

# MAINMARK BUILDING 262 MAIN STREET

at Market Street  
Paterson, NJ

**FOR SALE**  
Six Story Building



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## FOR SALE

Six Story Building

### *Six story building*

#### Space Available

Ground Floor/1st -  /Electronica/Vacant  
2nd Floor - 2,000 sf  
3rd Floor - 2,000 sf  
4th Floor - 2,000 sf  
5th Floor - 2,000 sf

#### Premises

Block 4704, Lot 11

#### Lot Size

69 x 70

#### Taxes

\$45,622.72

#### Neighboring Tenants



#### Market

Downtown Paterson, with a steady flow of walking traffic, is the main commercial district of the city and the shopping destination to surrounding residents. As the county seat of Passaic County, Downtown Paterson is home to Paterson City Hall, the Passaic County Courthouse Annex, and Passaic County Community College. Paterson Broadway Bus Terminal is a major regional bus terminal and main transit line to the surrounding area. Paterson also boasts a NJ Transit train stop, only a 50 minute ride from New York Penn Station.

**.5 MILE**  
**13,057**  
**population**

Super Supermarket

Paterson Motor Vehicle Commission

Paterson Municipal Building

Paterson Free Public Library

**TRANSIT**  
The Way To Go.  
Regional Broadway Bus Terminal

Paterson Board of Health

Paterson Academy High School

**PASSAIC COUNTY COMMUNITY COLLEGE**

Paterson City Hall

Paterson Board of Education



US Social Security Administration

Paterson Train Station

Center City Mall

Logos for retail and services: THE CHILDREN'S PLACE, MODELL'S, TD, PriceRite, Marshalls, Fabian's, PLANET 31, T-Mobile.

