RETAIL SPACE

FLORHAM VILLAGE SHOPPING CENTER

187 COLUMBIA TURNPIKE FLORHAM PARK | NEW JERSEY



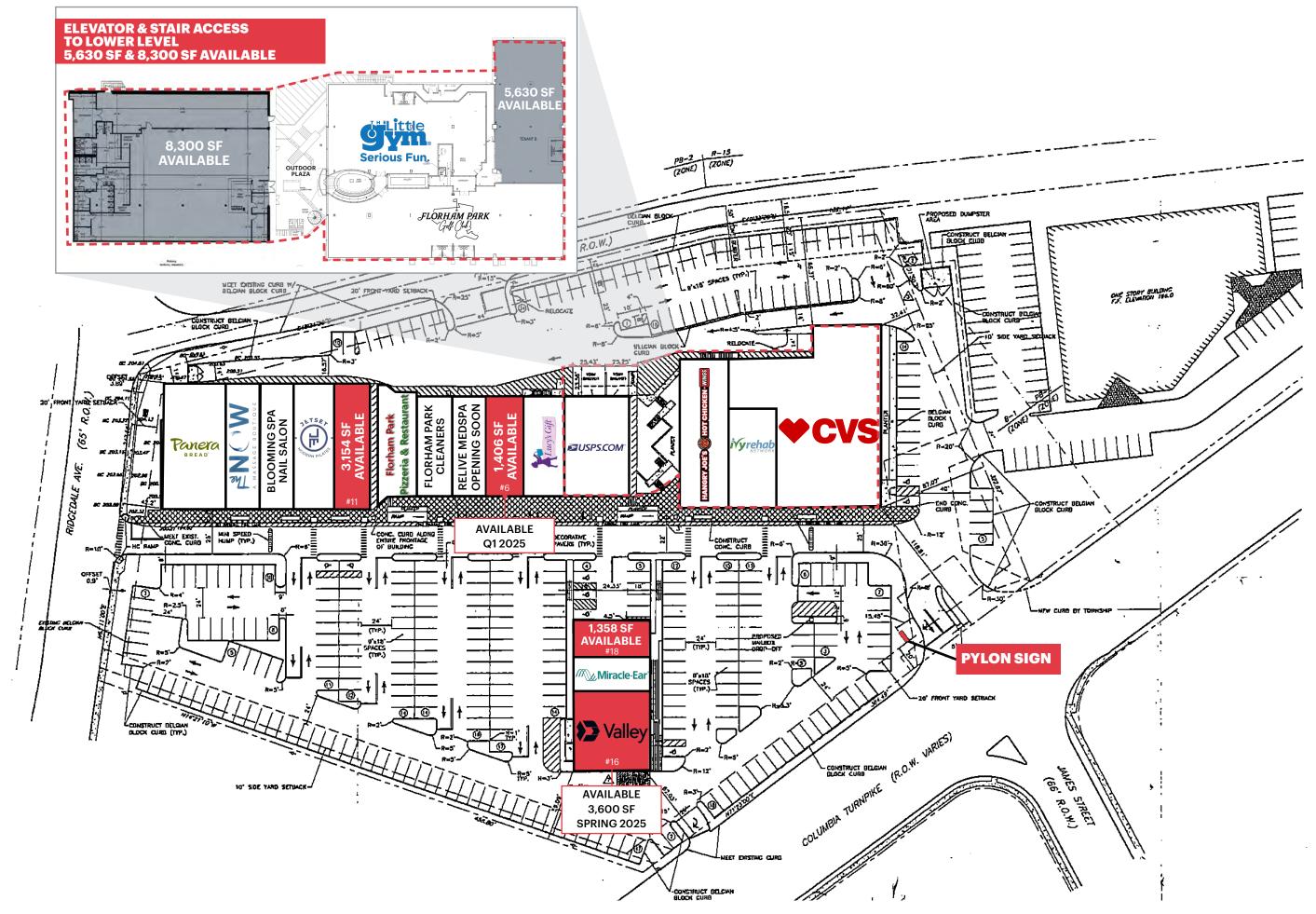






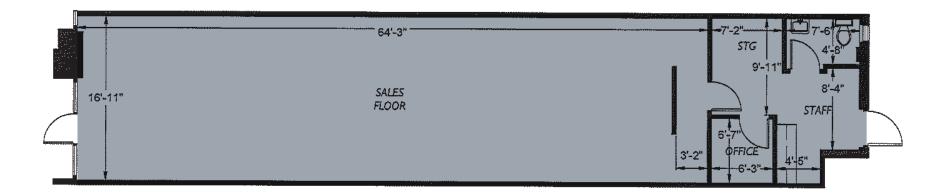


SITE PLAN

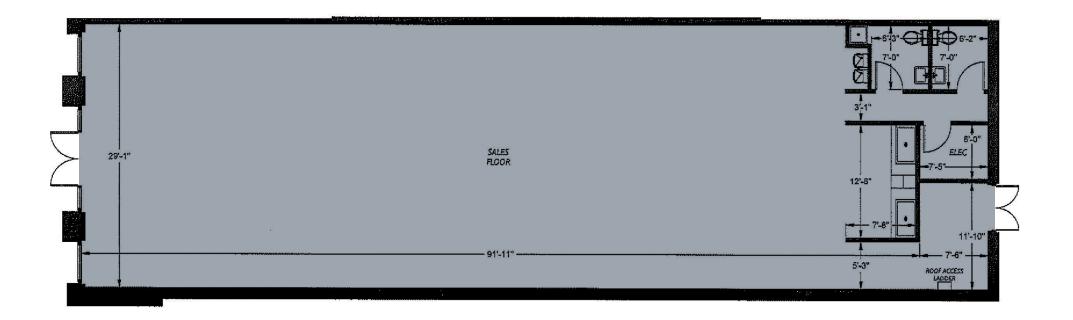


SPACE DETAILS

SPACE #6: 1,406 SF



SPACE #11: 3,154 SF



SIZE

| Space #6* | 1,406 SF | |
|------------------------|-----------|--|
| *Available Q1 of 2 | 025 | |
| Space #11 | 3,154 SF | |
| Space #16 | 3,600 SF | |
