

**FORMER SUPERMARKET SPACE AVAILABLE**

# VILLAGE GREEN SHOPPING CENTER

100 Route 46 West at Village Way

**MORRIS COUNTY**

MOUNT OLIVE | NEW JERSEY

Former  
A&P Supermarket/  
HomeGoods Available!  
**30,000 SF**  
divisible

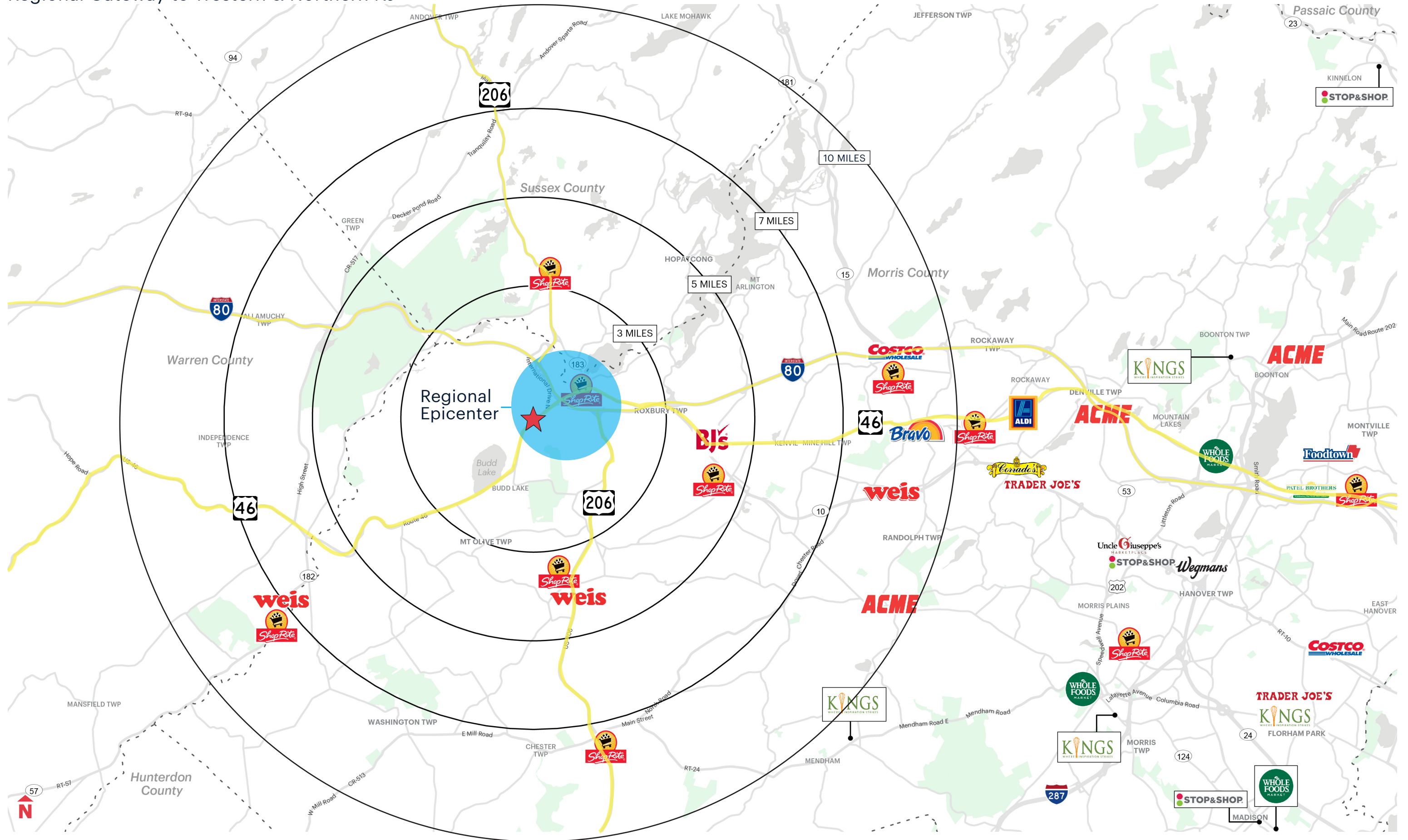


**RIPCO**  
REAL ESTATE



# SUPERMARKET COMPETITIVE MAP

Regional Gateway to Western & Northern NJ



# SITE PLAN



## FORMER A&P SUPERMARKET/HOMEGOODS BOX

Space 30,000 SF (divisible)  
(Approx 200' x 155')

## ASKING RENT

Upon request

## NNN

\$9.26 PSF (est.)

