



RETAIL SPACE

ROCKAWAY, NJ

ROCKAWAY RIVER COMMONS

437 US-46

SIZE

Inline Space 13

2,596 SF Pre-leasing
Available Jan 2026

ASKING RENT

Upon Request

NNN

\$8.96 psf

CO-TENANTS

ShopRite, TJMaxx, HomeGoods, Dollar Tree, Jersey Mike's, Popeye's, Applebee's, Mavis, DaVita, Ivy Rehab Physical Therapy, Master Kang Taekwondo, Elegant Nails, Wash-N-Tumble, New Smile Dental P.C., Salons by JC

NEIGHBORS

CVS, AutoZone, Dunkin', Dollar General, Tractor Supply, Walgreens, Sherwin Williams, Aldi, Goodwill, Retro Fitness, Aaron's

AREA DRIVERS

Rockaway Mall - 1.2M SF Regional Simon Mall
County College of Morris - 6,697 students
Morris Hills HS - 1,185 students
Morris Knolls HS - 1,388 students

CONTACT EXCLUSIVE AGENT

MATT GRUNDY

Managing Director
mgrundy@ripconj.com
201.777.2296

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

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.

This aerial map of Rockaway Township, NJ, displays various commercial centers and their associated traffic volume data (VPD) at specific locations. The map includes major roads such as US-46, US-15, and US-80, as well as local streets like W Dewey Avenue, N Main Street, and E Main Street. Commercial centers are labeled with their names and the logos of the businesses they contain. Traffic volume data is provided for several key locations, indicated by yellow circular icons with a car icon and the VPD value.

Commercial Centers and Businesses:

- Rockaway Town Plaza:** Target, AMC, Dick's Sporting Goods, Ulta Beauty, PetSmart, Starbucks, Five Guys, Sleep & Number, Orange Theory, QDOBA Mexican Eats, PrimoHoagies.
- Market Place at Rockaway:** Dollar Tree, Walmart, Dick's Sporting Goods Warehouse, Planet Fitness.
- Rockaway Townsquare Mall:** Apple, JCPenney, Macy's, Forever 21, BAM! Books a Million, Raymour & Flanigan, GameStop, Red Robin, The Cheesecake Factory, Lids, AT&T, K A Y Jewelers, Victoria's Secret.
- Rockaway Commons:** DSW, Pearl Vision, Five Below, Best Buy, Buffalo Wild Wings, Kirkland's, Nordstrom Rack, PNC.
- Rockaway River Commons:** TJ-Maxx, HomeGoods, Nyrhab, Jc Penney, Popeyes, Davita, Dollar Tree, Applebee's, Jc Penney.
- Denville Commons:** Goldfish Swim School, Jc Penney, Orange Theory Fitness, Phenix Salon Studio, Code Ninjas, Tropical Smoothie Cafe, American Family Care Urgent Care, X-Golf, Hand & Stone Massage & Facial Spa.
- Shoppes at Union Hill:** Trader Joe's, Ann Taylor Loft, Sephora, QDOBA Mexican Eats, Cyclebar, Starbucks, Five Guys, AT&T, Club Pilates, Panera, Talbots, Banana Republic, J.S.A. Bank.
- Other Locations:** Costco Wholesale, ShopRite, Bob's Discount Furniture, La Boy Furniture Galleries, Michaels, Aaron's, Masco, Bright Horizons, Tractor Supply Co., Dover, Jeep, Ram, Aldi, Walgreens, Starbucks, Planet Fitness, Weis.

