



For Lease

55-71 Route 10

Morris County
Whippany, NJ

0.89 Acres Land, Ground Lease

RIPCO
RETAIL LEASING

Contact
Exclusive Agents

Seth Pollack
spollack@ripconj.com | 201.636.7507

Florian Suserman
fsuserman@ripconj.com | 201.777.2301

Samantha Zawadzki
szawadzki@ripconj.com | 201.256.0542

Space Details

Land, Ground Lease



Size	0.89 Acres
Frontage	310 Linear Feet on Route 10
Taxes	\$22,343

Zone	B-10 - zoning highway business
Ground Lease	Upon request
Neighbors	Stay America, Powerhouse Gym, Alfa Romeo, Lexus, Ford, Anchor Golf Center, Sonesta Select

Zoning Details

B-10 ZONE DISTRICT OVERLAY IN I - INDUSTRIAL ZONE DISTRICT PERMITTED PRINCIPAL USES

(1) Retail trade uses, limited to:

(a) Motor vehicle and parts dealers, limited to:

- [1] New car dealers, including used car dealers when an accessory use to a new car dealer on the same premises.
- [2] Motorcycle, atv, and all other motor vehicle dealers.
- [3] Automotive parts and accessories stores.
- [4] Tire dealers, but excluding motor vehicle repair or maintenance establishments regulated as a conditional use.

(b) Furniture and home furnishings stores.

(c) Electronics and appliance stores.

(d) Building material and garden equipment and supplies dealers.

(e) Food and beverage stores.

(f) Health and personal care stores.

(g) Clothing and clothing accessories stores.

(h) Sporting goods, hobby, musical instrument, and book stores.

(i) General merchandise stores.

(j) Miscellaneous store retailers, limited to:

- [1] Florists.
- [2] Office supplies and stationery stores.
- [3] Gift, novelty, and souvenir stores.
- [4] Used merchandise stores.
- [5] All other miscellaneous store retailers, excluding manufactured (mobile) home dealers and live retail auctions.

(k) Nonstore retailers, limited to electronic shopping and mail-order houses, but excluding warehouse/logistics uses as defined by § 166-4, unless permitted by Subsection B(16) below.

(2) Taxi and limousine services.

(3) Motion picture theaters.

(4) Banks, savings and loan institutions, credit unions, lending establishments and similar uses.

(5) Real estate and rental and leasing services, limited to:

- (a) Passenger car rental and leasing.
- (b) Consumer goods rental.
- (c) General rental centers.
- (d) Office machinery and equipment rental and leasing.

(6) Educational services, limited to:

- (a) Business schools and computer and management training.
- (b) Technical and trade schools.
- (c) Other schools and instruction.
- (d) Educational support services.

(7) Health care and social assistance services, limited to:

- (a) Ambulatory health care services.
- (b) Child and youth services.
- (c) Services for the elderly and persons with disabilities.
- (d) Other individual and family services.
- (e) Community food services.
- (f) Vocational rehabilitation services.
- (g) Child-care centers, as regulated by N.J.S.A. 40:55D-66.6.

(8) Arts, entertainment, and recreation services, limited to:

- (a) Performing arts, spectator sports, and related industries.
- (b) Museums, historical sites, and similar institutions.
- (c) Other amusement and recreation industries.

(9) Food services and drinking places. Drive-in restaurants shall only be permitted in the locations specified by § 166-183.8G.

(10) Other services, limited to:

- (a) Personal care services.
- (b) Dry-cleaning and laundry services, excluding industrial launderers.
- (c) Other personal services.

(11) Business, administrative and professional offices.

(12) Food and beverage manufacturing establishments that engage in selling to the general public products made on the same premises from which they are sold, including but not limited to chocolate and confectionery manufacturing, ice cream and frozen dessert manufacturing, bread and bakery product manufacturing, perishable prepared food manufacturing, breweries, wineries, and distilleries, which comply with all of the following requirements:

- (a) The gross floor area of the manufacturing and other nonretail operations shall not exceed 10,000 square feet.
- (b) The gross floor area of the retail operations shall not be less than 1,000 square feet.
- (c) The manufacturing operation shall comply with the performance standards in § 166-193.

(13) Hotels.

