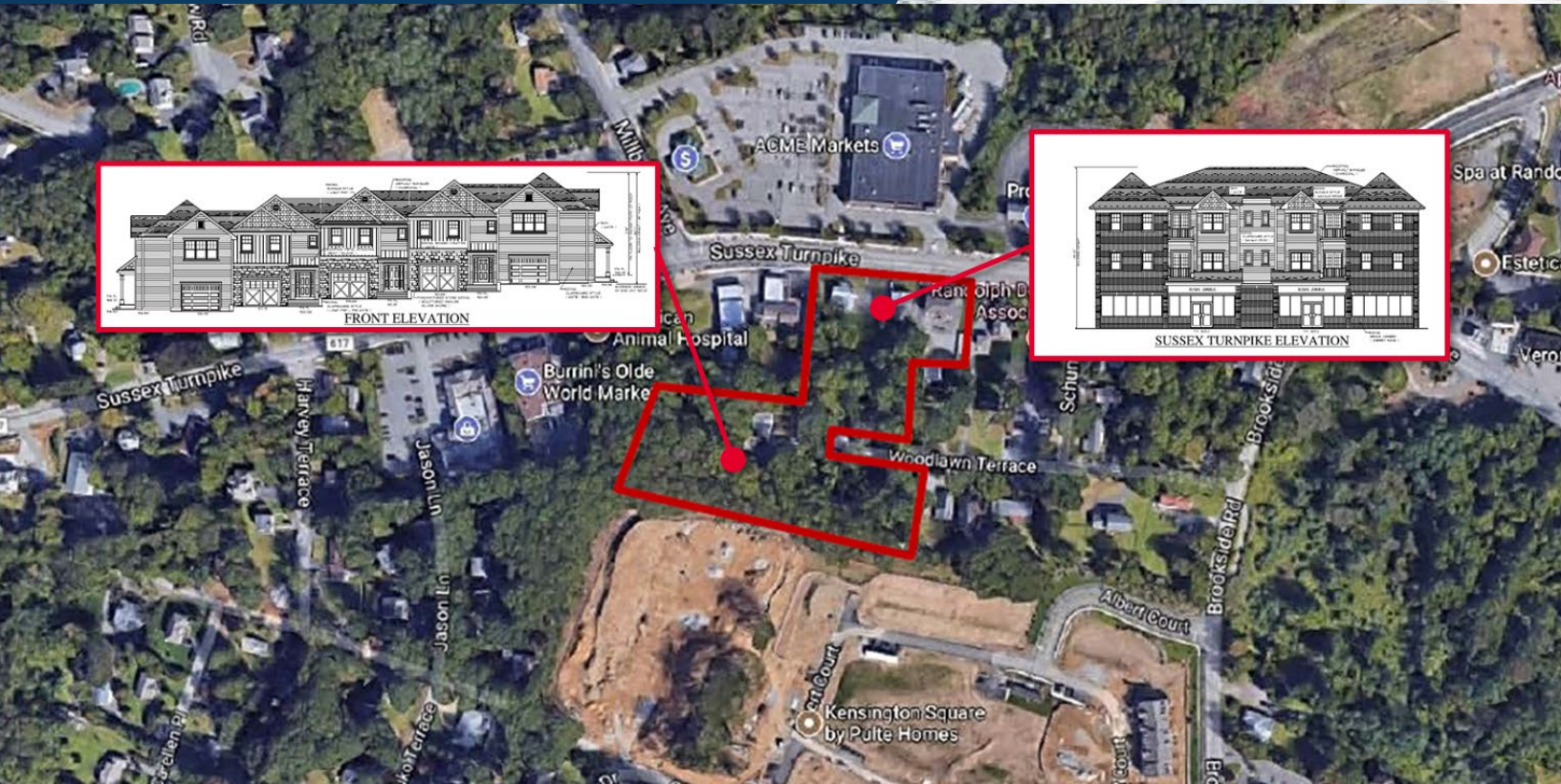


1192 Sussex Turnpike

RANDOLPH, NEW JERSEY

OFFERING MEMORANDUM



Property Overview

As exclusive agent, Cushman & Wakefield is pleased to offer a 100% Fee Simple interest in **1192 Sussex Turnpike, Randolph, New Jersey 07869** for sale. The asset consists of a fully approved townhome and mixed-use building development in the Mount Freedom section of Randolph. This offering represents the rare opportunity to acquire a shovel-ready development site in desirable Morris County to build 25 townhomes plus a mixed-use building with 4,055 RSF of retail space and 10 apartments filling the second and third floor. This property benefits from superior demographics including \$243,000+ Average Household Income and 73.7% Bachelors Degree or higher attainment within 1 mile of the site.

