

**RETAIL SPACE**

# FLORHAM VILLAGE SHOPPING CENTER

187 COLUMBIA TURNPIKE  
FLORHAM PARK | NEW JERSEY

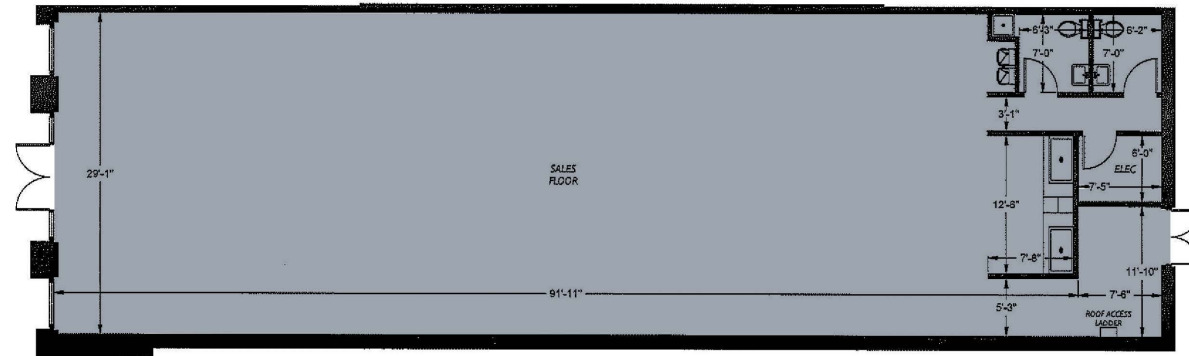
**Prime Retail Spaces**  
Available in the Center





## SPACE DETAILS

### SPACE 3: PET VALU | 3,154 SF



#### SIZE

Space 1	3,154 SF
Space 2	1,358 SF
Space 3*	3,600 SF

\*Available Spring 2025

Lower Level	5,500 SF
Lower Level	8,300 SF
Total	21,912 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

