

RETAIL SPACE

FLORHAM VILLAGE SHOPPING CENTER

187 COLUMBIA TURNPIKE
FLORHAM PARK | NEW JERSEY

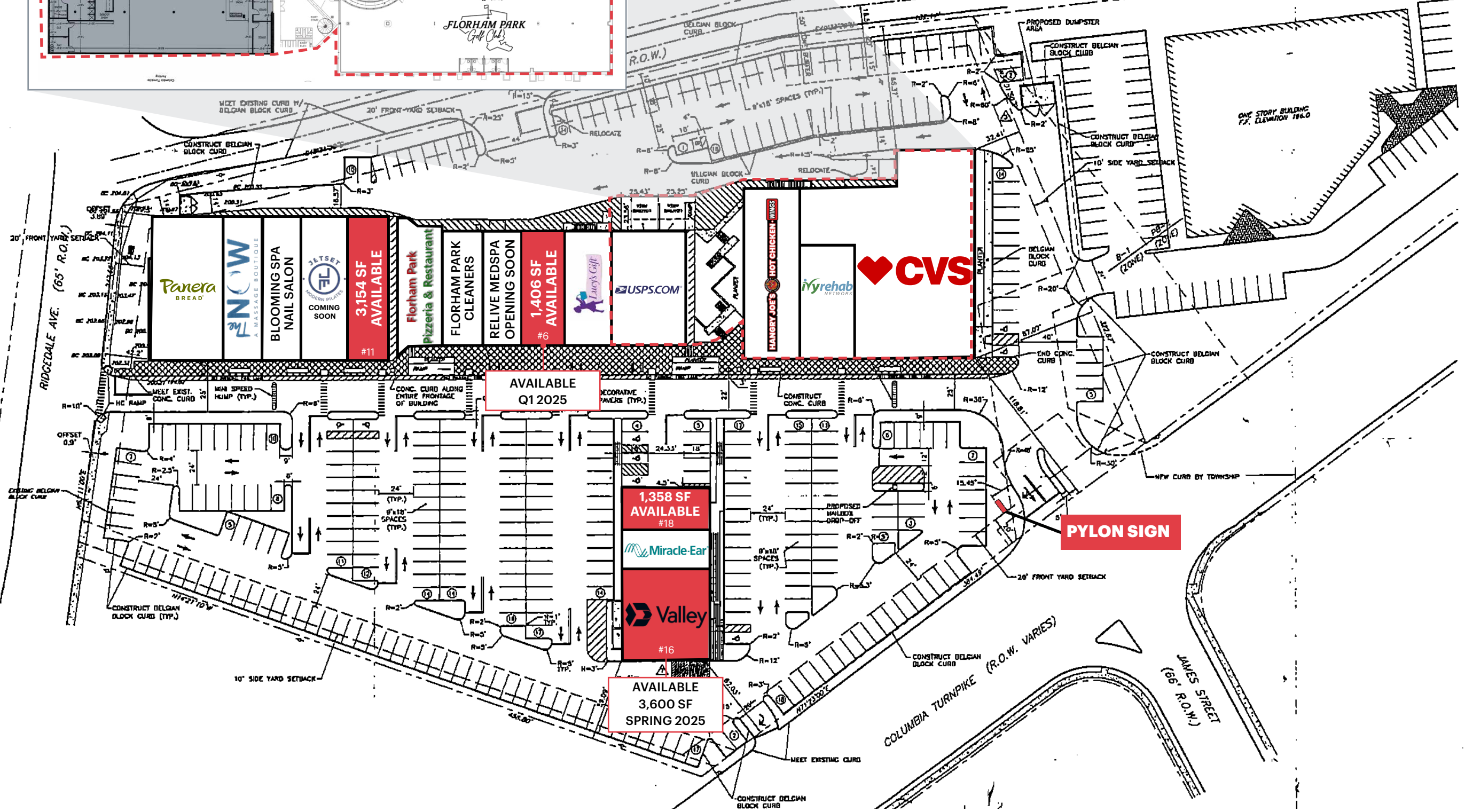
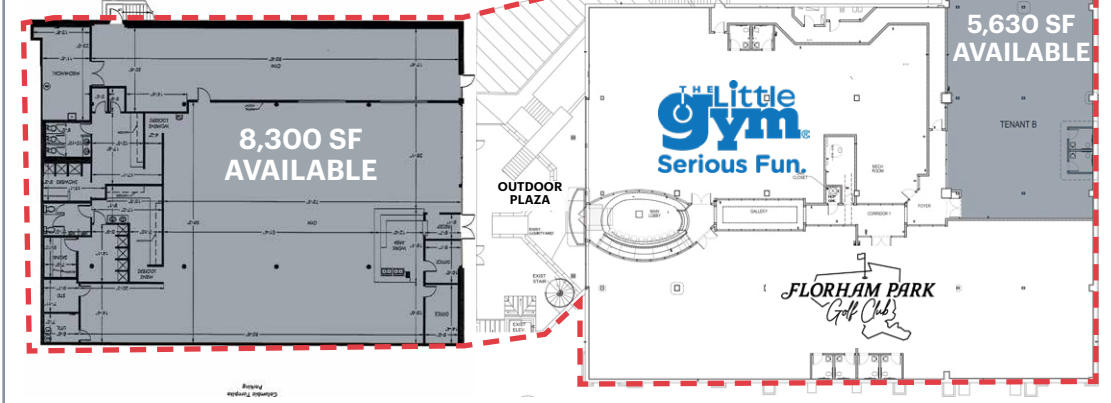
Prime Retail Spaces
Available in the Center



