

# RETAIL SPACE FOR SUBLEASE

78 MAIN AVENUE  
**PASSAIC, NJ**

**16,007 SF**

#### PROPERTY INFORMATION

- Former Walgreens Pharmacy
- Anchor space of a neighborhood strip center in a densely populated area
- Sublease from 2/12/2023

#### ASKING RENT

- \$160,000 Gross Per Year

#### TRAFFIC COUNTS

- Main Ave: 4,279 VPD
- Brook Ave: 6,280 VPD

Demographic Snapshot	Population	Median H.H. Income	# of Employees	# of Businesses
1-Mile Radius	31,995	\$82,944	7,548	797
3-Mile Radius	276,973	\$77,695	93,326	9,521
5-Mile Radius	568,915	\$78,277	243,352	20,943



FOR MORE INFORMATION, PLEASE CONTACT:

Dylan Rotchford, Salesperson

Tyler Bennett, CEO

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All offers are subject to approval by Walgreens Real Estate Committee.



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