

For Lease

RIPCO
RETAIL LEASING

261 Wanaque Avenue

Pompton Lakes, NJ
Passaic County

| 1,400 SF, 1,810 SF, & 2,099 SF

New mixed use retail space available

Contact
Exclusive Agents

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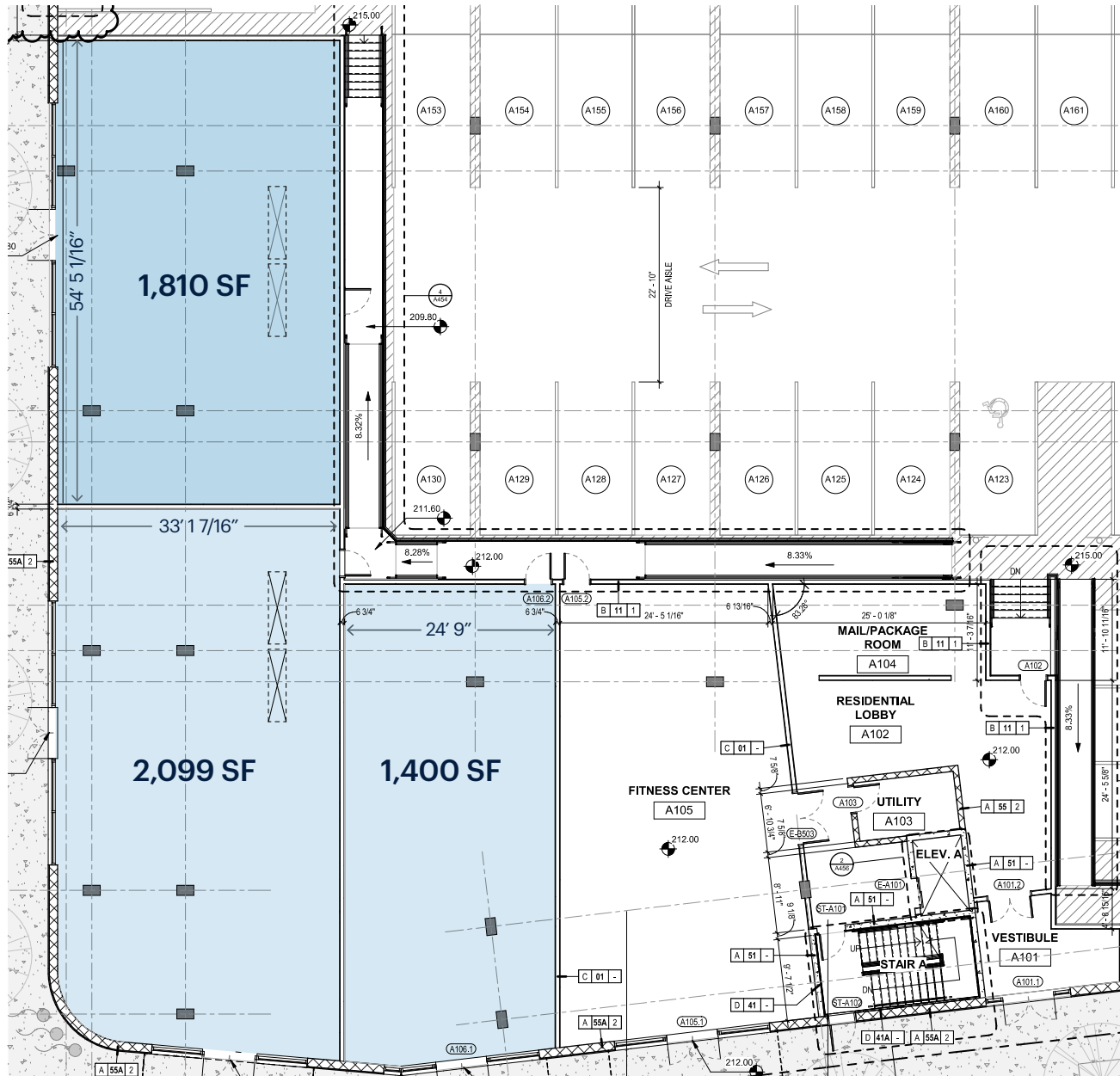
Space Details