| *Available Spring 2025 | | |
| Space #18 | 1,358 SF | |
| Lower Level | 5,630 SF | |
| Lower Level | 8,300 SF | |
| Total | 23,448 SF | |

GLA

56,600 SF

CO-TENANTS

CVS, Panera Bread, USPS, JETSET Pilates, 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

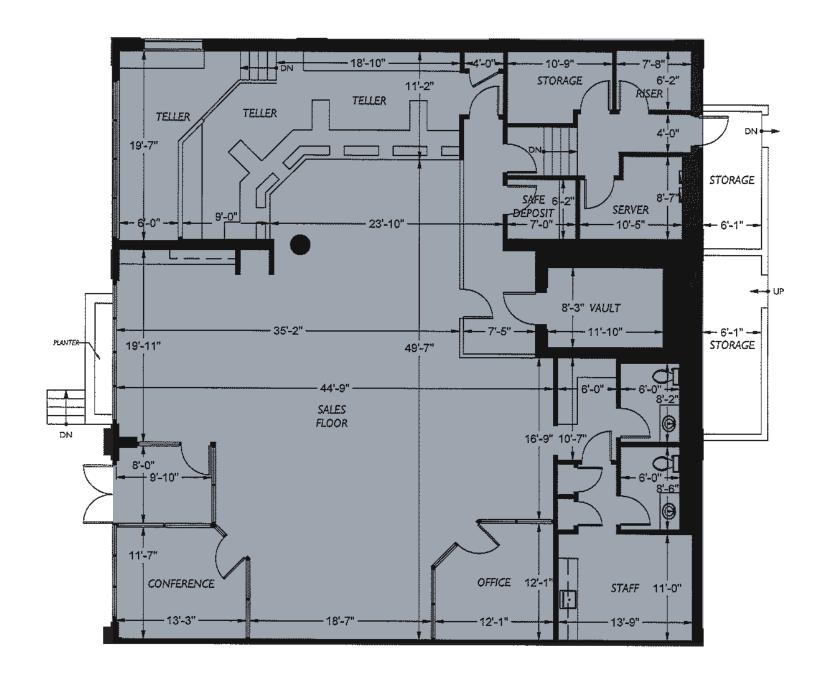
Property sits in the heart of Florham Park Business Center

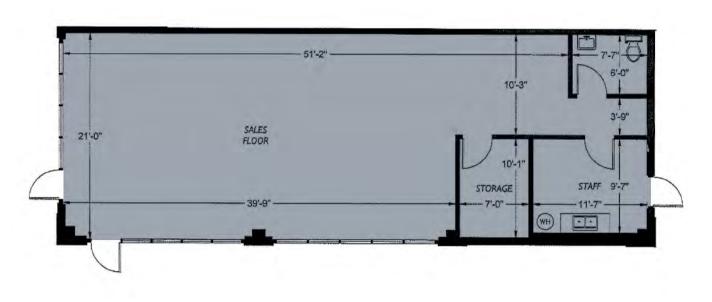
Minutes from Route 24, 287, 10, 80 and 280