RIPCO
REAL ESTATE

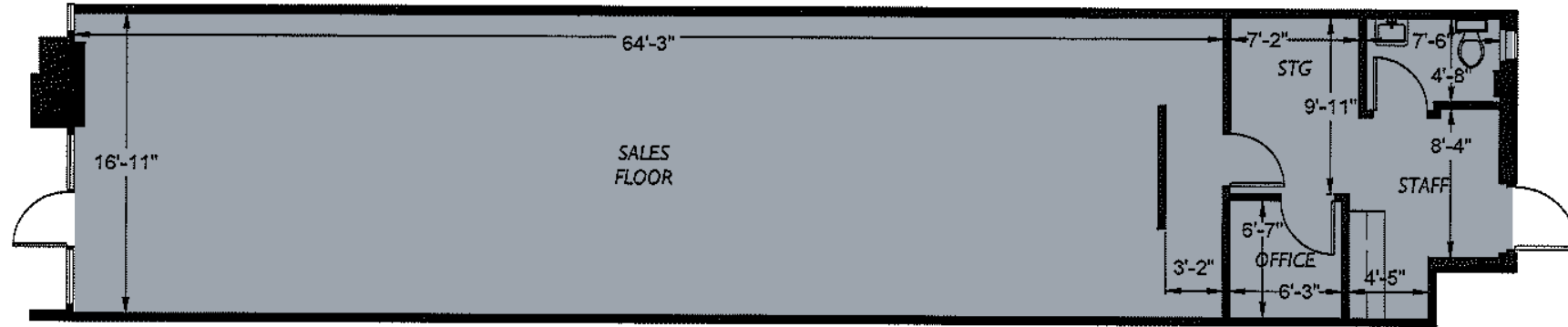
SITE PLAN

ELEVATOR & STAIR ACCESS TO LOWER LEVEL
5,630 SF & 8,300 SF AVAILABLE



SPACE DETAILS

SPACE #6: 1,406 SF



SIZE

Space #6* 1,406 SF

*Available Q1 of 2025

Space #11 3,154 SF

Space #16 3,600 SF

*Available Spring 2025

Space #18 1,358 SF

Lower Level 5,630 SF

Lower Level 8,300 SF

Total 23,318 SF

GLA

56,600 SF

CO-TENANTS

CVS, Panera Bread, USPS, JETSET Pilates (coming soon), The Little Gym, The Now Massage

POSSESSION

Immediately

RENT

Upon Request

NEIGHBORS

Trader Joe's, Kings Supermarket, Starbucks, and Pastosas

COMMENTS

Prime location at lighted intersection with high visibility and heavy daytime traffic

