

ROCKAWAY COMMONS

200 Route 46, Rockaway, NJ

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE BROKERS:

Ming Simon

C: 646.331.5620

D: 862.233.9136

Ming@ZoltekCRE.com

Urszula Zoltek

C: 973.896.8377

D: 862.217.5610

Urszula@ZoltekCRE.com

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

YOUR SIGN HERE

7,561 SF SPACE AVAILABLE FOR LEASE!

- 7,561 SF End Cap (Former Dollar Store)
- Tremendous Pylon Signage
- Traffic Count Route 46: 21,270 VPD
- Traffic Count Franklin Ave: 10,778 VPD
- Median Household Income Within 1 Mile \$96,353
- 21 Residential Units on the 2nd Floor
- 348 Parking Spaces
- Excellent Access: Curb Cuts on Both Route 46 and Franklin Avenue
- Signalized Intersection
- 7.98 AC
- **Walking distance** to Morris Hills High School and Morris Knolls High School – Total student enrollment of approx. 2800 and 300 Faculty.



JOIN:





ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.



Tenant	SF
2 nd Floor Residential Units	21 Units
Hanami	2,407 SF
AVAILABLE	7,561 SF
Purity Water	1,565
Goodwill	12,000
Aldi	20,000
Starbucks	4,101
Walgreens	14,820

01 SITE PLAN
SCALE: 1" = 40'-0"
N

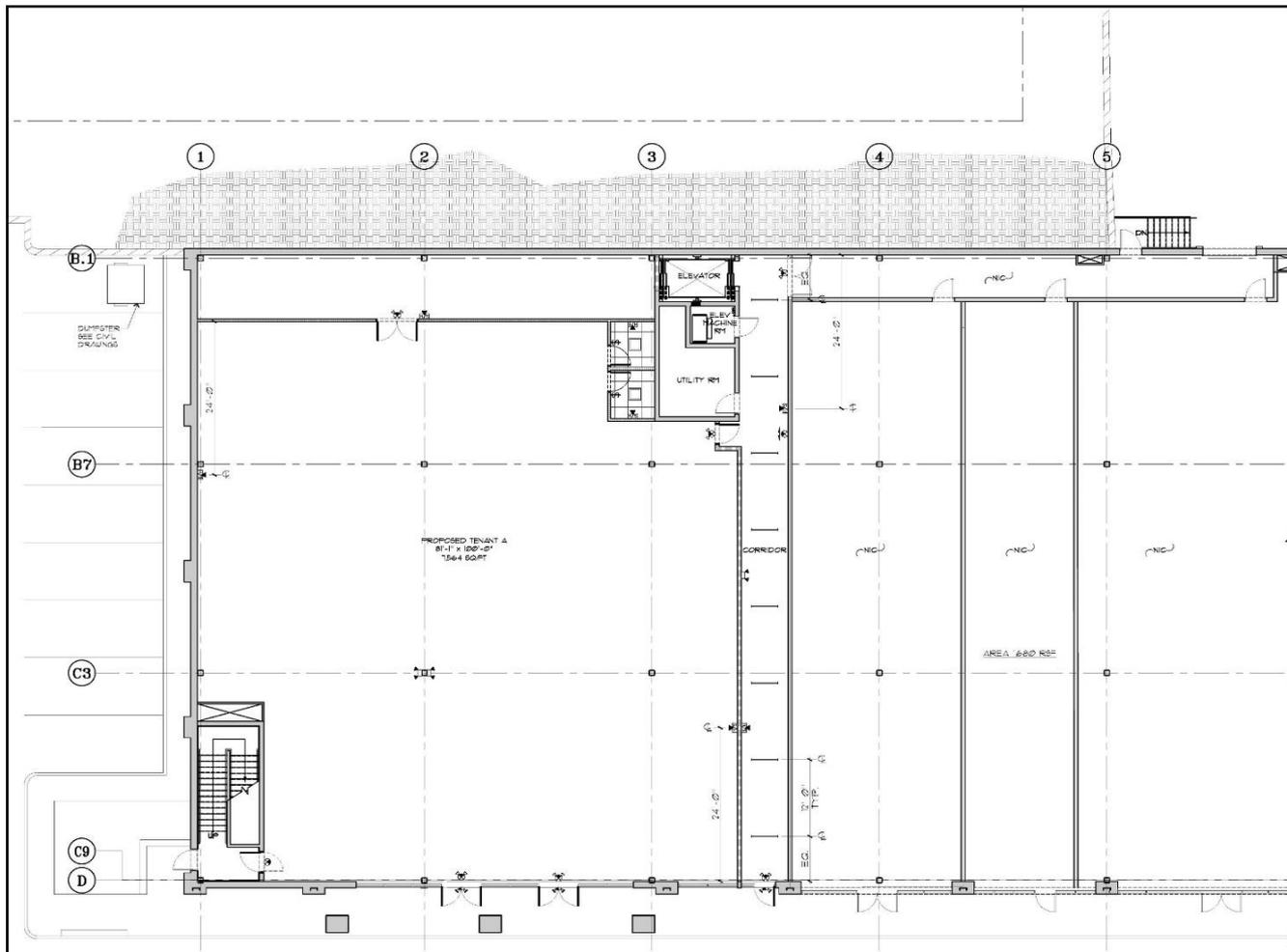
**2ND FLOOR
21 RESIDENTIAL UNITS**

05/15/17
PKC-JDK



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LIGHT LEGEND	
	COMBINATION EXIT SIGN WITH EMERGENCY LIGHT HEAD AND BATTERY BACKUP.
	WALL MOUNTED EMERGENCY EGRESS FIXTURE - LIGHTALARMS MODEL 9LF6-4TD - SEE ELECTRICAL DRAWINGS
	SURFACE MOUNTED EMERGENCY EGRESS LIGHT W/ BATTERY BACKUP
	2'x2' LED RECESSED LIGHT FIXTURE
	4' 2-LAMP UTILITY FLUORESCENT LIGHT FIXTURE
	NEW WALL SWITCH 48\"/>
	COMBINATION HORN / STROBE UNIT

01 FIRST FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"



THE DIETZ PARTNERSHIP
ARCHITECTS

99 East Liberty Road, Suite 201 • Englewood, New Jersey 07634 • (973) 434-1400

CHARLES P. DIETZ
ARCHITECT REGISTRATION NO. 1462



ISSN: 02-17-2020

PROPOSED INTERIOR DEMOLITION & TENANT SPLIT-UP:
ROCKAWAY COMMONS
 CORNER OF NISH RT. 46 &
 FRANKLIN AVE.
 ROCKAWAY, NEW JERSEY

DESIGNED BY:	ISSUE LOG		SCALE:	DRAWN BY:
CPD	NO.	DATE	AS NOTED	FK
		10-24-18		
		02-14-19		
		10-24-19		
		02-07-20		

CHECKED BY:	DATE:	DESCRIPTION:	SHEET NO.:	JOB NUMBER:
CPD	02-17-2020	FOR CLIENT REVIEW		18-075
CPD		FOR PERMIT AND REVIEW		
CPD				

DRWING TITLE:
FIRST FLOOR LIGHTING PLAN
SHEET NO.
A3.2



Demographics	3 Mile	5 Miles	10 Miles
Population	71,719	136,366	376,738
Daytime Population	39,096	89,748	248,867
Average HH Income	\$138,759	\$148,389	\$151,292
Median HH Income	\$107,745	\$117,900	\$121,610
Median Age	42.7	42.8	42.8

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