Traffic Volume Data (VPD) at Key Locations:

- 139,480 VPD (near Rockaway Town Plaza)
- 10,424 VPD (near Rockaway Townsquare Mall)
- 152,068 VPD (near Rockaway Townsquare Mall)
- 122,629 VPD (near Rockaway Townsquare Mall)
- 153,893 VPD (near Rockaway Townsquare Mall)
- 25,276 VPD (near Rockaway Commons)
- 18,038 VPD (near Rockaway Commons)
- 20,096 VPD (near Rockaway Commons)
- 14,605 VPD (near Rockaway Commons)
- 14,051 VPD (near Rockaway Commons)
- 10,791 VPD (near Rockaway Commons)
- 12,611 VPD (near Rockaway Commons)
- 12,381 VPD (near Rockaway Commons)
- 44,818 VPD (near Rockaway Commons)
- 10,127 VPD (near Rockaway Commons)
- 10,427 VPD (near Rockaway Commons)
- 136,403 VPD (near Rockaway Commons)
- 26,515 VPD (near Rockaway Commons)
- 18,591 VPD (near Rockaway Commons)
- 14,338 VPD (near Rockaway Commons)

The map illustrates the proposed site's location in Dover, Delaware, near the intersection of US-46 and Rockaway Road. Key features include:

- Proposed Site:** A red-outlined area labeled "SITE" located near the intersection of US-46 and Rockaway Road.
- Access:** A white arrow points to the site with the text "*access to Route 10 via back roads".
- Surrounding Area:** The map shows a dense residential and commercial area with numerous streets, including MT Hope Avenue, E McFarlan Street, E Blackwell Street, and Rockaway Road.
- Landmarks and Schools:**
 - Dover Middle School:** 565 students, located near E McFarlan Street.
 - Morris Hills High School:** 1,185 students, located near Rockaway Road.
- Commercial Establishments:** The map includes logos for various businesses such as TJ-MAXX, HomeGoods, Popeyes, Applebee's, and Dunkin'.
- Traffic Volume Data (VPD):** Yellow circular icons indicate traffic volume at several intersections:
 - 12,381 VPD at the intersection of E Blackwell Street and N Bergen Street.
 - 14,605 VPD at the intersection of E Blackwell Street and N Morris Street.
 - 20,096 VPD at the intersection of E Blackwell Street and N Sussex Street.
 - 14,051 VPD at the intersection of E Blackwell Street and N Morris Street.
 - 10,791 VPD at the intersection of E Blackwell Street and N Morris Street.
 - 53,754 VPD at the intersection of E Blackwell Street and N Morris Street.

LOW LEVEL AERIAL



SITE PLAN



TENANTS		SF
1	T.J. Maxx & HomeGoods	42,092
2	ShopRite	76,771
4	Dollar Tree	12,085
5	ShopRite	8,404
6	Master King Taekwondo	3,036
7	Elegant Nails	1,506
8&9	Salons by JC	6,063
10	Mavis Discount Tire Jersey	5,479
11	Jersey Mike's Subs	1,628
12	Wash-N-Tumble	2,483
13	Pre-Leasing - Avail 1/2026	2,596
14	Ivy Rehab Physical Therapy	3,320
15	DaVita Dialysis	7,031
16	Applebee's	5,700
17	Popeye's	2,700
TOTAL		180,935
PARKING		834
PARKING RATIO		4.4:1,000 SF

ADDITIONAL PHOTOS



DEMOGRAPHICS



3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
74,202	3,005
HOUSEHOLDS	TOTAL EMPLOYEES
26,925	36,427
MEDIAN AGE	TOTAL DAYTIME POPULATION
41.5	71,291
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
24,256 - 45.3%	\$151,409