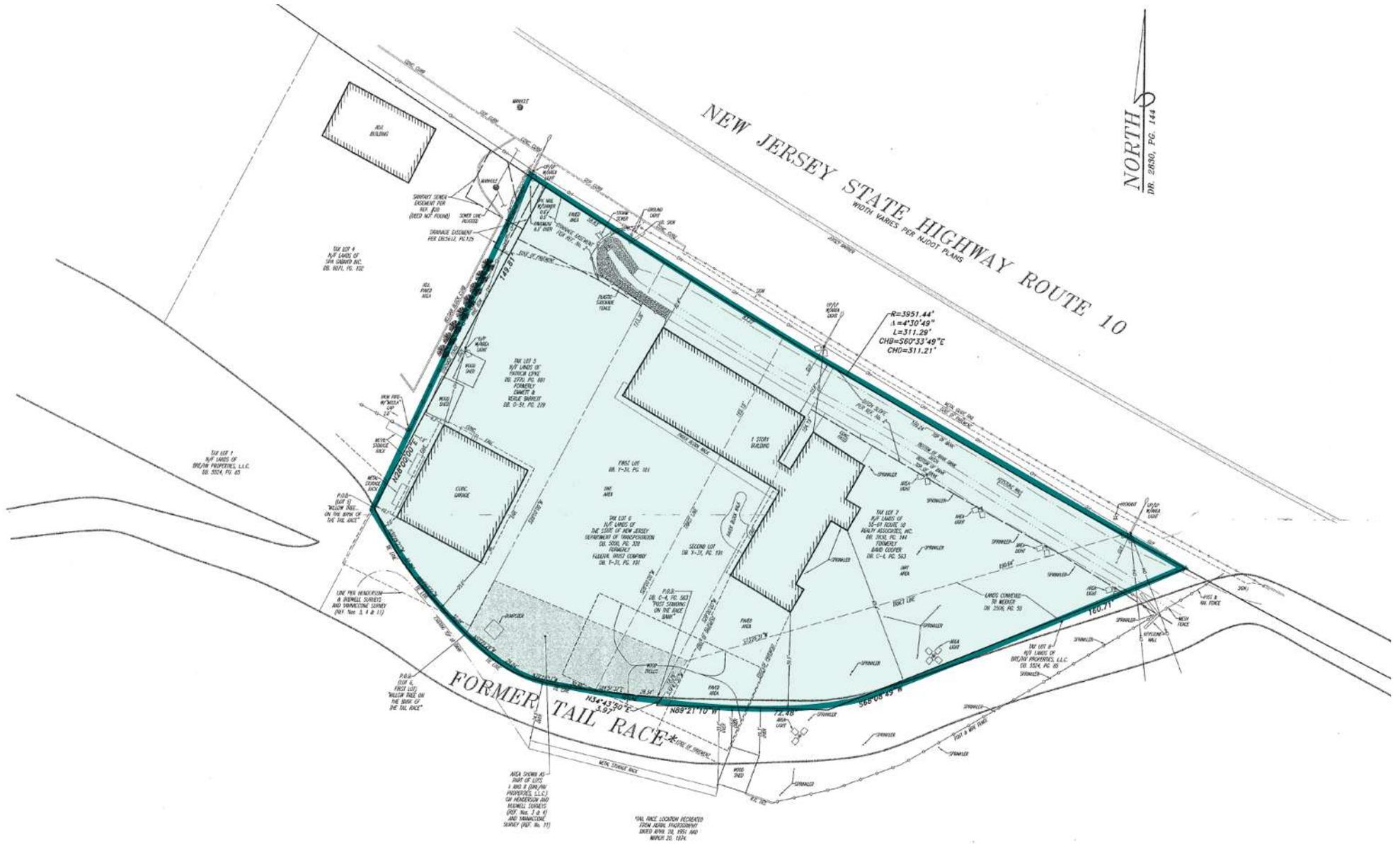
(14) Research laboratories devoted exclusively to research design and experimentation, limited to those laboratories permitted in the OB-RL Zone District pursuant to § 166-190.

(15) Veterinary services.

