



DEVELOPMENT SITE/LAND FOR SALE

ROCKAWAY, NJ

466 MOUNT HOPE AVENUE

BLOCK

11302

LOT(S)

50.00

50.01

SIZE

4.42 ACRES

(Approved for 10,000 SF Restaurant)

PRICE

Upon Request

NEIGHBORS

Rockaway Mall - Macy's, JC Penny, Hot Topic, Cheesecake Factory, Millers Ale House, Raymour & Flannigan, FedEx, Bank Of America, Olive Garden, Christmas Tree Shop, Michael's, Hilton Inn, Buy Buy Baby

Rockaway Commons - Massage Envy, Buffalo Wings, PNC Bank, Kirklands, Five Below, DSW Shoe Warehouse, Best Buy

COMMENTS

High traffic count of 111,046 VPD on Route 80

Liquor license Available

Approved for 10,000 SF Restaurant

Easy-on, easy-off Route 80

Property can have many potential uses

Property sits across from the Rockaway Townsquare Mall

CONTACT EXCLUSIVE AGENT

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Please visit us at ripconj.com for more information

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.

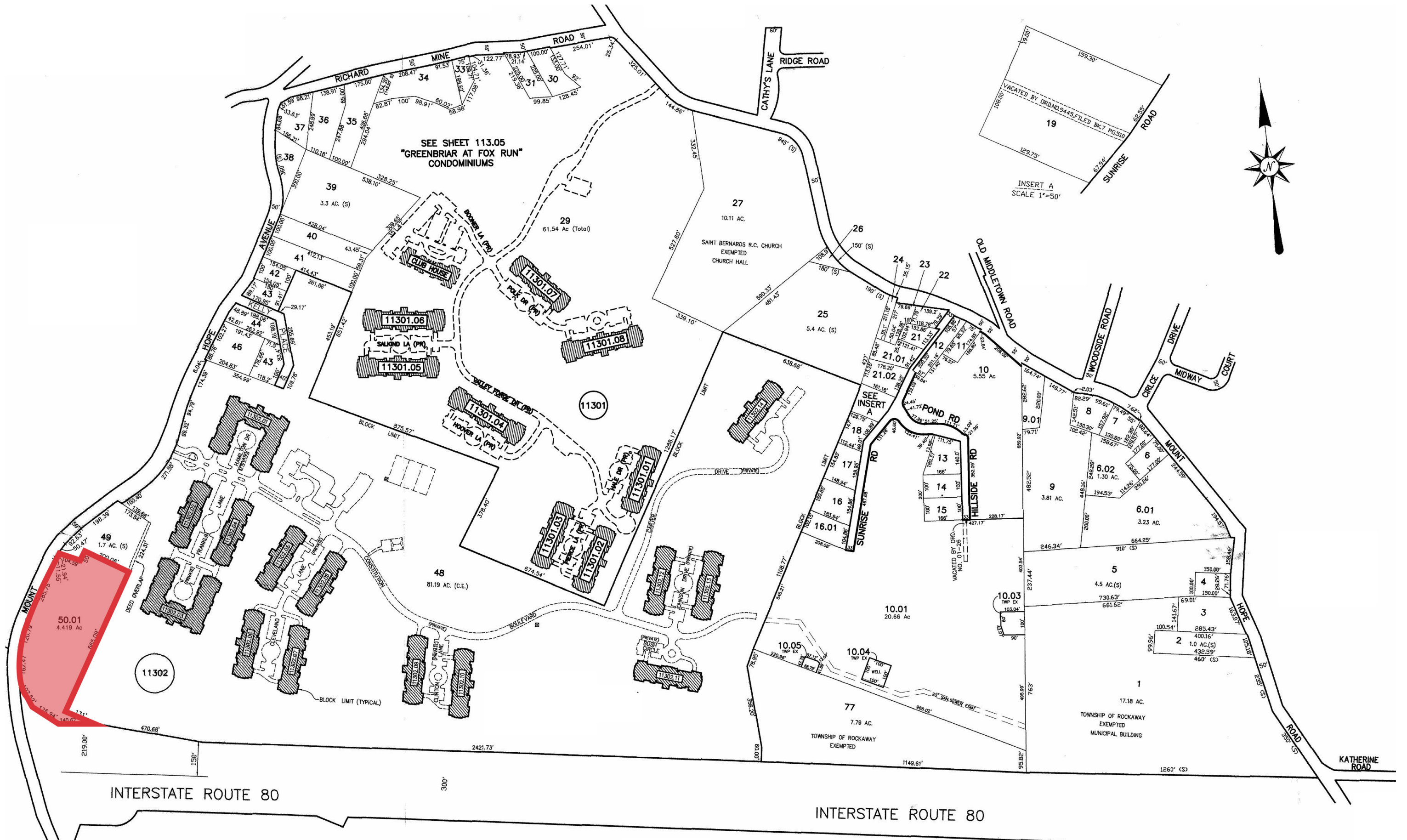
MARKET AERIAL | MID LEVEL



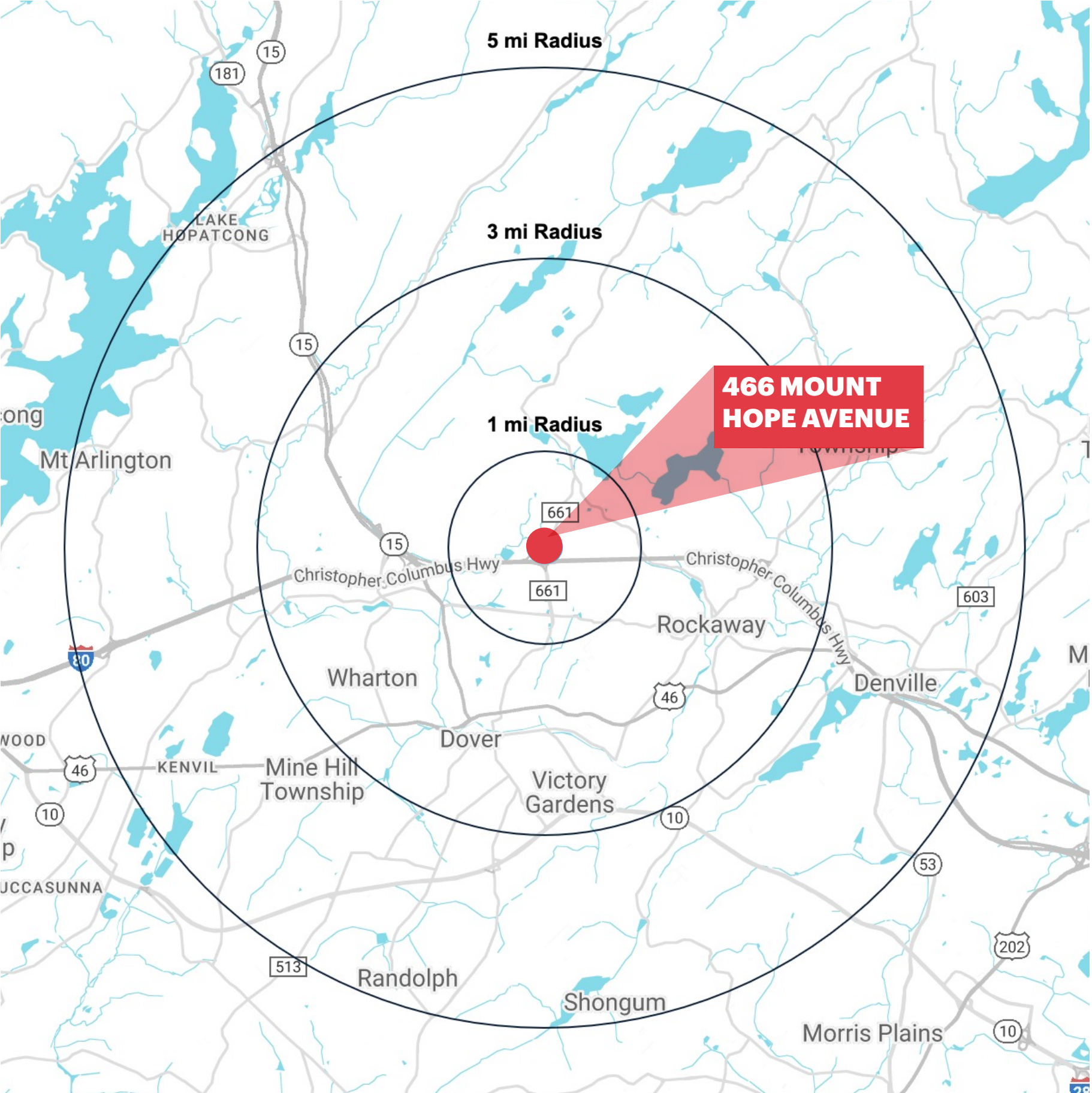
MARKET AERIAL | LOW LEVEL



TAX MAP | NEW JERSEY



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
6,139
HOUSEHOLDS
3,008
MEDIAN AGE
53.3
COLLEGE GRADUATES (Bachelor's +)
55%

TOTAL BUSINESSES
380
TOTAL DAYTIME POPULATION
8,258
AVERAGE HOUSEHOLD INCOME
\$147,908

3 MILE RADIUS

POPULATION
60,534
HOUSEHOLDS
21,829
MEDIAN AGE
41.4
COLLEGE GRADUATES (Bachelor's +)
39.7%

TOTAL BUSINESSES
2,417
TOTAL DAYTIME POPULATION
54,636
AVERAGE HOUSEHOLD INCOME
\$140,587

5 MILE RADIUS

POPULATION
108,275
HOUSEHOLDS
40,005
MEDIAN AGE
42.3
COLLEGE GRADUATES (Bachelor's +)
47.6%

TOTAL BUSINESSES
4,538
TOTAL DAYTIME POPULATION
102,198
AVERAGE HOUSEHOLD INCOME
\$158,970

*2024 estimates