RETAIL SPACE

31 BROADWAY
Corner of Broadway and Center Street in the Heart of Downtown Denville

31 BROADWAY
DENVILLE | NEW JERSEY

1,632 SF
Outstanding corner location in the heart of downtown Denville
LOCATION
31 Broadway, Denville, New Jersey

PREMISES
1,632 SF

RENT
Upon request

AVAILABLE
Immediate

TRIPLE NETS
$7.36 PSF

COMMENTS
Situated within the heart of the Denville's CBD, located on the corner of Broadway and Center Street
Venting possible
High ceilings
Retail/Food uses permitted
Ample municipal street parking in front of the retail unit
Densely populated affluent residential market
Ownership will consider new business entities and qualified startups

NEIGHBORS
Walgreens, Verizon, Starbucks, Playa Bowls, European Wax, M&T Bank and Great Clips
AREA DEMOGRAPHICS

**1 MILE RADIUS**
- **POPULATION**: 6,306
- **HOUSEHOLDS**: 2,576
- **MEDIAN AGE**: 45.2
- **COLLEGE GRADUATES (Bachelor’s +)**: 58.1%
- **TOTAL BUSINESSES**: 740
- **TOTAL EMPLOYEES**: 7,283
- **DAYTIME POPULATION (w/ 16 yr +)**: 9,098
- **MEDIAN HOUSEHOLD INCOME**: $125,398

**3 MILE RADIUS**
- **POPULATION**: 48,579
- **HOUSEHOLDS**: 18,889
- **MEDIAN AGE**: 43.3
- **COLLEGE GRADUATES (Bachelor’s +)**: 58.8%
- **TOTAL BUSINESSES**: 3,043
- **TOTAL EMPLOYEES**: 42,232
- **DAYTIME POPULATION (w/ 16 yr +)**: 55,722
- **MEDIAN HOUSEHOLD INCOME**: $122,409

**5 MILE RADIUS**
- **POPULATION**: 140,431
- **HOUSEHOLDS**: 53,966
- **MEDIAN AGE**: 42.0
- **COLLEGE GRADUATES (Bachelor’s +)**: 53.1%
- **TOTAL BUSINESSES**: 7,566
- **TOTAL EMPLOYEES**: 112,374
- **DAYTIME POPULATION (w/ 16 yr +)**: 149,325
- **MEDIAN HOUSEHOLD INCOME**: $113,869
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.

Please visit us at ripconj.com for more information