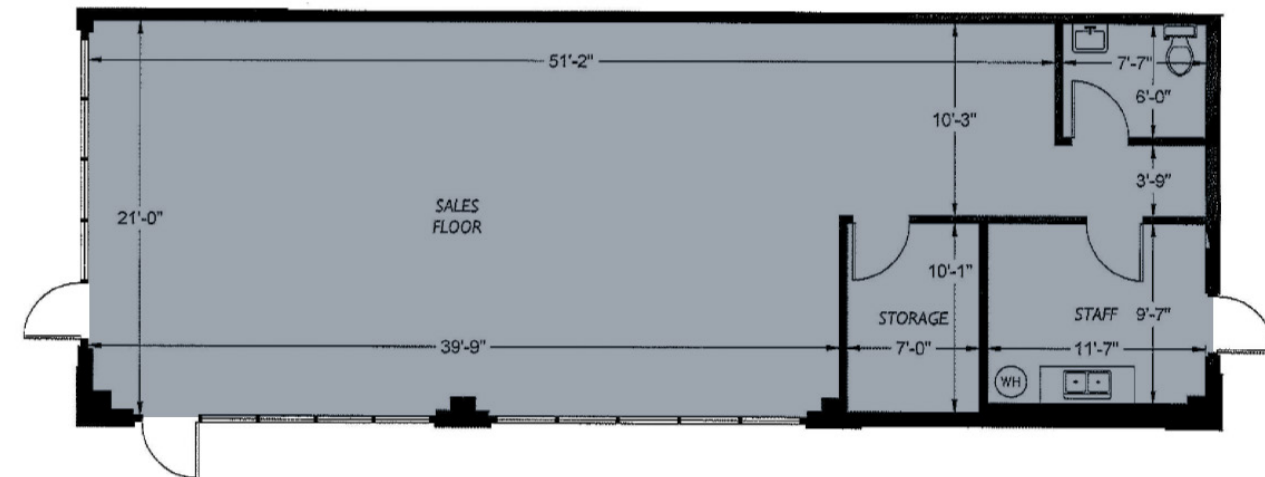
350 parking spaces

Zoned Retail/Commerical

Property sits in the heart of Florham Park Business  
Center

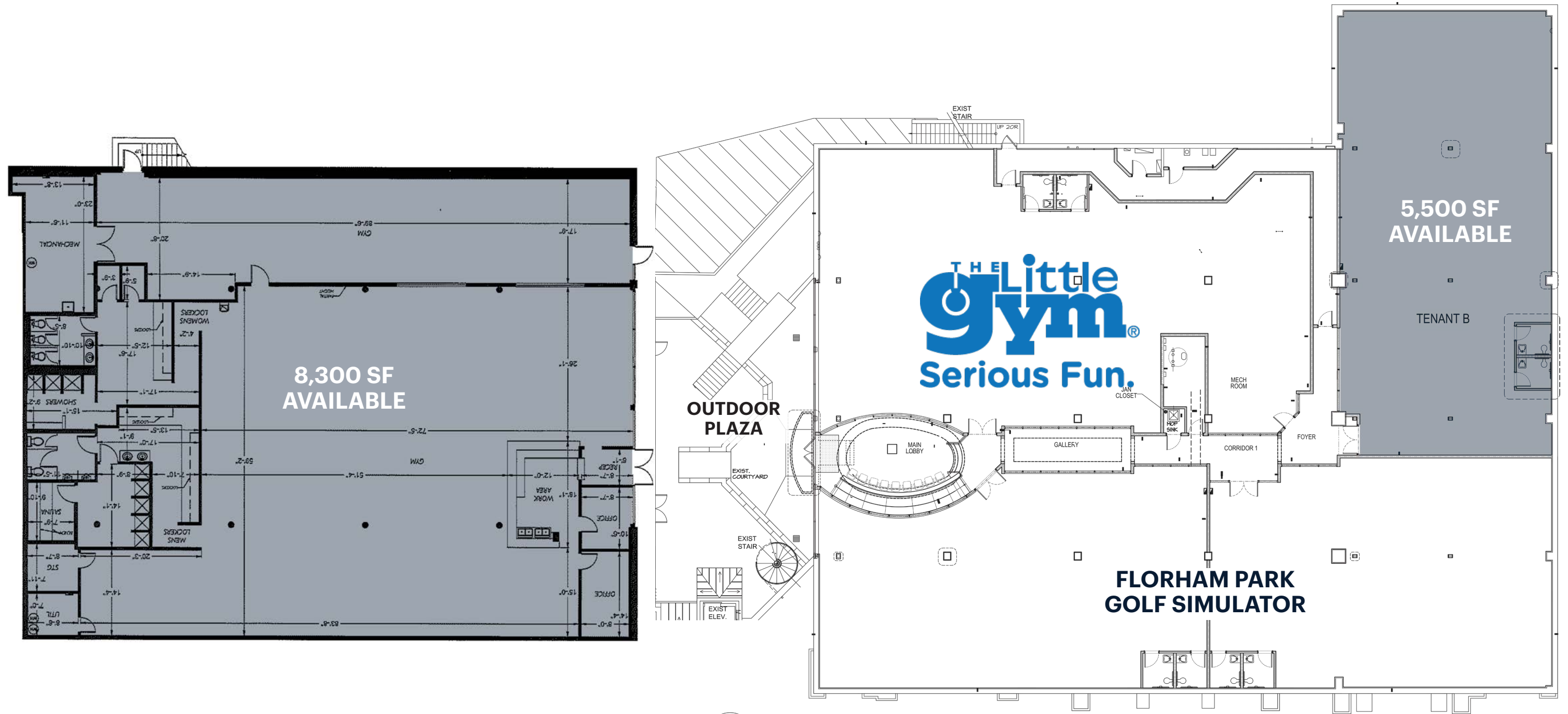
Minutes from Route 24, 287, 10, 80 and 280