SPACE DETAILS

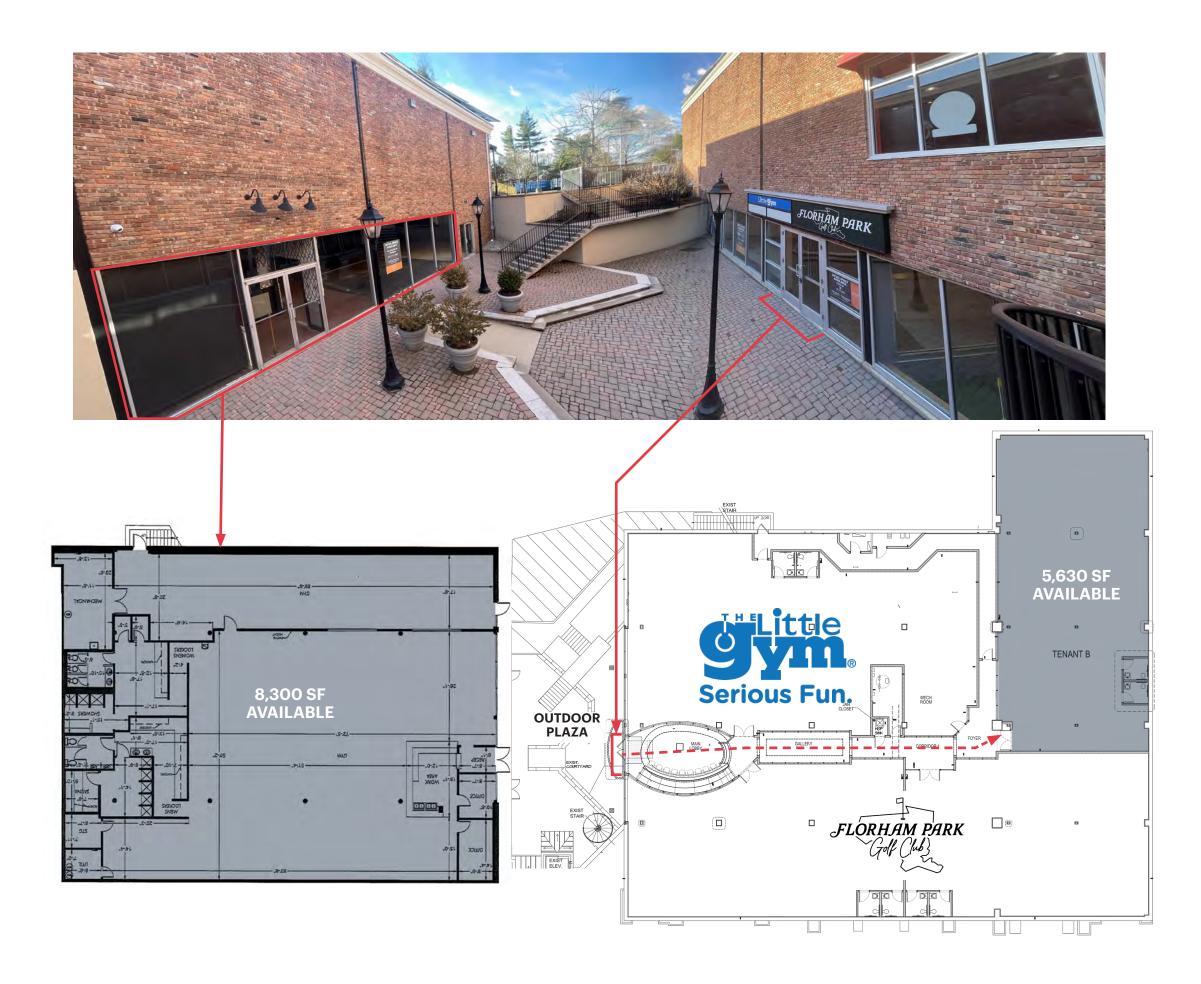
SPACE #16: VALLEY NATIONAL BANK | 3,600 SF