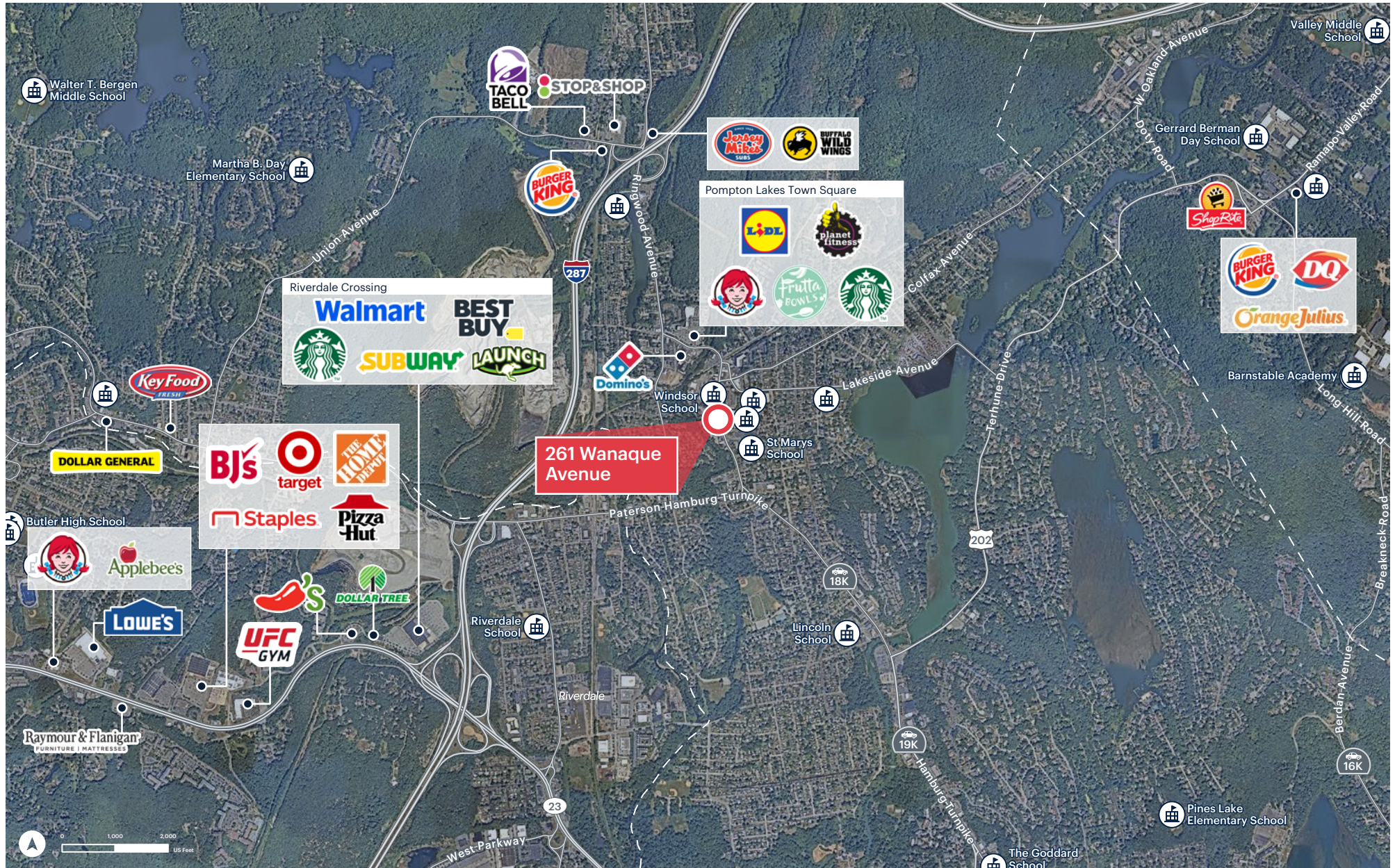
Digitally Enhanced

Size	Endcap	2,099 SF
	Inline	1,810 SF
	Inline	1,400 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	
	Venting in place for restaurant	
	At the base of Meridia Pompton Lakes residential building, with 212 units above	
	Close to Route 23 and Route 287	

