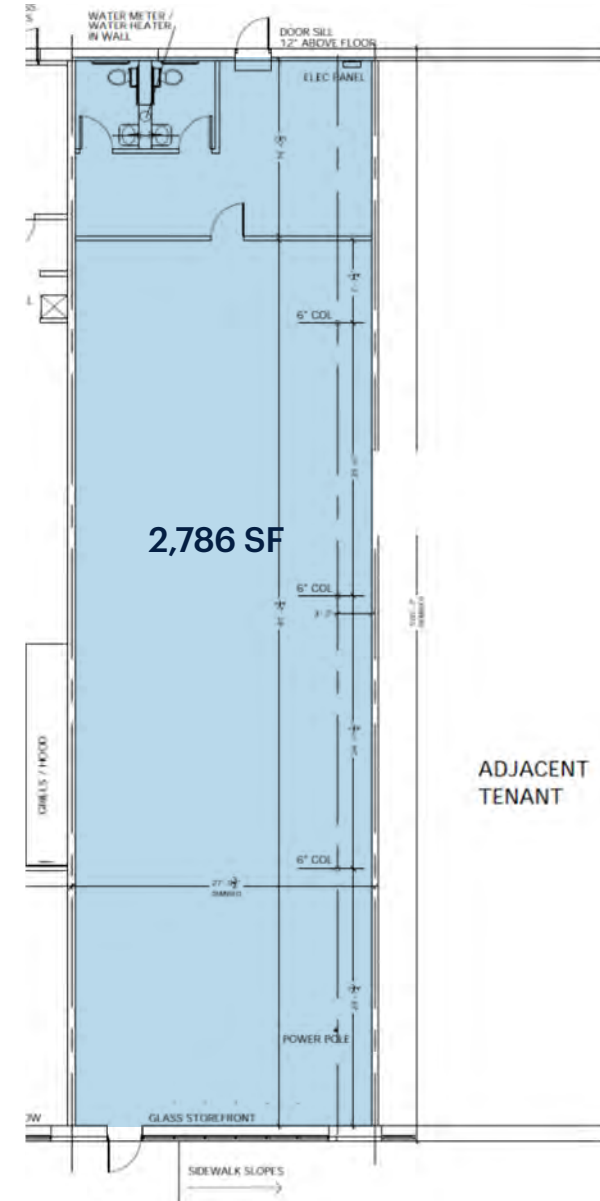
Existing Pad Building | Vacant



Endcap | Former Bank



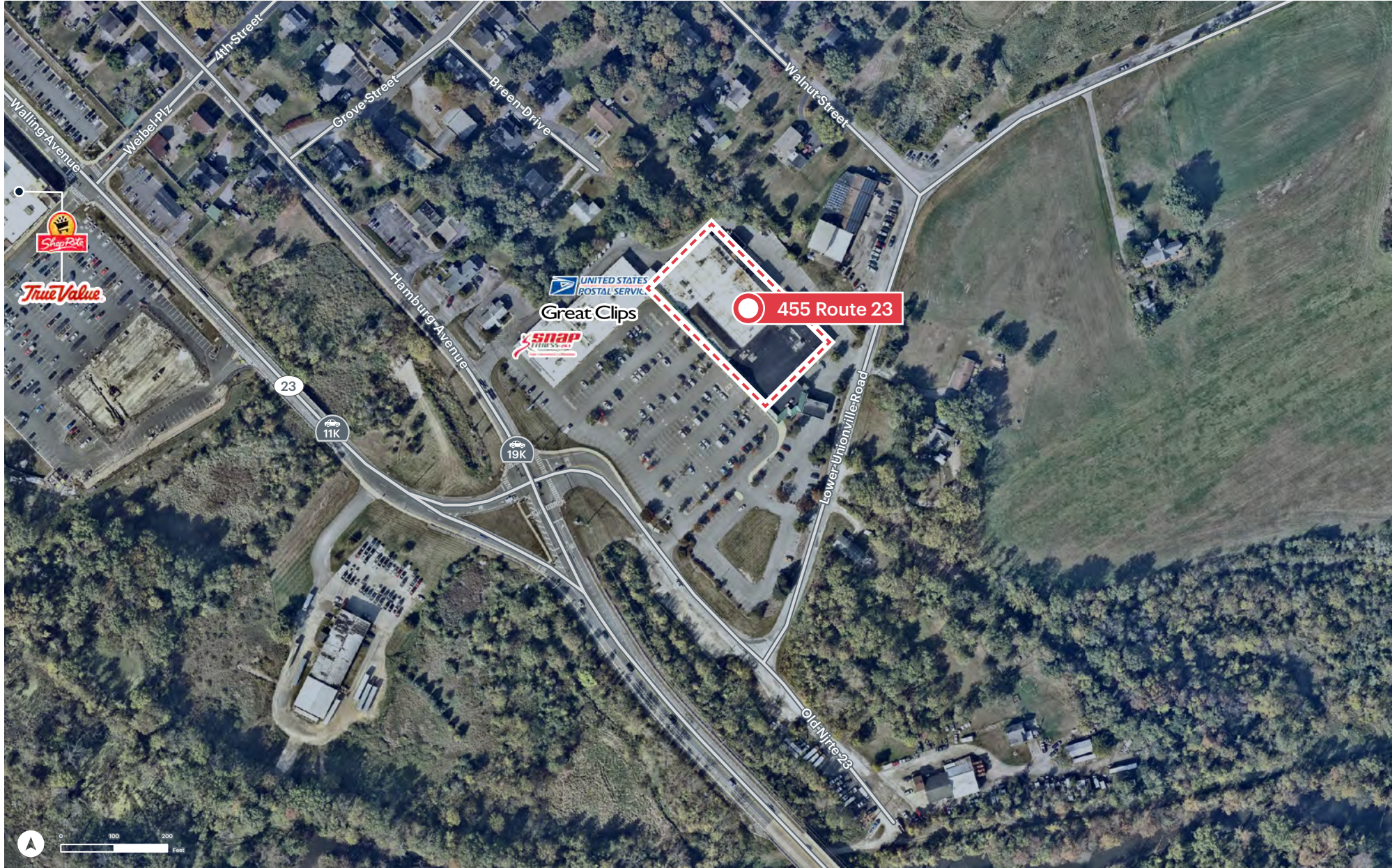
Inline Space | Vacant



Market Retail



Local Retail



Wantage Community

Kittatinny Valley State Park



Historic Lusscroft Farm



High Point State Park



Ventimiglia Vineyard



RIPCO
RETAIL LEASING

Contact
Exclusive
Agents

Florian Suserman
fsuserman@ripconj.com
201.777.2301

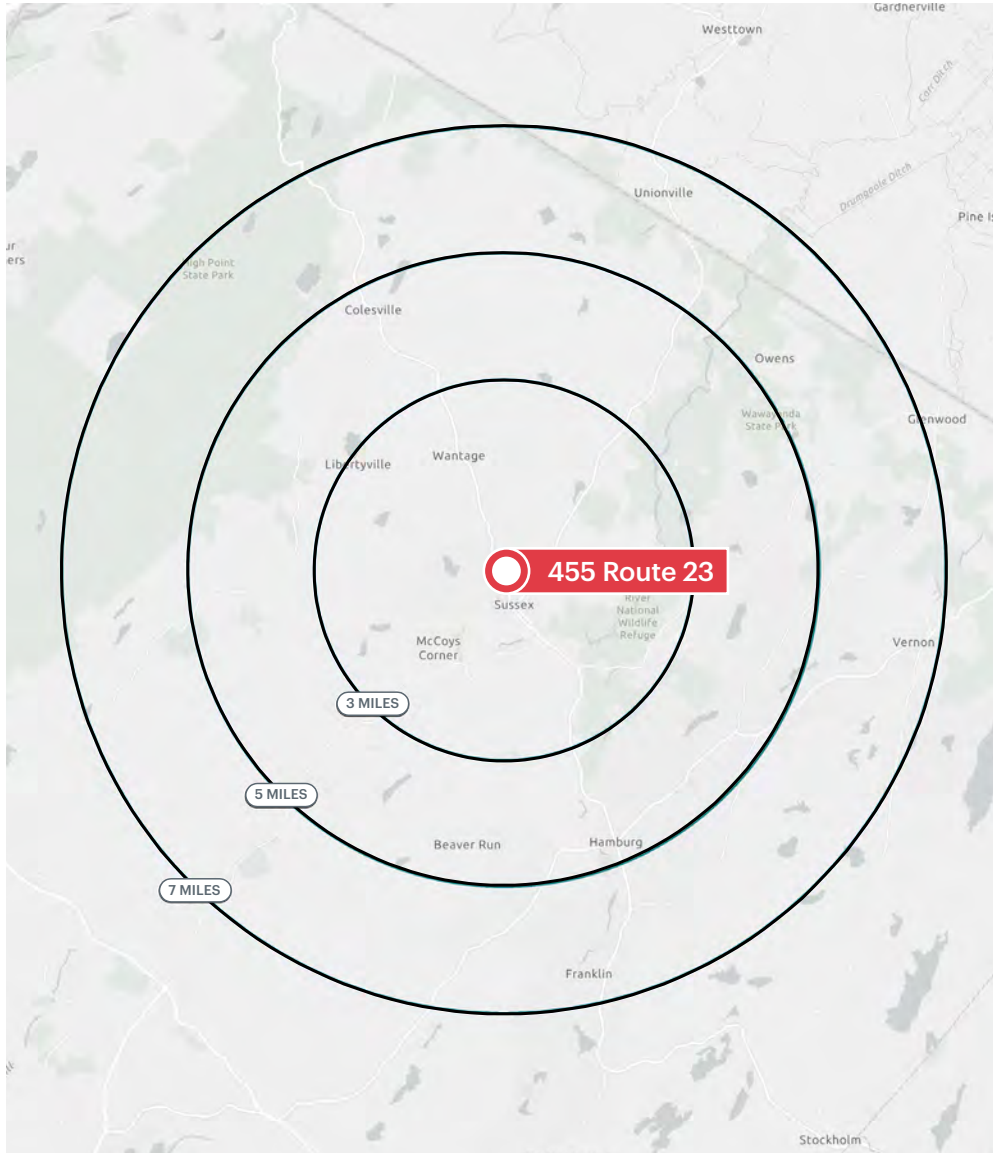
Seth Pollack
spollack@ripconj.com
201.636.7507

Samantha Zawadzki
szawadzki@ripconj.com
201.256.0542

611 River Drive, 3rd Floor, Elmwood Park, NJ 07407 | ripconj.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square
footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Area Demographics

2025 ESRI Summary Report



455 Route 23, Sussex, NJ

	3 mile	5 miles	7 miles
Total Population	9,591	29,724	71,488
Total Households	3,916	12,497	28,667
Average Household Income	\$125,147	\$129,917	\$137,500
Median Household Income	\$95,539	\$103,992	\$108,536
Population with Bachelors +	1,839	7,284	19,380
Daytime Population	7,227	21,259	56,915
Total Daytime Employees	323	822	2,401
Total Businesses	2,277	6,665	21,756