



Waterview Marketplace

Parsippany, New Jersey

Andrea Kyriacou
Senior Leasing Representative
akyriacou@rdmanagement.com
w. 212.265.6600 x390 c. 201.747.8608



Property Overview

Address

Route 46 & Waterview Blvd.
Parsippany, NJ 07054

Type

Open-Air Shopping Center

GLA

145,613 sf

Parking

682 cars

Traffic

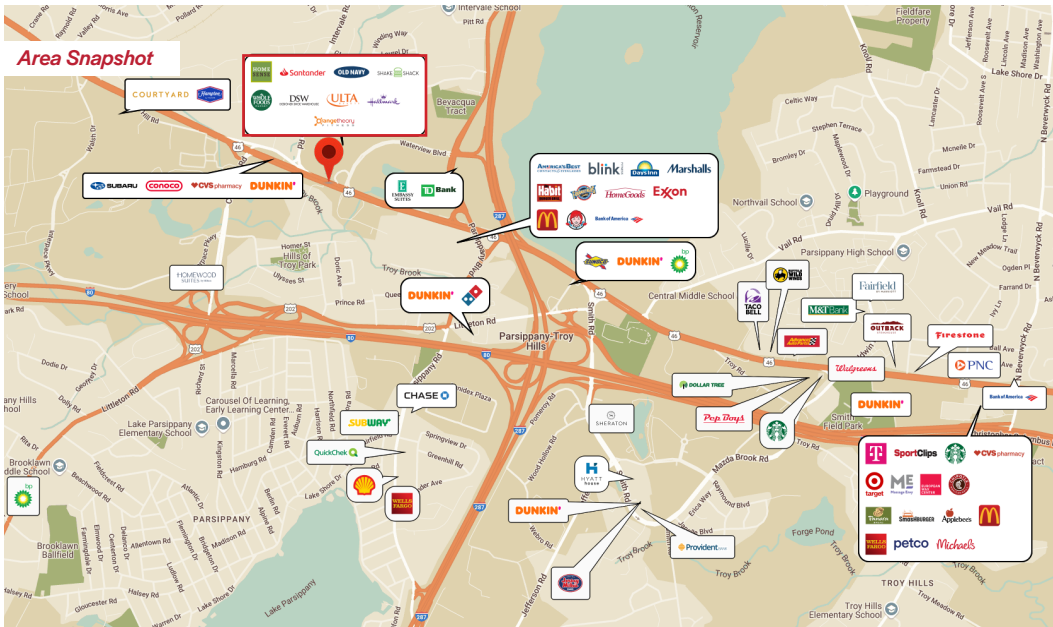
Average Daily Traffic Count on U.S.
Route 46 is 26,941

Area Retailers

Marshalls, HomeGoods, Crunch Fitness, Target, Michaels, Esporta, Petco, Dollar Tree, Dunkin' Donuts, Home Depot, ShopRite, Staples, GNC

Vital Statistics

- 150,000LSF lifestyle center, attracts both daytime and nighttime populations
- Direct access to I-287, at the intersection of Route 46 and Route 202 as well as proximity to Route 80
- Located in a high income, high-density area of Morris County, ranked as the 6th most affluent county in the US (according to 2010 Census data), within Parsippany-Troy Hills, a township consistently mentioned in nation Best Places to Live rankings, which borders on Mountain Lakes, one of the most affluent cities in New Jersey
- Transformed Morris County's Route 46 retail corridor, created jobs and tax revenue.



Area Demographics



Population

1 Mile: 7,100
3 Mile: 67,500
5 Mile: 138,500



Daytime Population

1 Mile: 21,000
3 Mile: 88,400
5 Mile: 158,900



Median Age

1 Mile: 44
3 Mile: 43
5 Mile: 43



Number of HH

1 Mile: 2,800
3 Mile: 26,000
5 Mile: 52,900



Average HH Income

1 Mile: \$165,300
3 Mile: \$166,700
5 Mile: \$183,000



Median HH Income

1 Mile: \$123,500
3 Mile: \$130,800
5 Mile: \$142,800