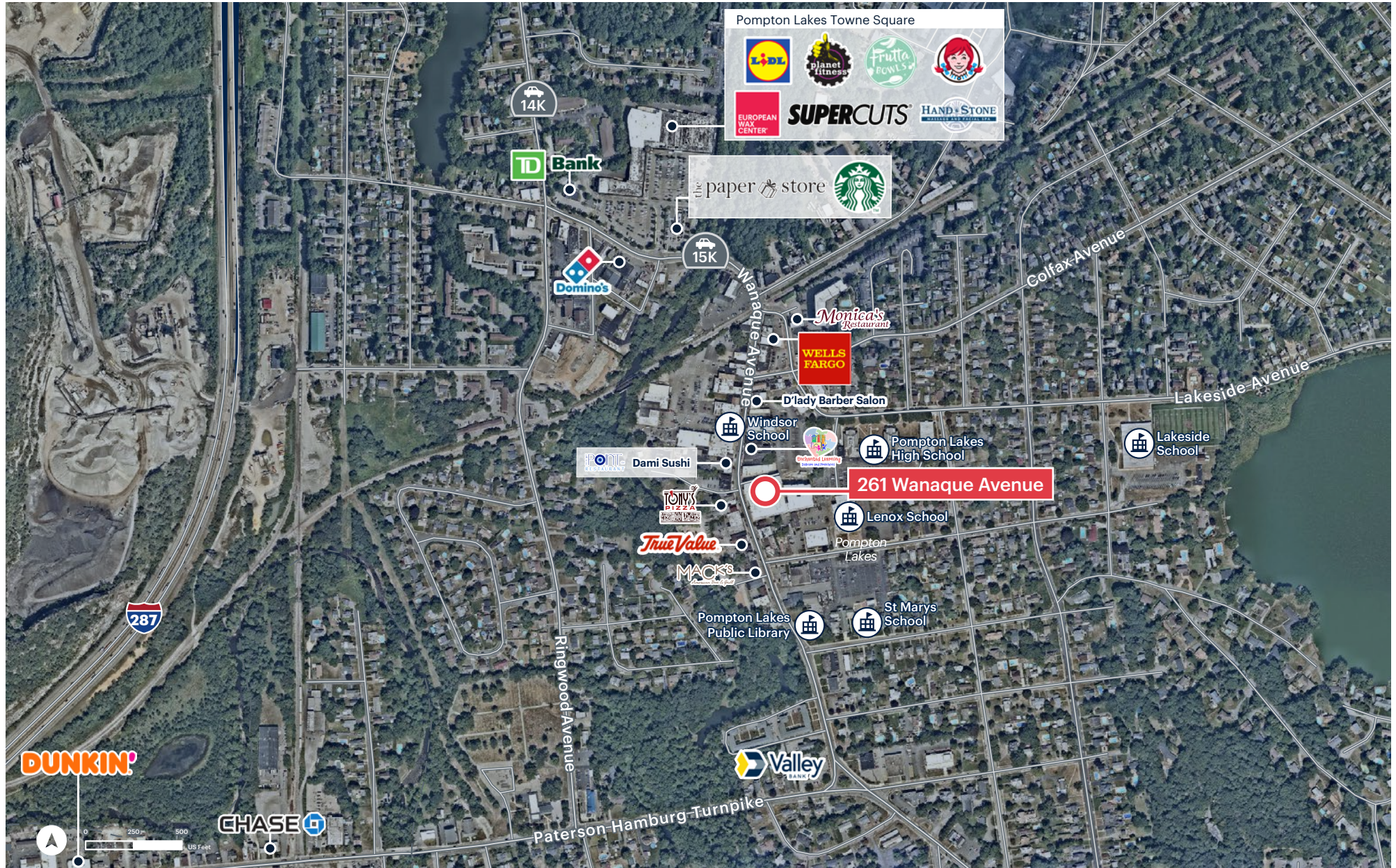
Floor Plan



Market Aerial

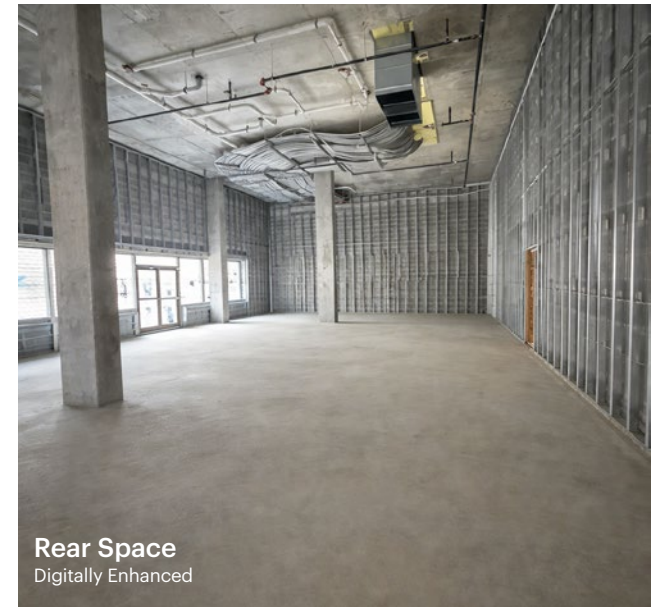
