



## RETAIL SPACE

# HAWTHORNE, NJ

## HEDGES AT HAWTHORNE

204 Wagaraw Road

### SIZE

Space A (endcap) 1,200 SF  
Space B (inline) 1,200 SF  
*\*Can be combined 2,400 SF*

### FRONTAGE

20 FT per space

### CEILING HEIGHTS

16 FT to the joist for both spaces

### NNN

\$8.00 (est.)

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### GLA

Retail Space: 16,400 SF

### PARKING

257 spaces

### CO-TENANTS

Mixed-use project; Planet Fitness,  
118 luxury residential units, 120K SF  
Self Storage

### NEIGHBORS

Lidl Supermarket (coming soon),  
Dollar Tree, Family Dollar

### SITE ATTRIBUTES

- New mixed-use residential/retail development project at traffic light
- 118 luxury residential units plus retail
- Walking distance to Hawthorne Train Station - 500+ weekday riders
- Town Memorial Pool, Bandshell and Tennis Courts across the street
- Traffic light access
- Adjacent to Wagaraw ball fields
- Planet Fitness Now Open!

### DELIVERY

Immediate

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripconj.com](http://ripconj.com) for more information

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LOW LEVEL AERIAL





SITE PLAN





CONSTRUCTION PHOTOS & RENDERINGS

UNDER CONSTRUCTION - DELIVERY Q1 2023



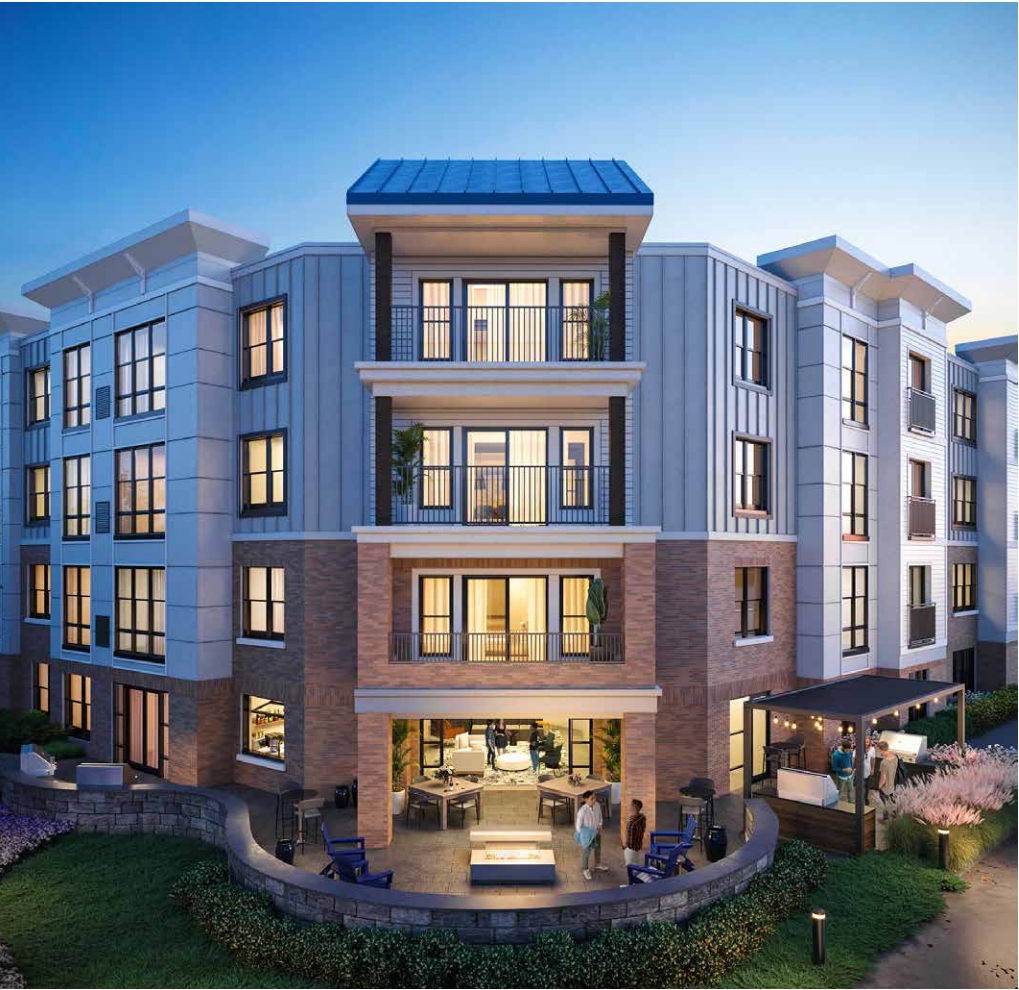
EXTERIOR



AMENITY LOUNGE



EXTERIOR

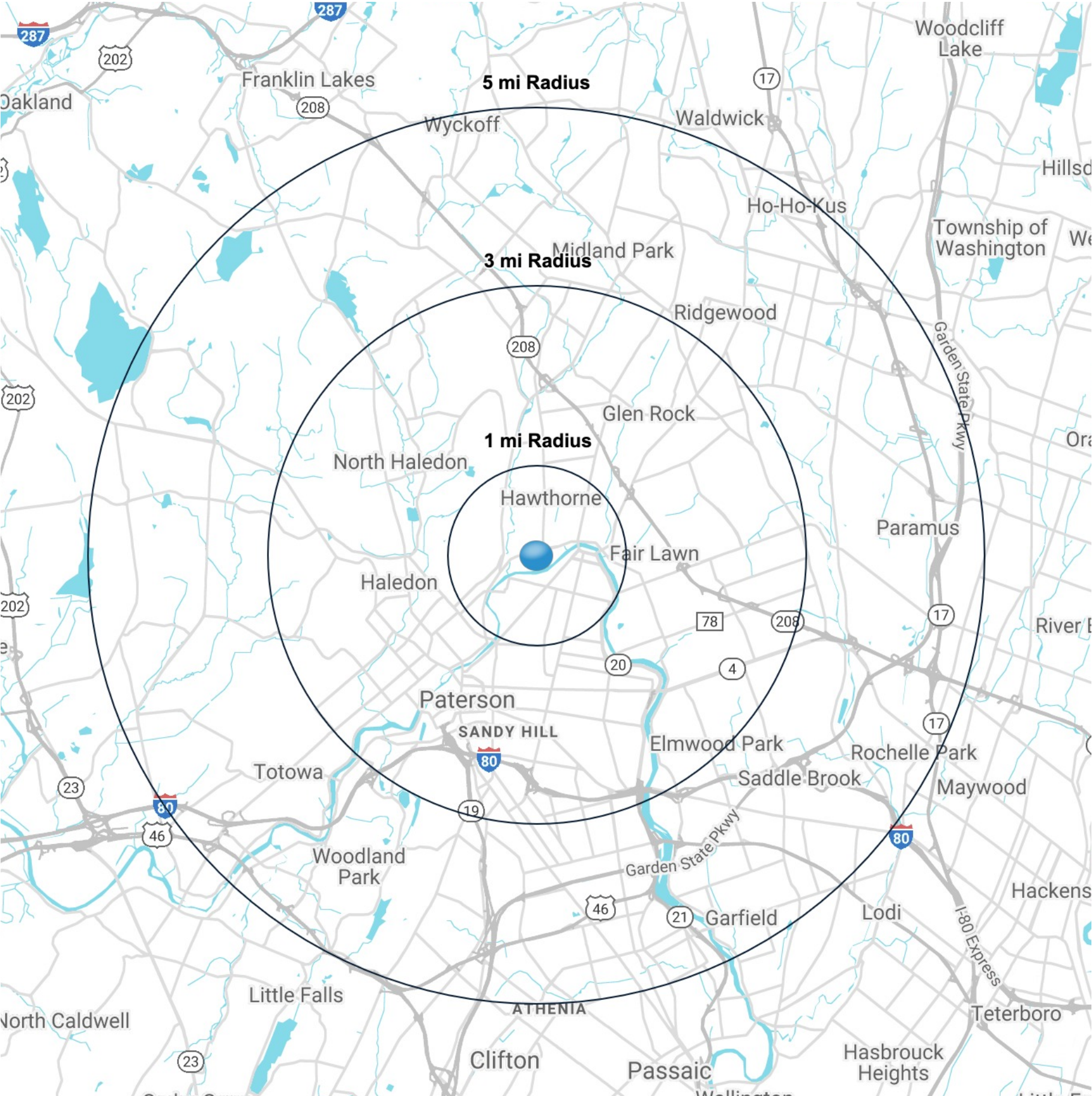


ROOFTOP





DEMOGRAPHICS



1 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
34,304	1,066
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
11,291	11,089
<b>MEDIAN AGE</b>	<b>DAYTIME POPULATION (w/ 16 yr +)</b>
34.2	30,736
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
4,909 - 22%	\$89,320

3 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
256,914	7,298
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
84,329	82,451
<b>MEDIAN AGE</b>	<b>DAYTIME POPULATION (w/ 16 yr +)</b>
37.5	228,520
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
49,115 - 29%	\$111,065

5 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
488,478	17,926
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
165,300	206,182
<b>MEDIAN AGE</b>	<b>DAYTIME POPULATION (w/ 16 yr +)</b>
39.7	475,188
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
121,390 - 26%	\$134,215

\*2023 estimates