

## PAD SITE

# WHIPPANY, NJ

## WHIPPANY VILLAGE

476 Route 10 & Troy Hills Road - Unit E

### SIZE

Pad Site 2 acres

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### TERM

Long Term

### CO-TENANTS

Shadow Anchored by CVS, Starbucks, Chase Bank and 46 Residential Units

### NEIGHBORS

McDonald's, Tire City, Sprint, Advance Auto Parts, Shirley Veterinary Hospital, Ralph's Famous Italian Ices & Ice Cream, Mavis Discount Tire, CVS, iFixScreens, T-Mobile, Friendly's

### COMMENTS

Visibility from Route 10

Full Access from Route 10 and Troy Hills Road

33,055 Vehicles Per Day on Route 10

## CONTACT EXCLUSIVE AGENTS

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

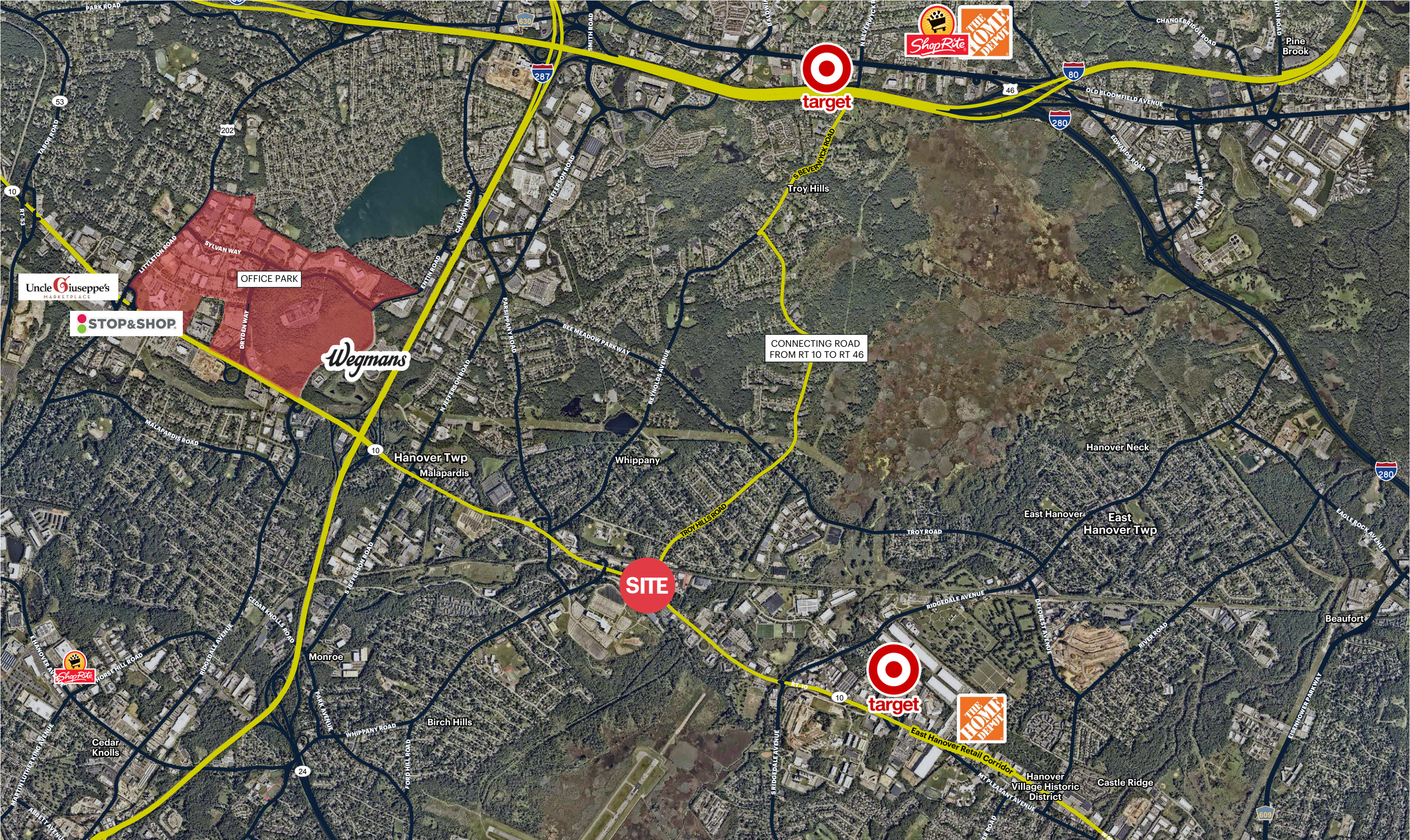
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**ZOOM AERIAL**