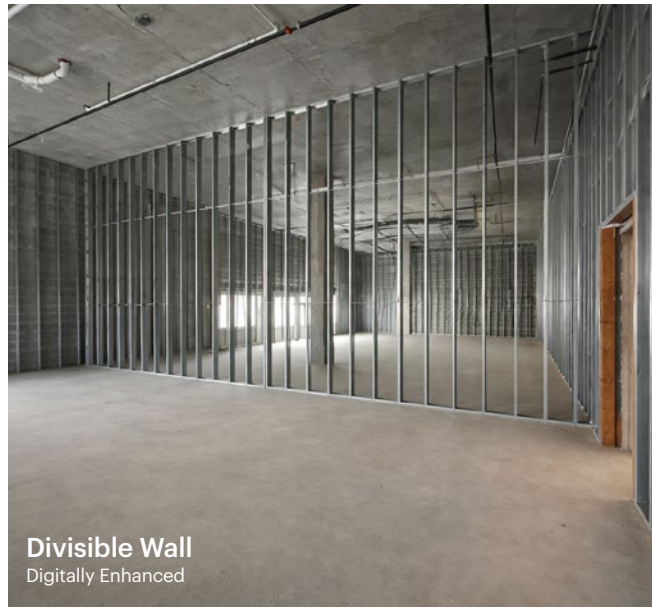
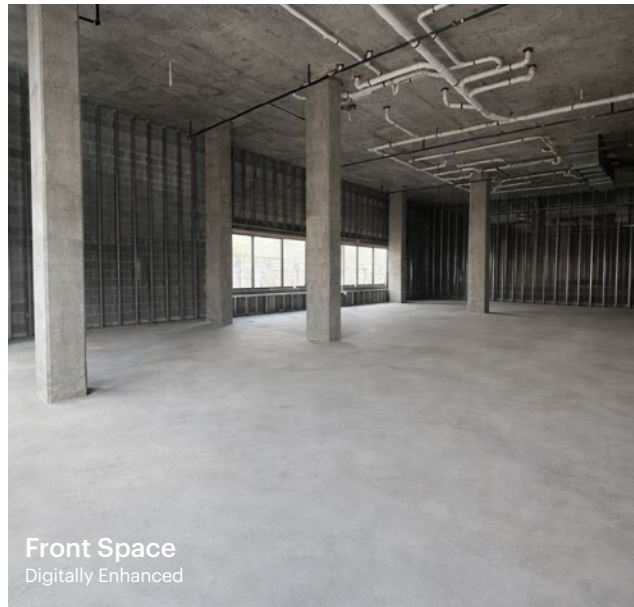