SPACE #18: 1,358 SF - END CAP

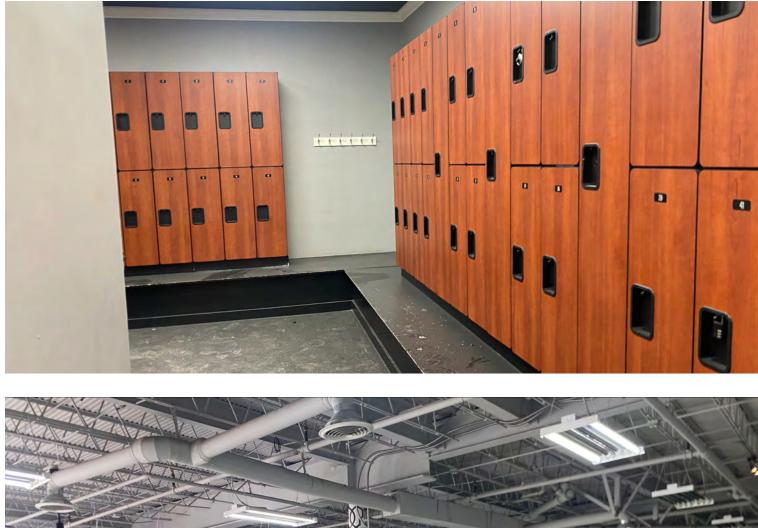




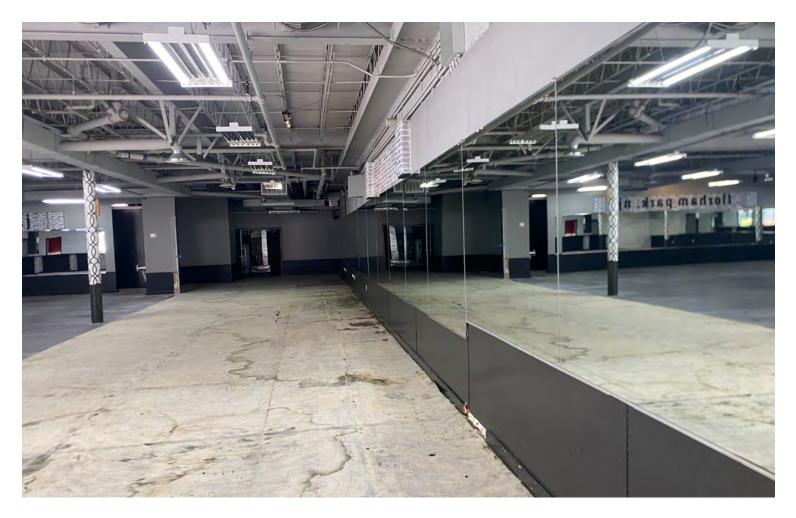
LOWER LEVEL COURTYARD LAYOUT - 8,300 SF & 5,630 SF AVAILABLE