25
Townhomes

+

13,505 RSF
Mixed Use Building

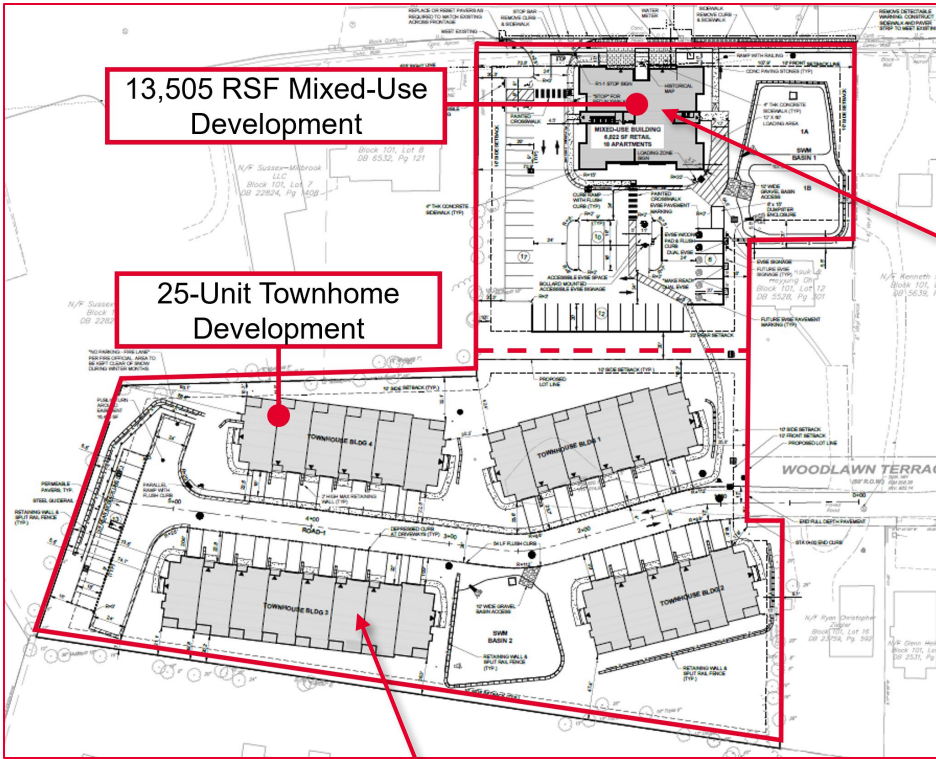
[Click here to view Dealroom](#)

[Click here to view Adjacent Pulte Development](#)

1192 Sussex Turnpike

RANDOLPH, NEW JERSEY

OFFERING MEMORANDUM



Unit	Beds	RSF
A1	2	1,141
A2	2	1,141
A3	2	1,141
A4	2	1,141
B1	1	751
B2	1	751
C1	3	1,239
C2	3	1,239
D1	0	453
D2	0	453
Retail	N/A	4,055
10 Apartments + Retail		13,505

Unit Type	SF	Beds	Baths	Total Units	Notes
A	2,045	3	2.5	8	Exterior Unit
B	2,026	3	2.5	17	Interior Unit
				25	

Demographics Overview

	1-Mile	3-Mile	Randolph	Morris County
2023 Population	3,341	29,753	25,984	512,820
Average Household Income	\$243,851	\$248,525	\$222,752	\$185,695
Average Household Size	2.65	2.80	2.81	2.63
Median Age	42.9	43.4	41.7	43.2
Bachelors Degree or Higher	73.7%	71.5%	70.5%	58.3%
Percent White Collar Jobs	86.0%	86.8%	84.0%	77.1%

Full demographic report is available in the dealroom.

1192 Sussex Turnpike

RANDOLPH, NEW JERSEY

OFFERING MEMORANDUM



CUSHMAN & WAKEFIELD

1192 SUSSEX TURNPIKE AREA

- Mt. Freedom Fire Co. RTFD
- ACME Markets
- Rosie's Trattoria
- Verona Restaurant
- ISP Event Center
- Brookside Village Apartments
- Dalar Contracting
- Visions Federal Credit Union
- Randolph Martial Arts Academy
- House of Gold Salon
- Aptive Environmental
- Kotinie
- Mt. Freedom Golf
- Mobil
- American Vending & Coffee Service
- Kensington Square by Pulte Homes 105 Luxury Townhomes

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