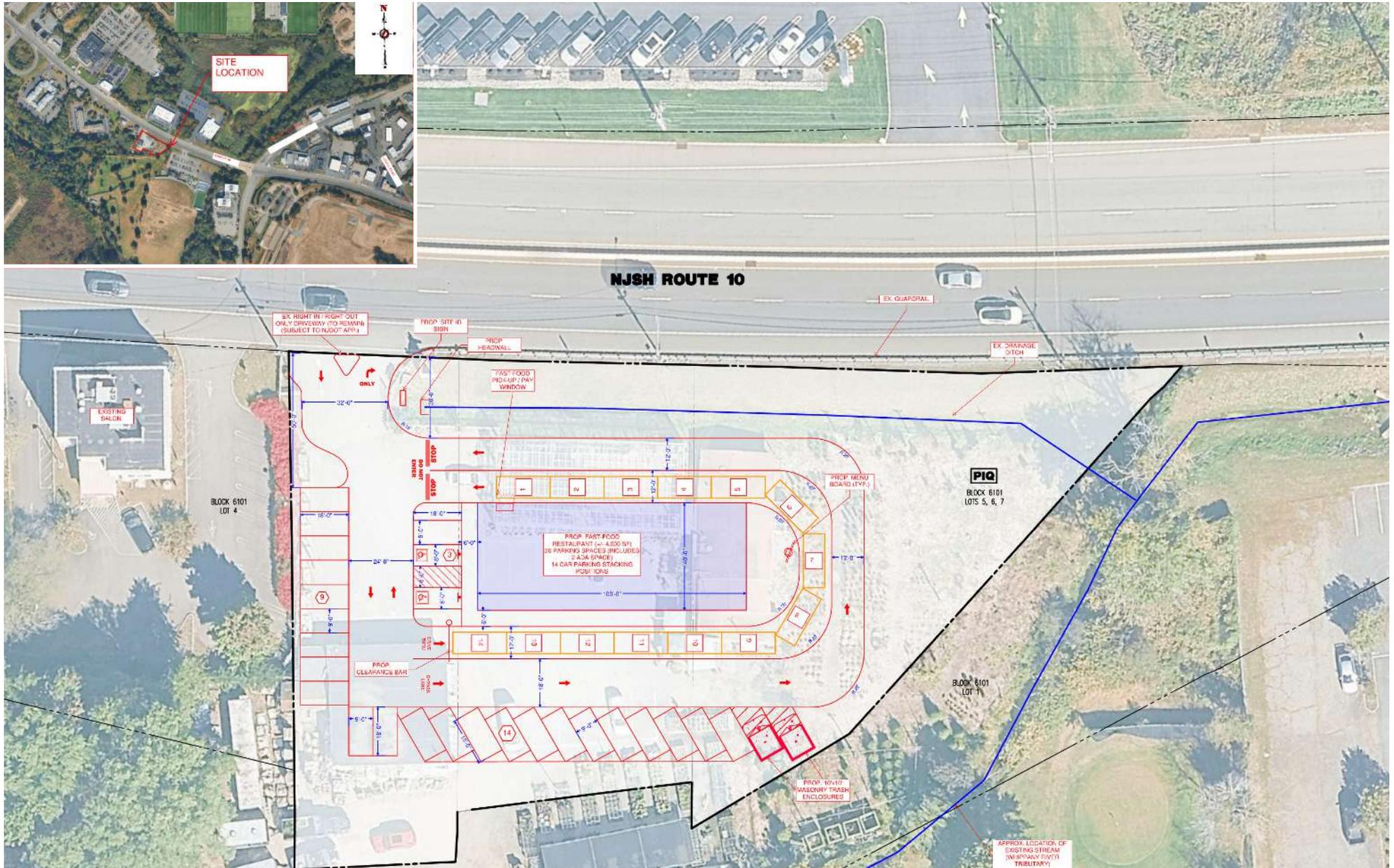
(16) Small-scale storage buildings with an associated office and/or retail trade use permitted in the zone and which comply with all of the following requirements:

- (a) The storage use shall not include, as either a principal or accessory use, public and contract general merchandise warehousing and storage facilities, general freight trucking, specialized freight trucking, support activities for road transportation, other support activities for transportation, renting or leasing space for self-storage, or any use prohibited by § 166-183.5.
- (b) The storage of hazardous, toxic or highly flammable substances, e.g., chemicals, solvents, petroleum, etc., shall be prohibited, except for small quantities typically necessary for maintenance of the storage facility.
- (c) The gross floor area of the storage building shall not exceed 10,000 square feet.
- (d) In addition to the warehouse operation, the building shall contain at least 1,000 square feet of gross floor area devoted to office and/or retail trade use permitted in the zone. Such office and/or retail trade use shall be accessory to the storage operation.
- (e) No elevated loading docks, such as typically used for large truck deliveries and shipments, shall be permitted.
- (f) No outdoor storage of materials, equipment or vehicles associated with the storage or warehouse operation shall be permitted.
- (g) Any storage building permitted by this subsection shall be dedicated primarily to storage purposes; any maintenance, repair, fabrication or assembly of materials shall be minor and accessory to the storage function.
- (h) The building and site design and exterior building materials shall be consistent with and compatible with the purpose and intent of the B-10 Zone District set forth in § 166-183.1.
- (i) The foregoing shall not be construed to prohibit storage which is accessory to a permitted principal use on the same site, unless specifically prohibited.