**VIEW FROM ROUTE 10 WEST BOUND**

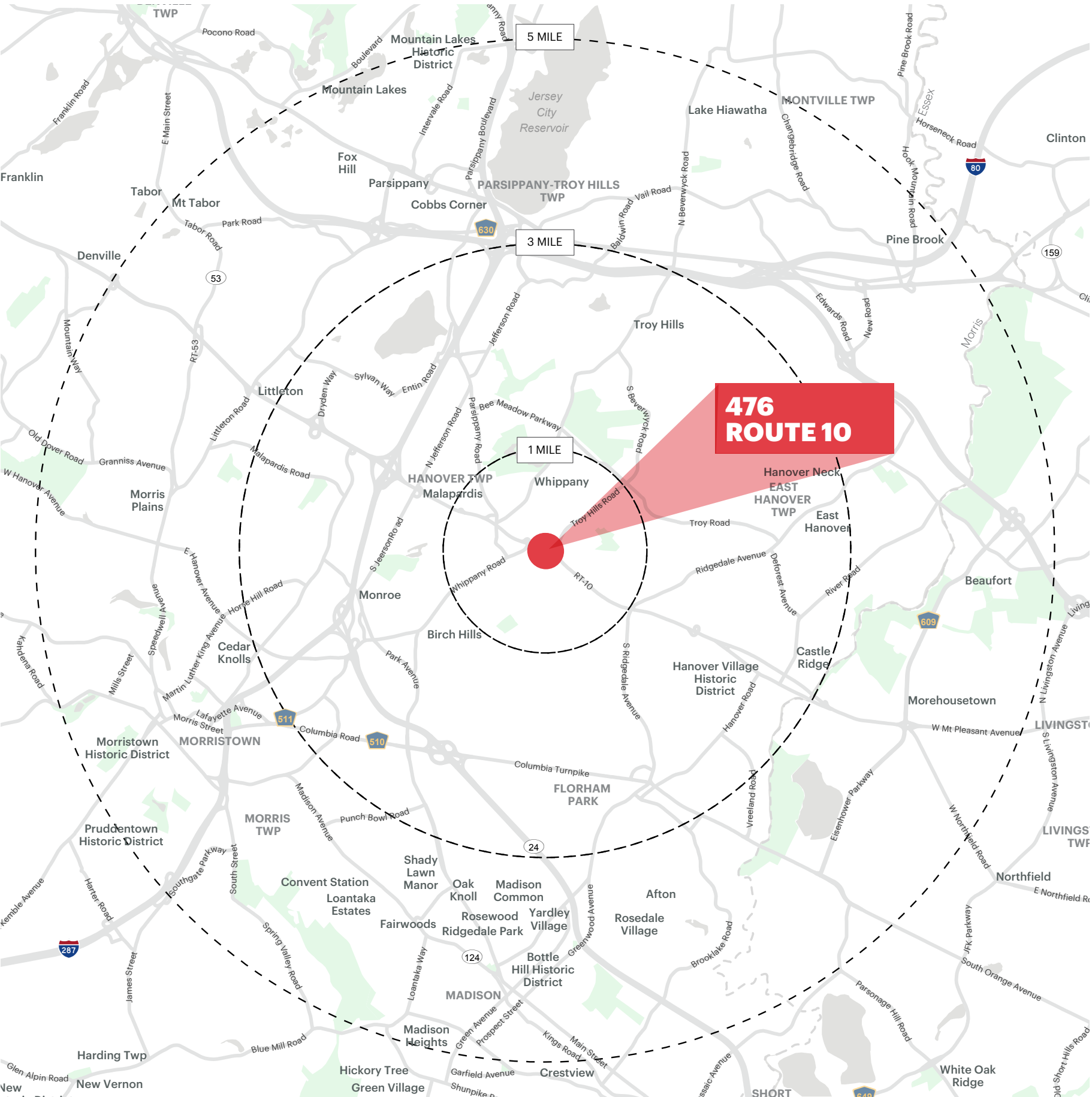


**ROAD NETWORK AERIAL**





# DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
4,722

**HOUSEHOLDS**  
1,978

**MEDIAN AGE**  
47.3

**COLLEGE GRADUATES (Bachelor's +)**  
1,952 - 56%

**TOTAL BUSINESSES**  
6,710

**TOTAL EMPLOYEES**  
4,737

**TOTAL DAYTIME POPULATION**  
6,710

**AVERAGE HOUSEHOLD INCOME**  
\$180,845

## 3 MILE RADIUS

**POPULATION**  
40,167

**HOUSEHOLDS**  
15,224

**MEDIAN AGE**  
45.1

**COLLEGE GRADUATES (Bachelor's +)**  
17,988 - 61%

**TOTAL BUSINESSES**  
3,300

**TOTAL EMPLOYEES**  
73,005

**TOTAL DAYTIME POPULATION**  
91,811

**AVERAGE HOUSEHOLD INCOME**  
\$190,426

## 5 MILE RADIUS

**POPULATION**  
168,211

**HOUSEHOLDS**  
64,135

**MEDIAN AGE**  
42.3

**COLLEGE GRADUATES (Bachelor's +)**  
77,309 - 64%

**TOTAL BUSINESSES**  
9,963

**TOTAL EMPLOYEES**  
169,150

**TOTAL DAYTIME POPULATION**  
247,448

**AVERAGE HOUSEHOLD INCOME**  
\$188,672

\*2024 estimates