



For Lease

RIPCO
RETAIL LEASING

177 Columbia Turnpike

Morris County
Florham Park, NJ



±3,215 SF

Freestanding former bank branch
with 4 drive-thru lanes

Contact Exclusive Agents

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Property Details



Size	Freestanding building	±3,215 SF
Parking Spaces	50	
Zoning	B-1 Business Zone	
	Permitted Uses	
	- Retail sales, retail services, personal care services, and pet care services. - Restaurant and tavern. - Office, office building and medical clinic, including veterinary clinics. - Meeting halls and clubhouses of nonprofit organizations. - Funeral homes. - Educational training services.	
Frontage	±250' along Columbia Turnpike and ±225' along Ridgedale Avenue	
Possession	Immediate	
Rent	Upon request	
RE Taxes (2025)	\$17,475 year or ±\$5.43 SF	
Neighbors	The Habit Burger Grill, 7 Eleven, Chase, Moe's Southwest Grill, Walgreens, CHOPT, Pet Supplies Plus, Trader Joe's, Dunkin', Jersey Mikes, Panera Bread, Valley Bank, McDonald's	
Comments	High-visibility signalized corner location at Columbia Turnpike and Ridgedale Avenue Wealthy and highly educated trade area Convenient access to Routes 10, 24 and Interstate 287	