High end demographics

Renovated center with ample parking

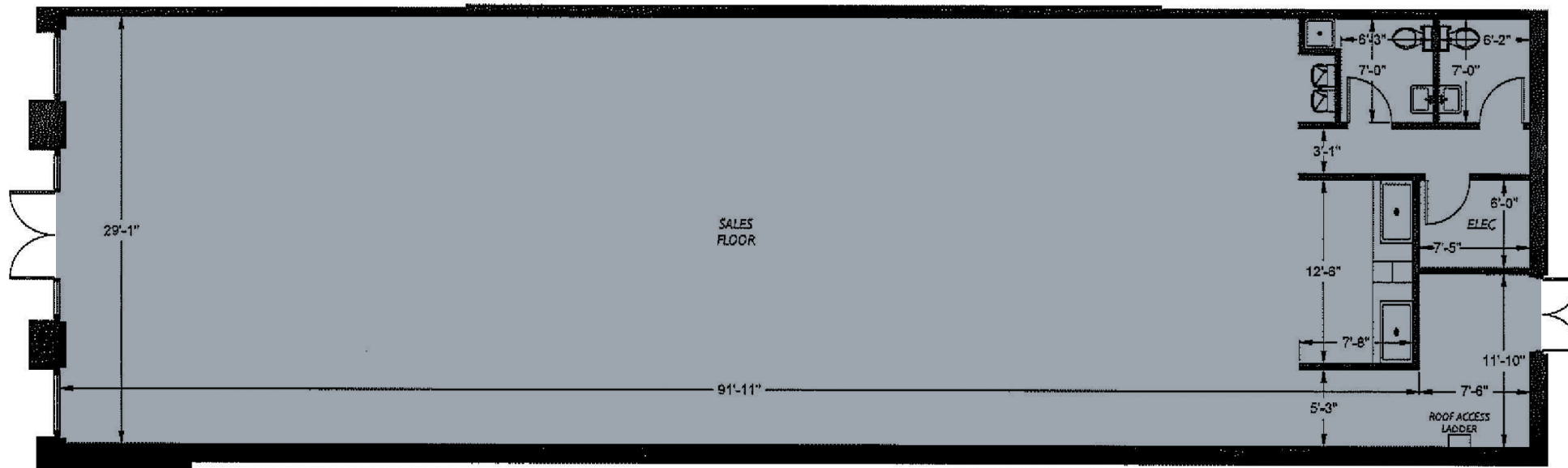
350 parking spaces

Zoned Retail/Commerical

Property sits in the heart of Florham Park Business Center

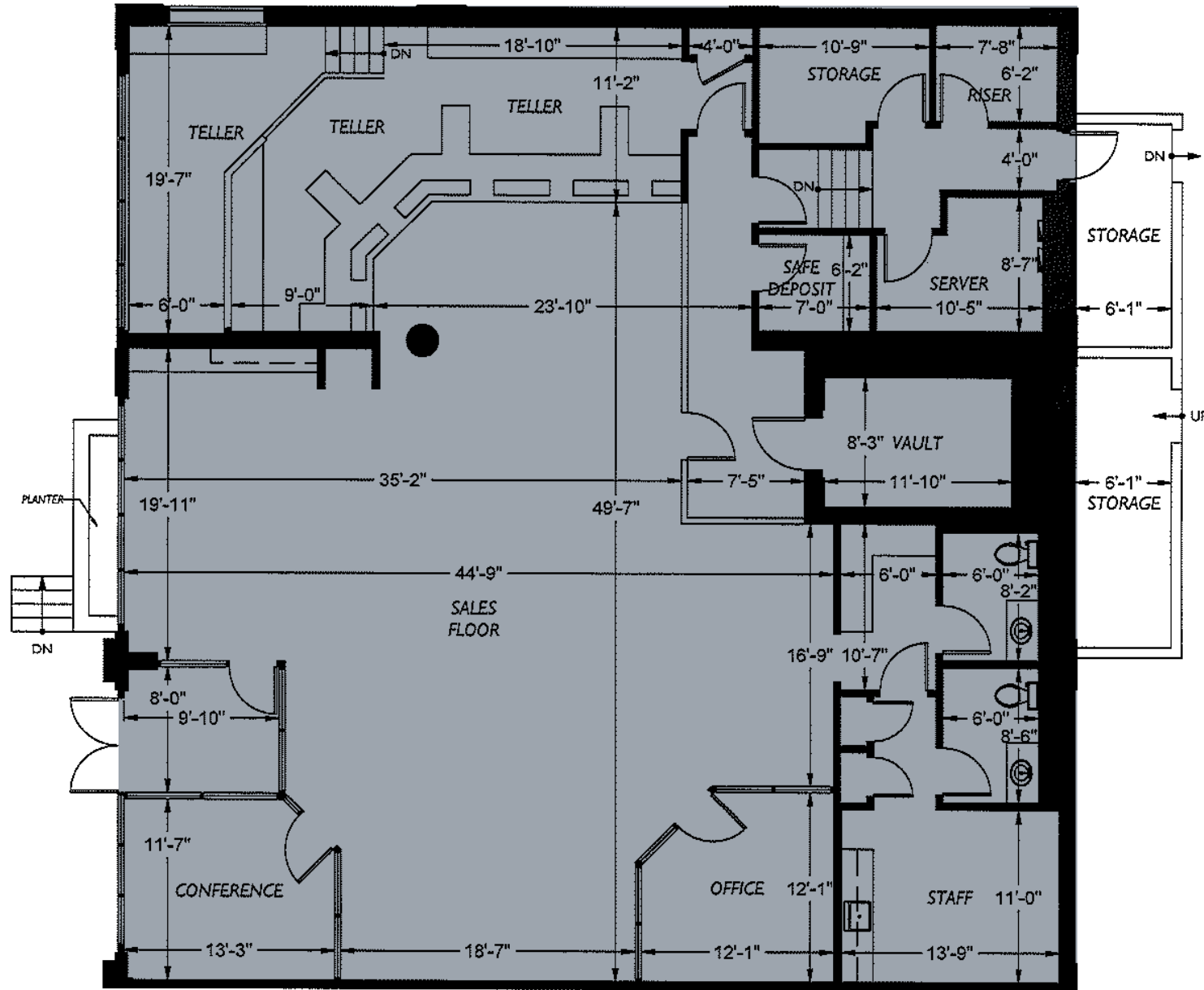
Minutes from Route 24, 287, 10, 80 and 280