### SPACE 4: RADIANT WAXING | 1,358 SF



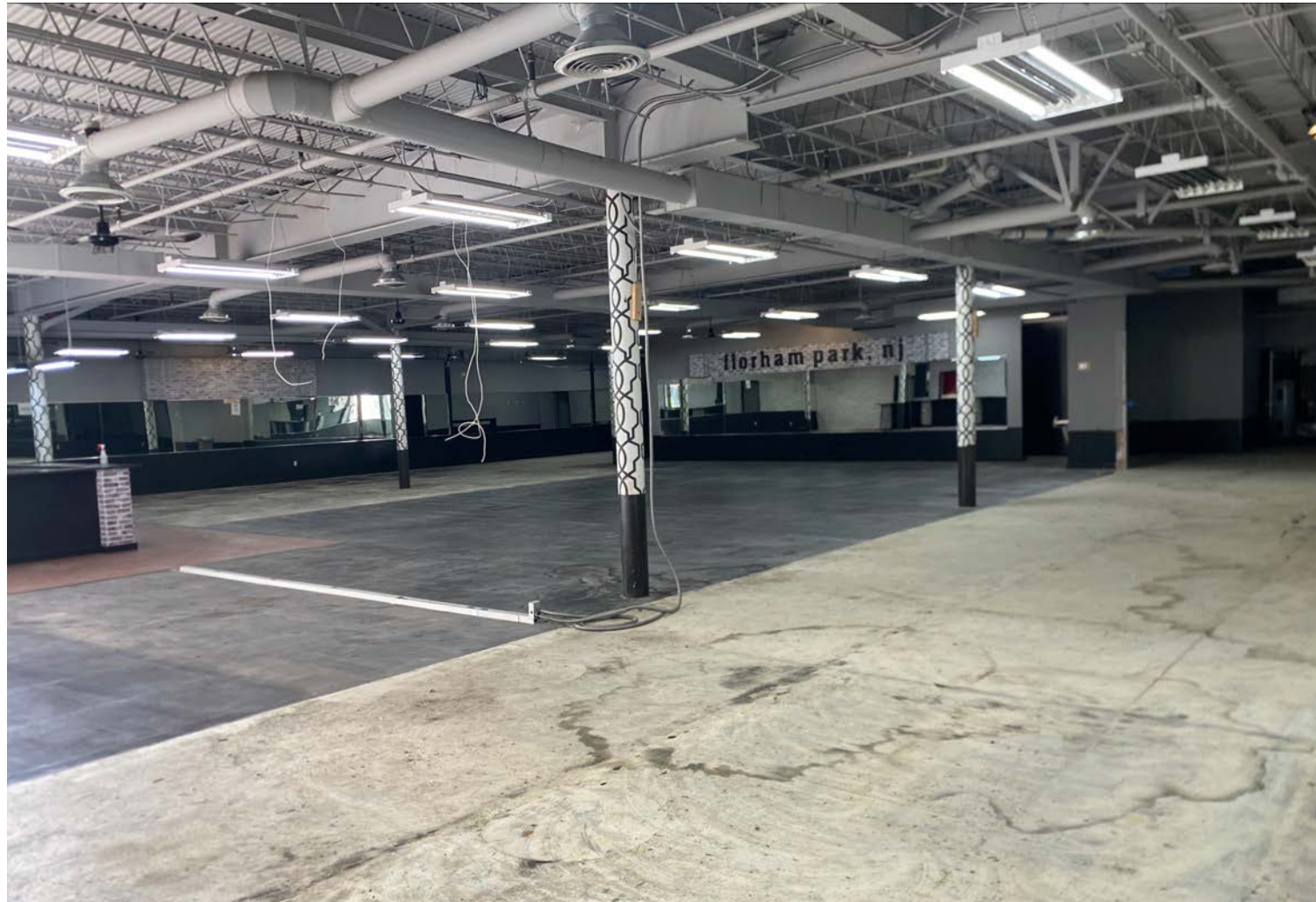
**FLOOR PLAN- LOWER LEVEL**

**8,300 SF OR 5,500 SF  
AVAILABLE**



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

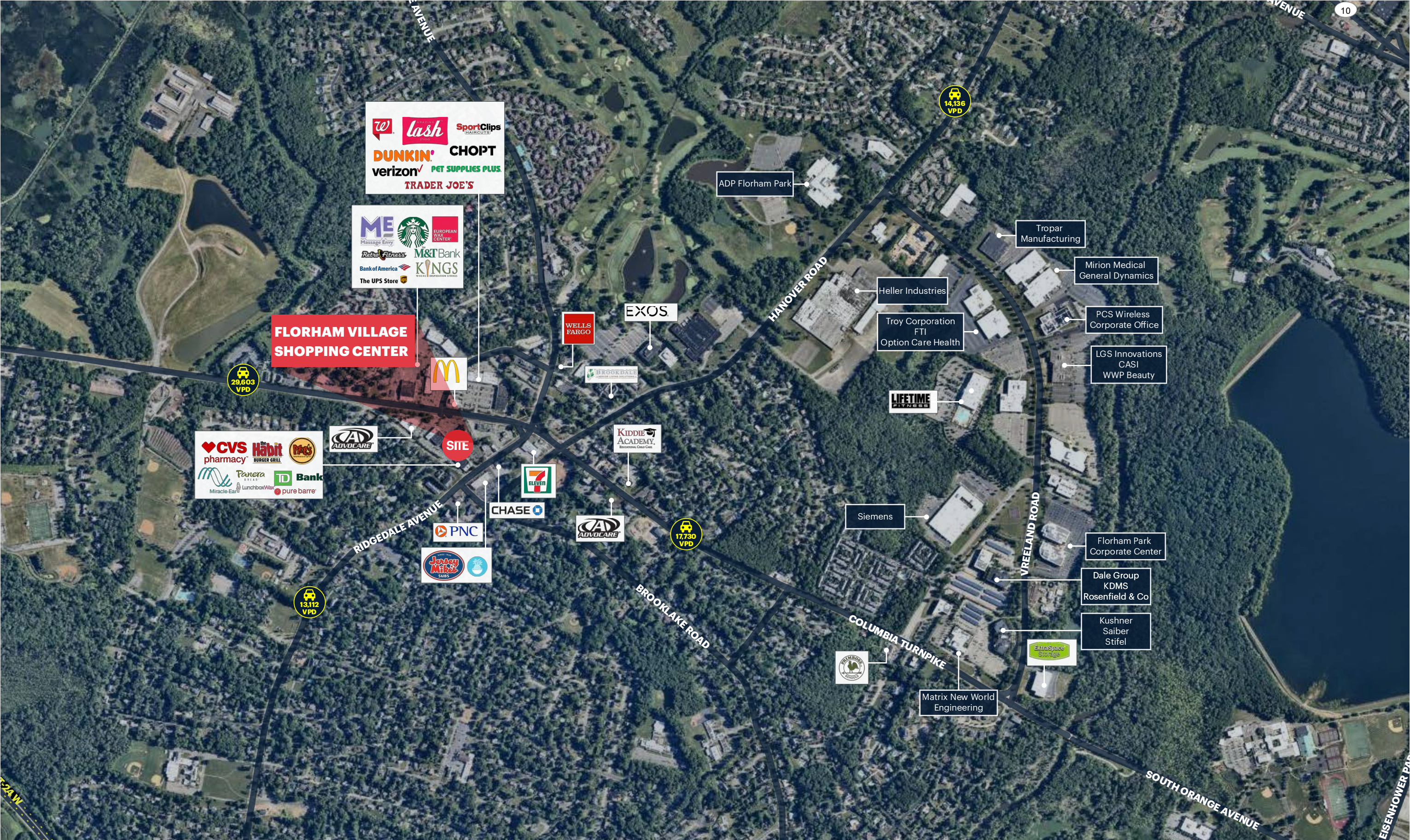
**LOWER LEVEL GYM PHOTOS**



**ADDITIONAL PHOTOS**



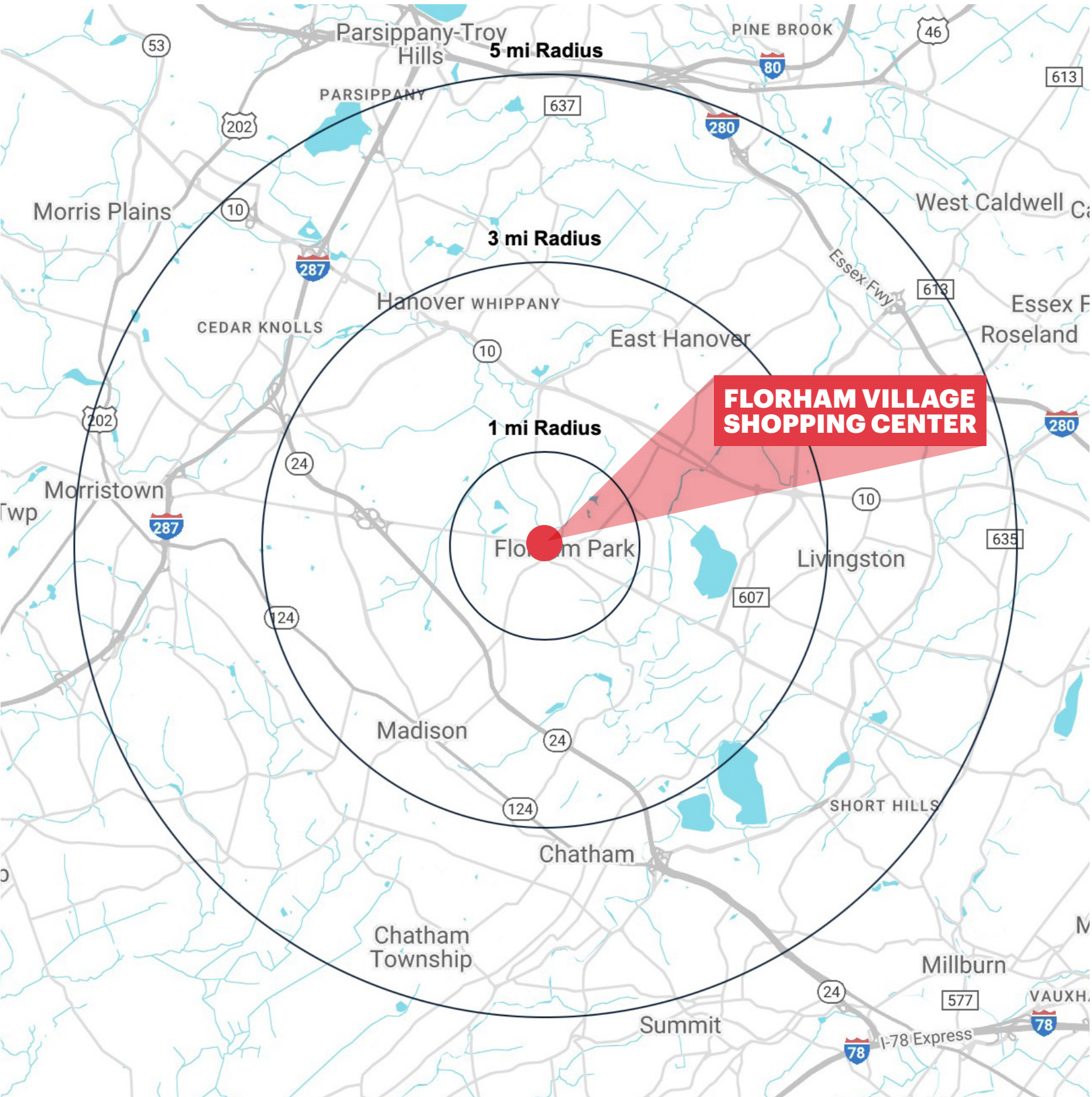
MARKET AERIAL



# LOW LEVEL AERIAL



# DEMOGRAPHICS



### 1 MILE RADIUS

<b>POPULATION</b>	5,568	<b>TOTAL BUSINESSES</b>	505