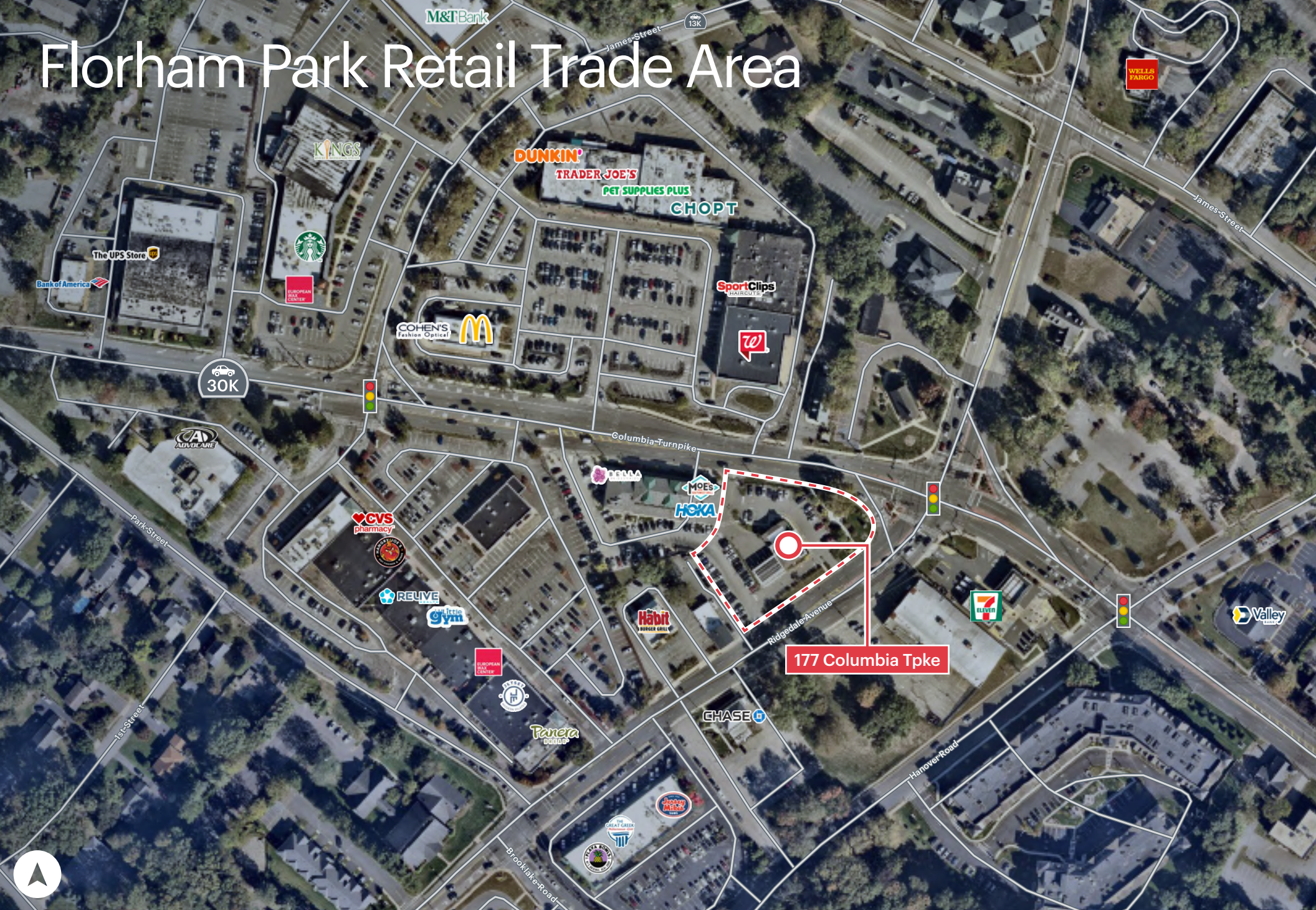
Site Plan



Market Aerial

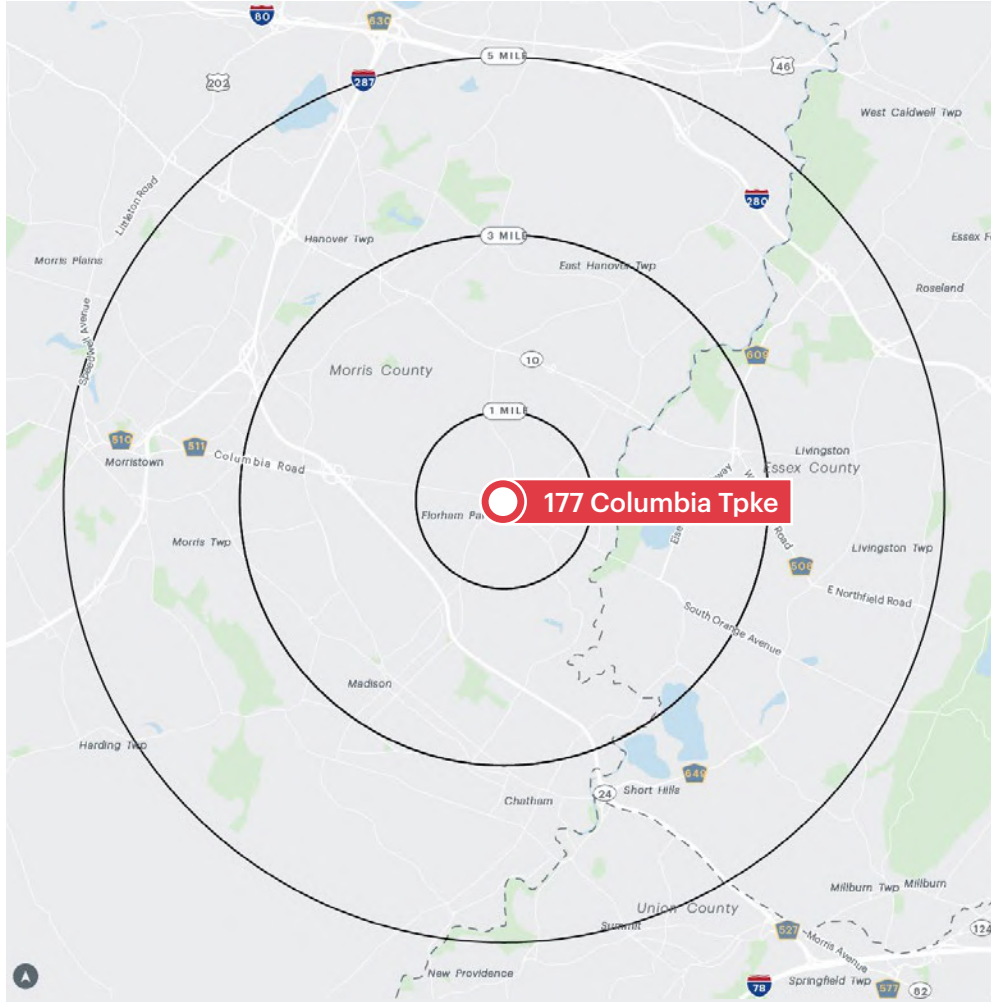


Florham Park Retail Trade Area



Area Demographics

2026 ESRI Summary Report



177 Columbia Turnpike, Florham Park, NJ

	1 mile	3 miles	5 miles
Total Population	5,845	52,314	155,134
Total Households	2,339	19,013	57,369
Average Household Income	\$251,918	\$257,223	\$270,478
Median Household Income	\$168,719	\$176,662	\$183,949
% Population with Bachelors +	34.54%	33.34%	35.46%
Daytime Population	13,196	85,880	246,854
Total Daytime Employees	10,260	59,414	170,761
Total Businesses	523	3,249	9,260