SPACE #11: 3,154 SF

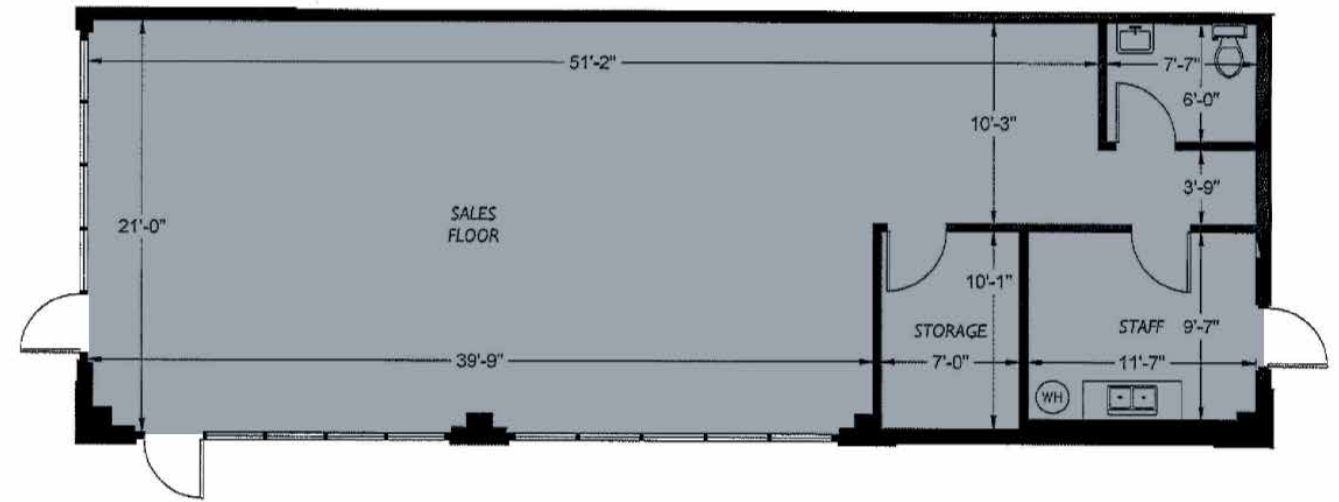


SPACE DETAILS

SPACE #16: VALLEY NATIONAL BANK | 3,600 SF

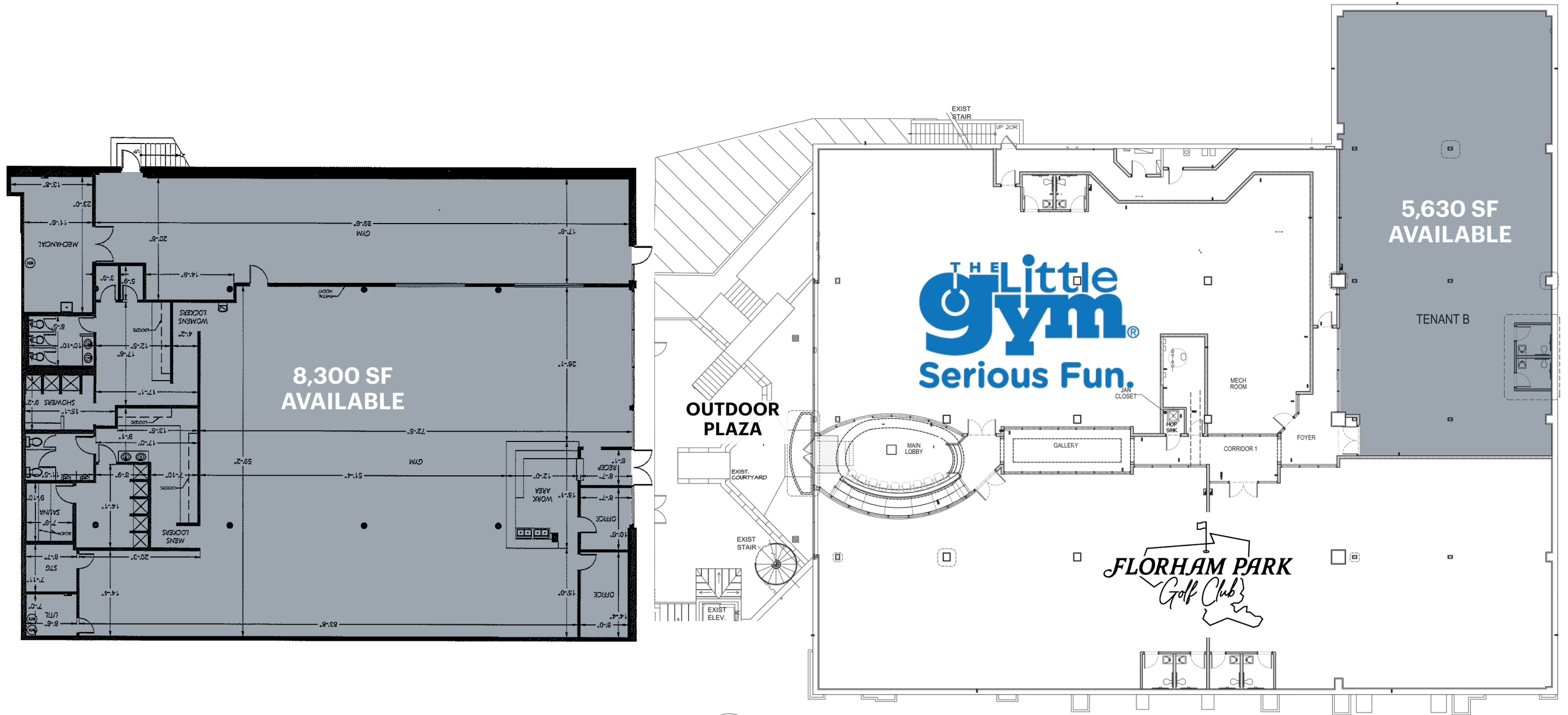


SPACE #18: 1,358 SF - END CAP



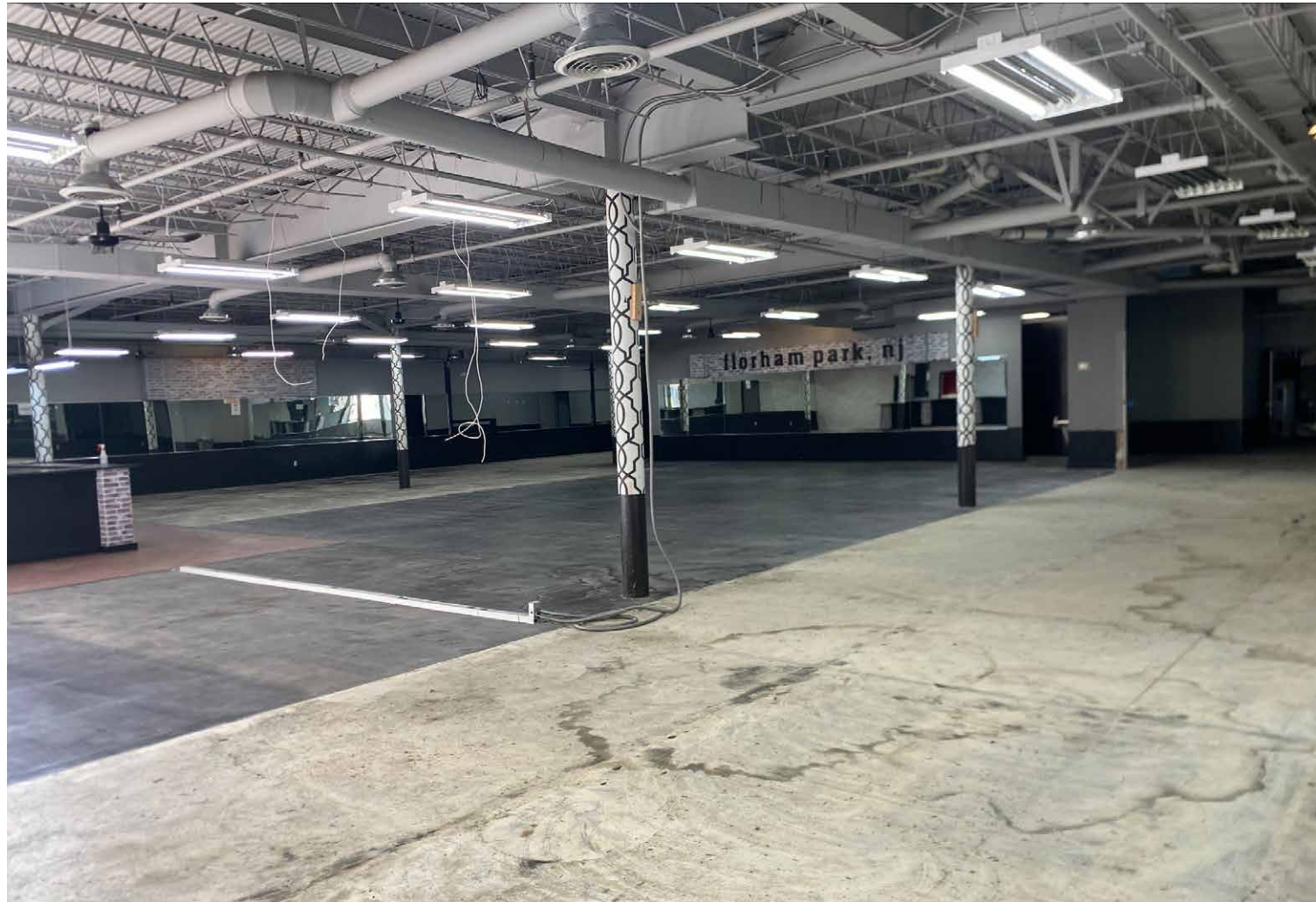
FLOOR PLAN- LOWER LEVEL

**8,300 SF OR 5,630 SF
AVAILABLE**