Local Retail



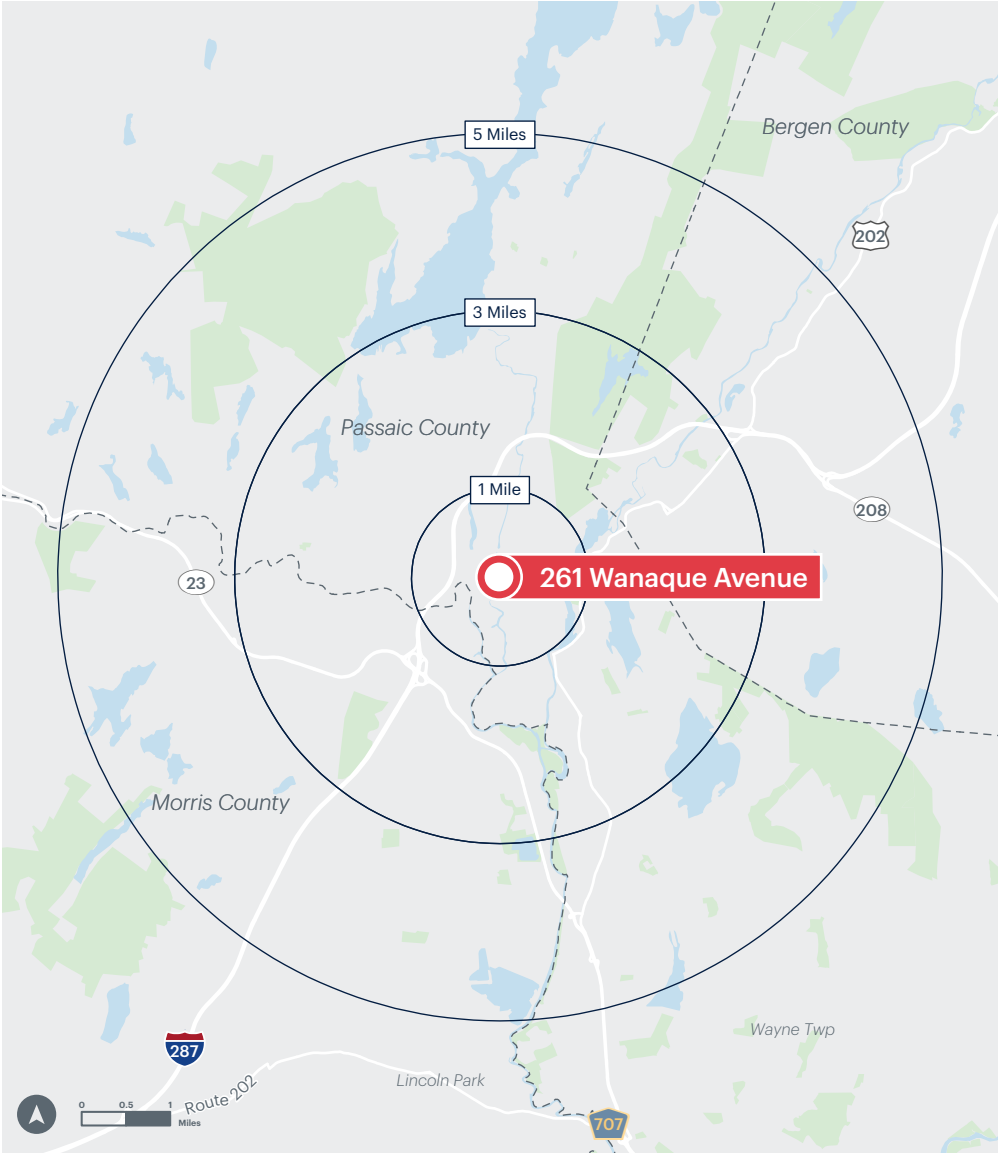
Property Imagery

Space photos



Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	9,020	54,284	118,160
Total Households	3,565	21,695	45,248
Average Household Income	\$148,392	\$168,144	\$186,067
Median Household Income	\$118,140	\$125,358	\$136,870
% Population with Bachelors +	48.46%	50.13%	54.95%
Daytime Population	8,633	54,918	117,109
Total Daytime Employees	4,943	28,552	59,799
Total Businesses	454	2,370	4,560