LOWER LEVEL GYM PHOTOS









ADDITIONAL PHOTOS

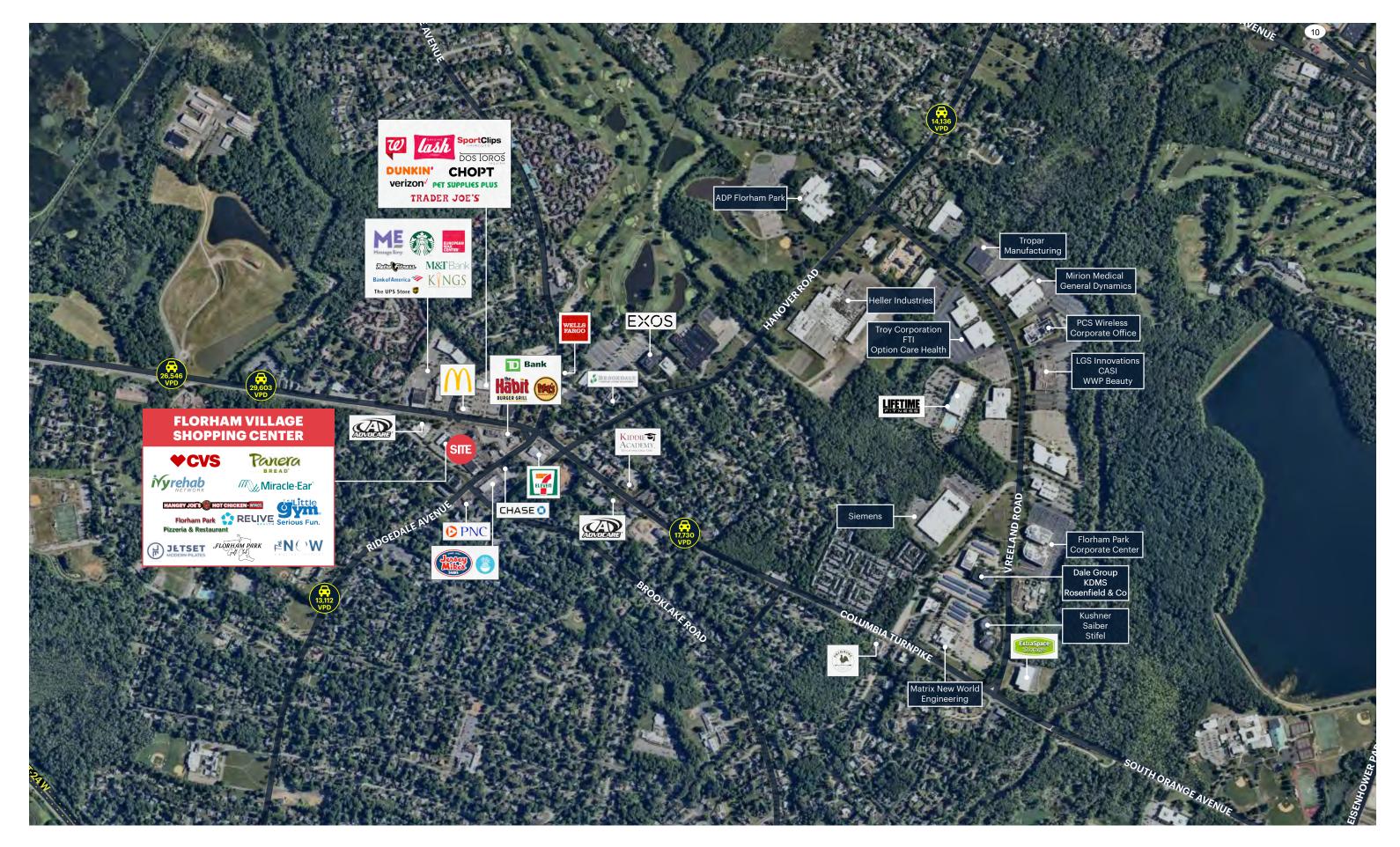








MARKET AERIAL



LOW LEVEL AERIAL



OFFICE POPULATION



REGENT PARK CooperGenomics Atlantic Health Sleep Center JoyDew Foundation Spectrum360 | Academy360 Upper School

> EISENHOWER CORPORATE CAMPUS Bob Dole Goldstein Klein Eisenhower Conference Center Zitter Health Insights A.Y. Strauss

MOREHOUSETOWN

VREELAND ROAD OFFICES Troy Corporation Mirion Medical LGS Innovations Matrix New World Engineering Westminster Management Saiber Kushner Dale Group Liberty Brands US Crum & Forster **Prime Pensions Retirement** Anixter Florham Park Skyline Federal Credit Union Medical Search International Link High Technologies American Prosperity Group LGS Innovations PCS Wireless Inc General Dynamics Mission Systems Mirion Medical Tropar Manufacturing Heller Industries Conrolled Products Systems Group

DEMOGRAPHICS



1 MILE RADIUS

POPULATION

 5,679

 HOUSEHOLDS

 2,282

 MEDIAN AGE

 46.7

 COLLEGE GRADUATES (Bache)

 2,869 - 69%

3 MILE RADIUS POPULATION 50,635 **HOUSEHOLDS** 18,226 **MEDIAN AGE** 42.3 **COLLEGE GRADUATES (Bachelor's +)** 24,176 - 71%

5 MILE RADIUS POPULATION 155,020 **HOUSEHOLDS** 57,066 **MEDIAN AGE** 42.1 **COLLEGE GRADUATES (Bachelor's +)** 76,004 - 71%

*2024 estimates

| | TOTAL BUSINESSES |
|-----------|---------------------------------|
| | 551 |
| | TOTAL EMPLOYEES |
| | 8,577 |
| | TOTAL DAYTIME POPULATION |
| | 11,357 |
| elor's +) | AVERAGE HOUSEHOLD INCOME |
| | \$216,063 |
| | |

TOTAL BUSINESSES
3,437
TOTAL EMPLOYEES
58,663
TOTAL DAYTIME POPULATION
83,256
AVERAGE HOUSEHOLD INCOME
\$223,210

TOTAL BUSINESSES9,893TOTAL EMPLOYEES166,228TOTAL DAYTIME POPULATION239,183elor's +)AVERAGE HOUSEHOLD INCOME\$232,556

CONTACT EXCLUSIVE AGENTS

FLORIAN SUSERMAN

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Please visit us at 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.