Passaic County Seat

Market Street

UNITED STATES POSTAL SERVICE

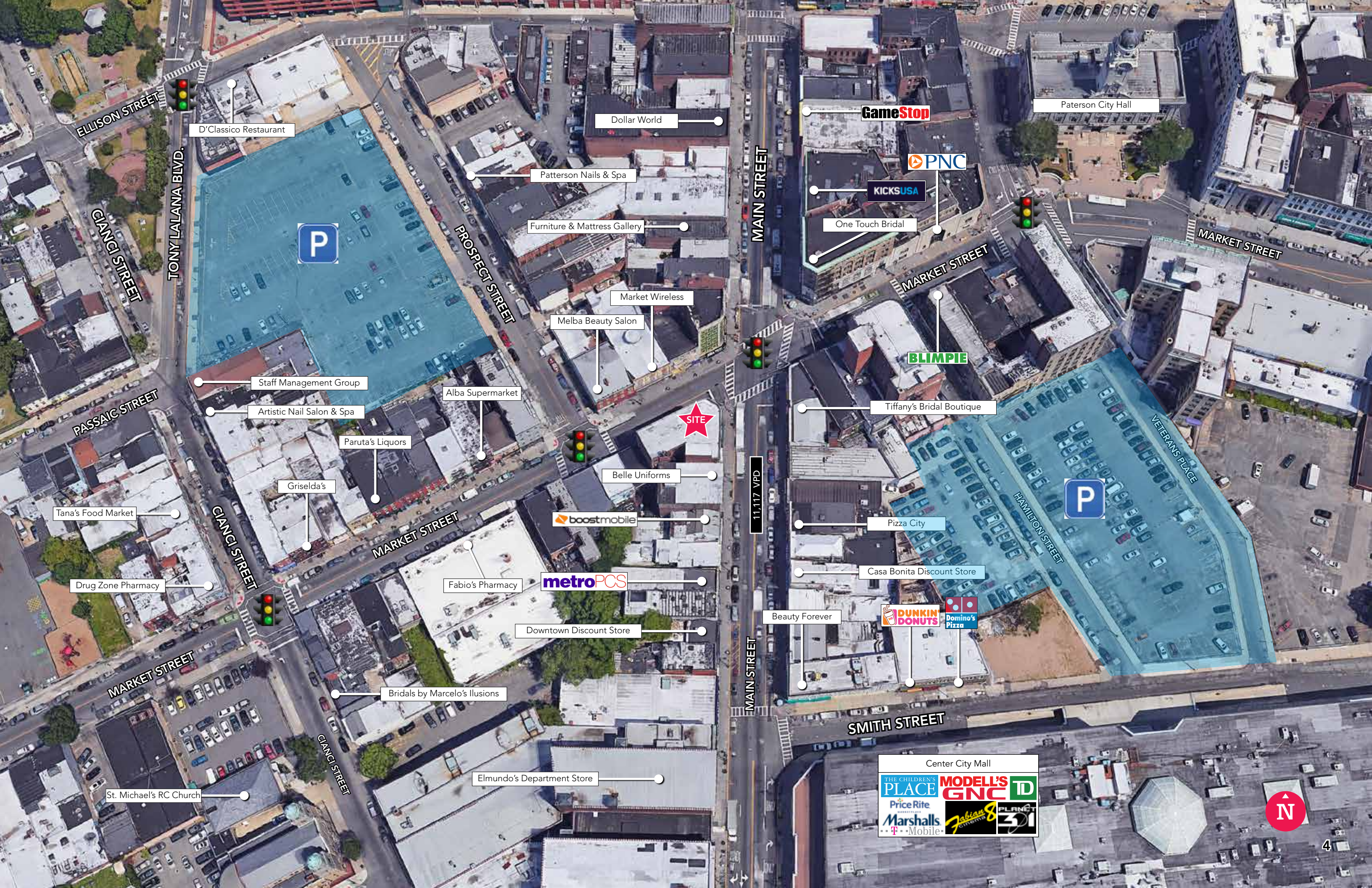
Dale Avenue Elementary School

School 15

EXIT 57 B

**St Joseph's**  
Regional Medical Center  
A Member of St. Joseph's Healthcare System





D'Classico Restaurant

Dollar World

GameStop

Paterson City Hall

Patterson Nails & Spa

PNC

KICKSUSA

One Touch Bridal

Furniture & Mattress Gallery

Market Wireless

Melba Beauty Salon

BLIMPIE

Staff Management Group

Alba Supermarket

Tiffany's Bridal Boutique

Artistic Nail Salon & Spa

Paruta's Liquors

Belle Uniforms

Griselda's

boostmobile

Pizza City

Tana's Food Market

Fabio's Pharmacy

metroPCS

Casa Bonita Discount Store

Drug Zone Pharmacy

Downtown Discount Store

Beauty Forever

DUNKIN' DONUTS  
Domino's Pizza

Bridals by Marcelo's Illusions

Elmundo's Department Store

Center City Mall

THE CHILDREN'S PLACE  
Price Rite  
Marshalls  
T-Mobile

MODELL'S GNC TD  
Jabian's  
PLANET 31







	1 mile radius	3 mile radius	5 mile radius
Population			
2017 Estimated Population	62,892	235,024	534,841
2022 Projected Population	65,856	260,312	549,164
2010 Census Population	61,672	250,305	522,792
2000 Census Population	63,325	249,066	509,007
2017 Median Age	31.4	35.5	36.8
Households			
2017 Estimated Households	19,189	82,306	179,922
2022 Projected Households	20,358	85,446	185,924
2010 Census Households	18,682	81,132	175,614
2000 Census Households	18,512	81,449	173,639
Projected Annual Growth 2017 to 2022	1.2%	0.8%	0.7%
Historical Annual Growth 2000 to 2017	0.2%	0.1%	0.2%
Households by Race			
2017 Estimated White	30.3%	49.7%	59.8%
2017 Estimated Black or African American	35.6%	23.2%	14.6%
2017 Estimated American Indian & Native Alaskan	5.9%	5.7%	7.1%
2017 Estimated Asian & Pacific Islander	1.1%	0.7%	0.6%
2017 Estimated Other Races	27.1%	20.7%	18.0%
2017 Estimated Hispanic	55.3%	43.5%	37.7%
Income			
2017 Estimated Average Household Income	\$41,156	\$73,093	\$90,897
2017 Estimated Median Household Income	\$29,401	\$59,255	\$73,935
2017 Estimated Per Capita Income	\$12,961	\$23,919	\$30,688
Education (Age 25+)			
2017 High School Graduate	40.4%	37.9%	33.8%
2017 Some College	14.4%	16.0%	15.4%
2017 Associates Degree Only	4.4%	5.3%	5.2%
2017 Bachelors Degree Only	6.9%	14.2%	18.8%
2017 Graduate Degree	3.1%	6.7%	9.8%
Business			
2017 Estimated Number of Businesses	2,597	10,473	24,088
2017 Estimated Total Number of Employees	28,807	98,073	229,233

EXCLUSIVE REPRESENTATION



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Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New Jersey has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

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.