## GLA

± 74,000 SF

## POSSESSION

TBD

## PARKING

475 spaces

## CO-TENANTS

Dunkin', Advance Auto Parts, PNC Bank, Bubbakoo's Burritos, Revive Studios, Jersey Mike's, Mattress Warehouse

## SITE ATTRIBUTES

- Former A&P Supermarket/HomeGoods box
- No supermarket w/in 7 mile radius other than ShopRite
  - Supermarket Electric & HVAC
  - 2 Loading Docks (expandable)
  - Trash Compactor
- Amazon Distribution Center 800 - 1,000 employees
- Shopping Center Renovation Completed 2022
- Signalized intersection
- 35,000 cars per day (traffic count)
- Pylon signage



**MARKET AERIAL**





**CO-TENANTS**





# DEMOGRAPHIC REPORT



100 US Highway 46, Budd Lake, New Jersey, 07828

Ring of 3 miles



## EDUCATION

4%

No High School Diploma



24%

High School Graduate



25%

Some College



47%

Bachelor's/Grad/Prof Degree

## KEY FACTS



32,323

Population

40.8

Median Age



21%

Gen Z Population (%)



6,776

Total Generation Z Population

## KEY DEMOGRAPHICS



\$104,115

2024 Median Household Income



49%

Typically Spend 4+ Hours Exercising Per Week



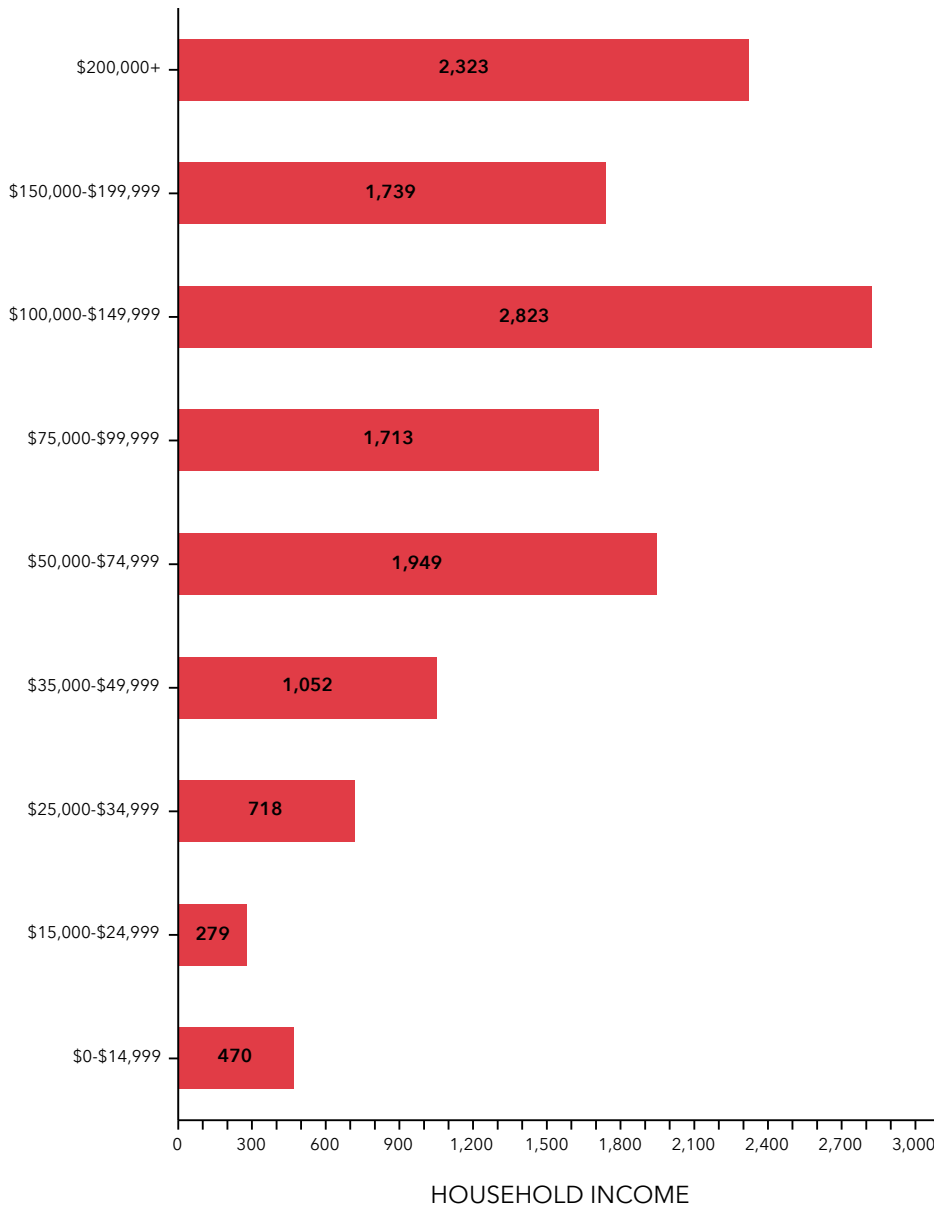
12%

Participated in Jogging or Running/12 Mo (%)



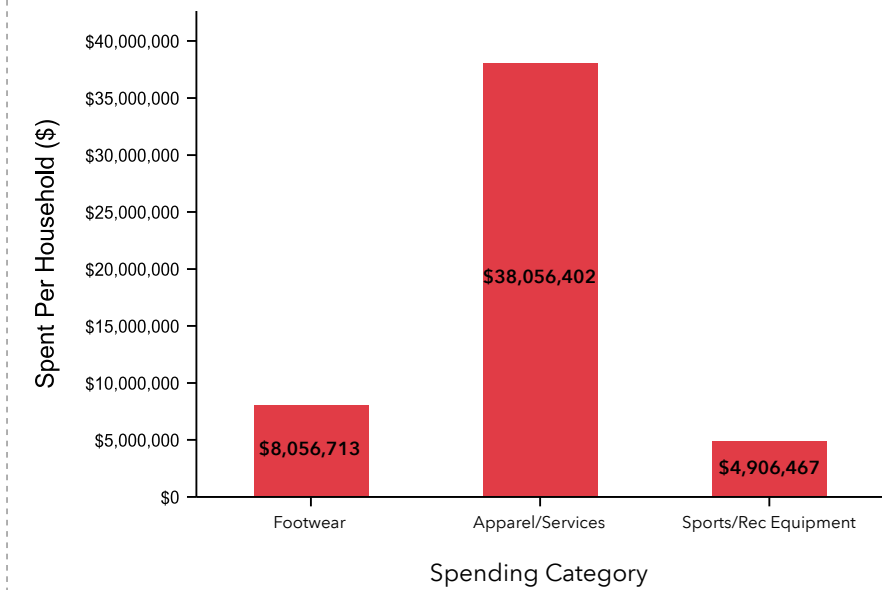
17%

Bought Running or Jogging Shoes/12 Mo (%)

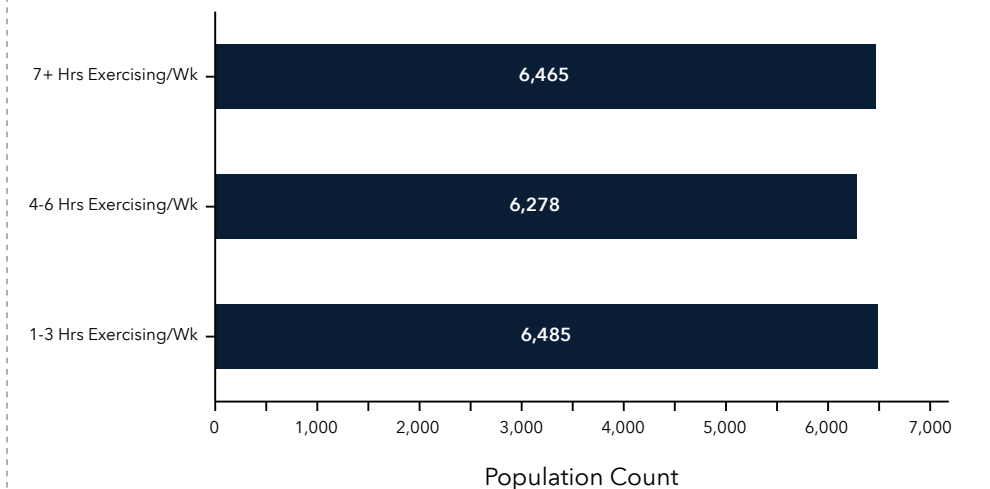


HOUSEHOLD INCOME

## Spending Habits



## Time Typically Spent Exercising Per Week





## CONTACT EXCLUSIVE AGENTS

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