<b>HOUSEHOLDS</b>	2,222	<b>TOTAL EMPLOYEES</b>	8,772
<b>MEDIAN AGE</b>	47.2	<b>AVERAGE HOUSEHOLD INCOME</b>	\$213,387
<b>COLLEGE GRADUATES (Bachelor's +)</b>	2,905 - 70.5%		

### 3 MILE RADIUS

<b>POPULATION</b>	51,424	<b>TOTAL BUSINESSES</b>	3,121
<b>HOUSEHOLDS</b>	18,352	<b>TOTAL EMPLOYEES</b>	59,682
<b>MEDIAN AGE</b>	42.5	<b>AVERAGE HOUSEHOLD INCOME</b>	\$223,917
<b>COLLEGE GRADUATES (Bachelor's +)</b>	23,515 - 68.0%		

### 5 MILE RADIUS

<b>POPULATION</b>	154,152	<b>TOTAL BUSINESSES</b>	8,887
<b>HOUSEHOLDS</b>	56,572	<b>TOTAL EMPLOYEES</b>	162,015
<b>MEDIAN AGE</b>	43.0	<b>AVERAGE HOUSEHOLD INCOME</b>	\$233,914
<b>COLLEGE GRADUATES (Bachelor's +)</b>	74,121 - 69.4%		

\*2023 estimates

## **CONTACT EXCLUSIVE AGENT**

**FLORIAN SUSERMAN**

fsuserman@ripconj.com

201.777.2301

**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

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

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