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

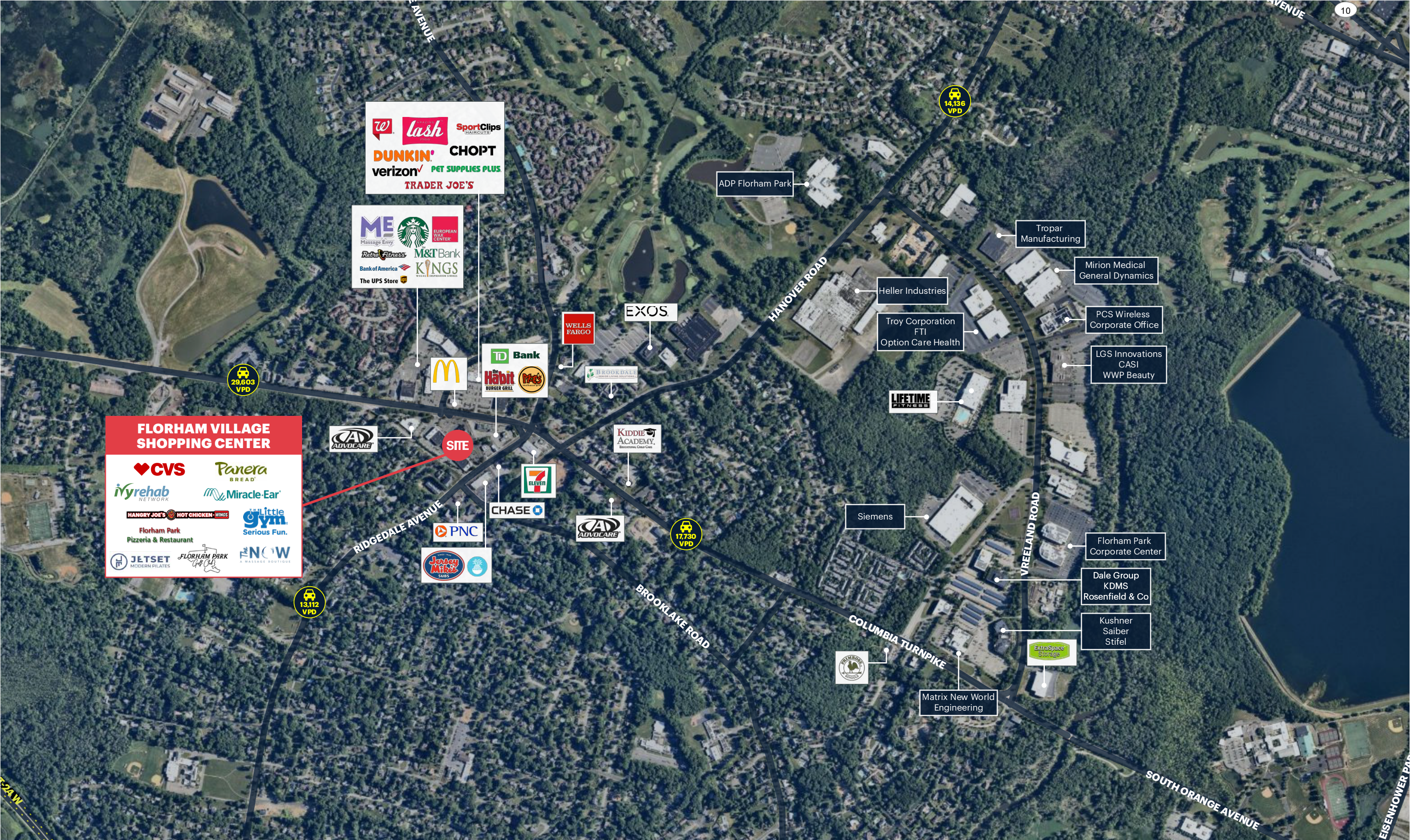
LOWER LEVEL GYM PHOTOS



ADDITIONAL PHOTOS



MARKET AERIAL



LOW LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	5,679	TOTAL BUSINESSES	551
HOUSEHOLDS	2,282	TOTAL EMPLOYEES	8,577
MEDIAN AGE	46.7	TOTAL DAYTIME POPULATION	11,357
COLLEGE GRADUATES (Bachelor's +)	2,869 - 69%	AVERAGE HOUSEHOLD INCOME	\$216,063

3 MILE RADIUS

POPULATION	50,635	TOTAL BUSINESSES	3,437
HOUSEHOLDS	18,226	TOTAL EMPLOYEES	58,663
MEDIAN AGE	42.3	TOTAL DAYTIME POPULATION	83,256
COLLEGE GRADUATES (Bachelor's +)	24,176 - 71%	AVERAGE HOUSEHOLD INCOME	\$223,210

5 MILE RADIUS

POPULATION	155,020	TOTAL BUSINESSES	9,893
HOUSEHOLDS	57,066	TOTAL EMPLOYEES	166,228
MEDIAN AGE	42.1	TOTAL DAYTIME POPULATION	239,183
COLLEGE GRADUATES (Bachelor's +)	76,004 - 71%	AVERAGE HOUSEHOLD INCOME	\$232,556

*2024 estimates

CONTACT EXCLUSIVE AGENTS

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