Site Survey



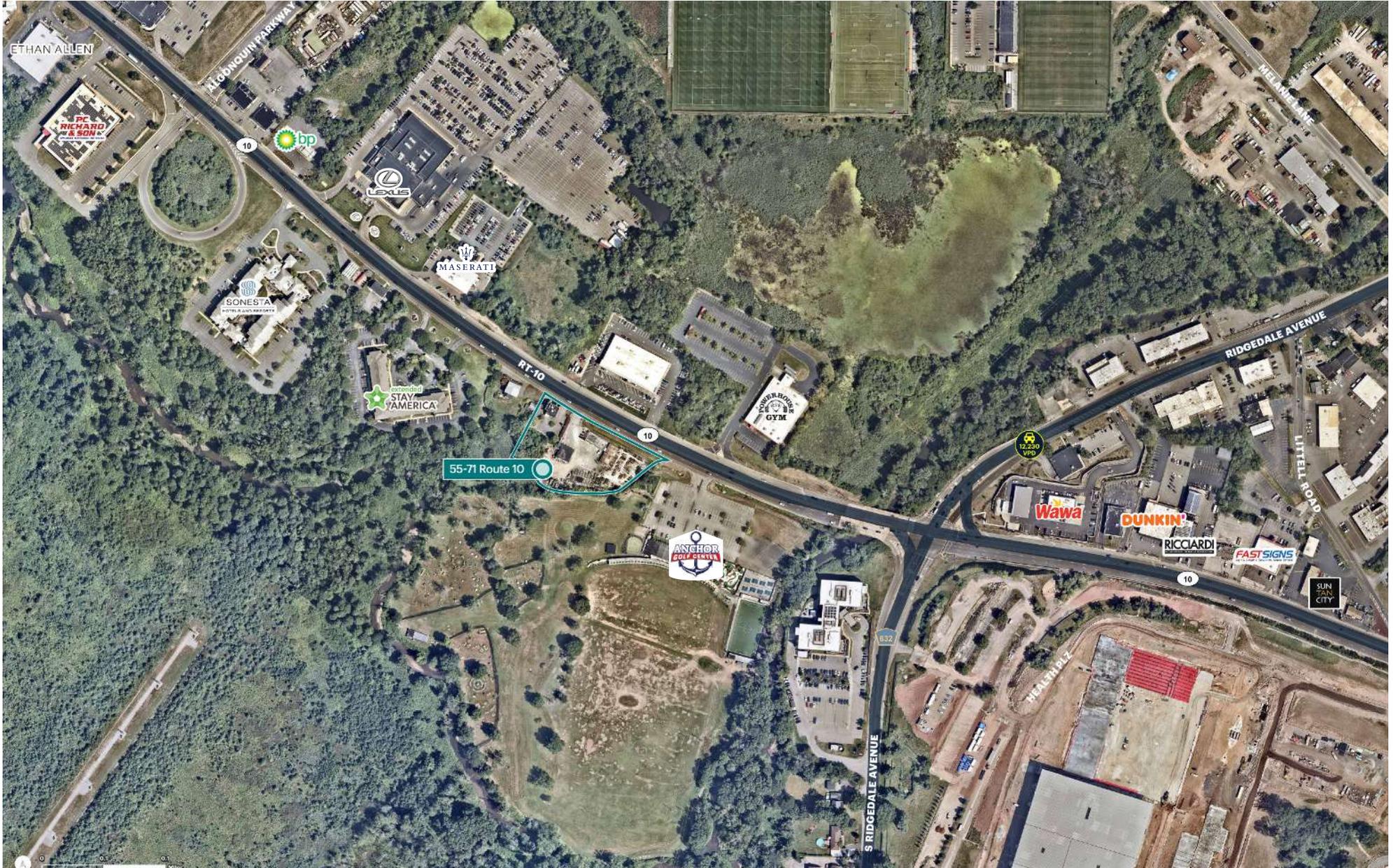
Potential QSR Layout

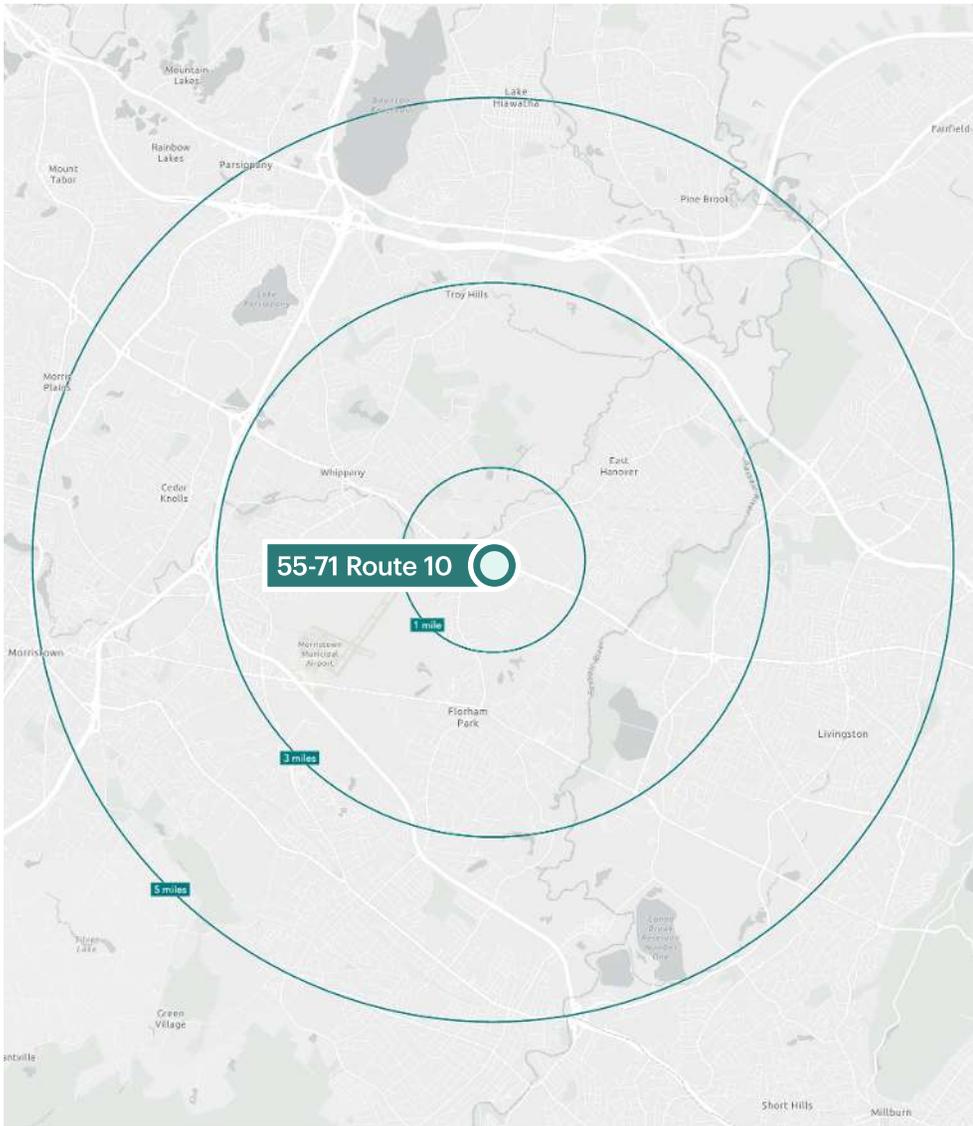


Market Aerial



Area Retail





55-71 Route 10, Whippany, NJ

Area Demographics

	1 mile	3 miles	5 miles
Population	2,512	37,860	162,263
Total Households	973	14,301	60,907
Average Household Income	\$220,104	\$224,303	\$219,593
Median Household Income	\$170,926	\$166,825	\$155,820
% Population with Bachelors +	61.2%	62.3%	65.2%
Daytime Population	11,508	67,064	246,437
Total Daytime Employees	10,326	48,773	170,169
Total Businesses	482	2,868	10,090