5 MILE RADIUS

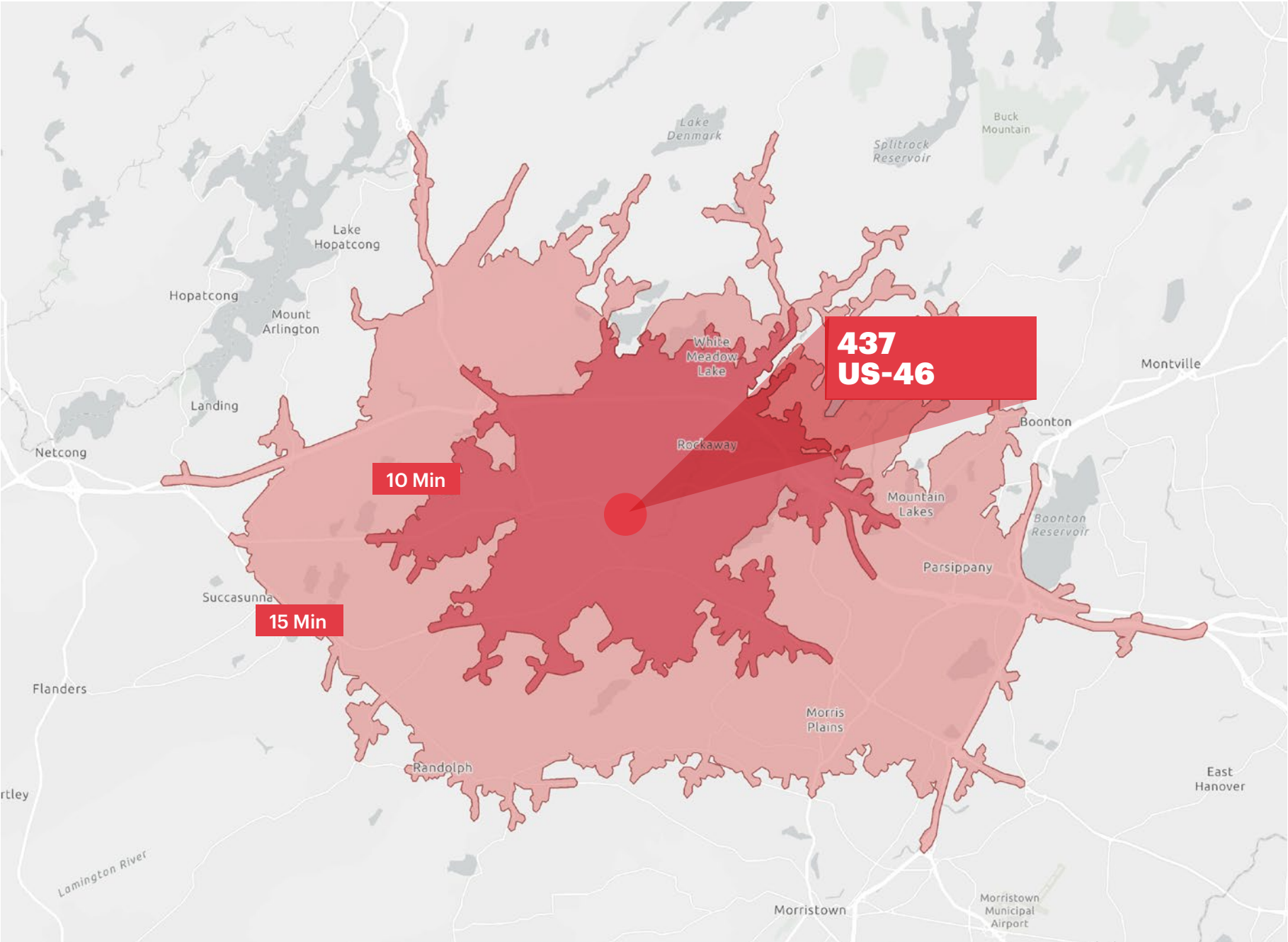
POPULATION	TOTAL BUSINESSES
129,074	5,378
HOUSEHOLDS	TOTAL EMPLOYEES
47,319	68,558
MEDIAN AGE	TOTAL DAYTIME POPULATION
42.2	129,638
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
49,464 - 53.2%	\$177,092

7 MILE RADIUS

POPULATION	TOTAL BUSINESSES
224,204	10,637
HOUSEHOLDS	TOTAL EMPLOYEES
84,026	143,274
MEDIAN AGE	TOTAL DAYTIME POPULATION
41.9	246,606
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
89,789 - 55.2%	\$178,536

*2024 estimates

10 & 15 MINUTE DRIVE TIME DEMOGRAPHICS



10 MINUTE DRIVE TIME

POPULATION	TOTAL BUSINESSES
65,324	2,987
HOUSEHOLDS	TOTAL EMPLOYEES
23,837	30,601
MEDIAN AGE	TOTAL DAYTIME POPULATION
41.2	61,148
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
20,475 - 43.4%	\$144,273

15 MINUTE DRIVE TIME

POPULATION	TOTAL BUSINESSES
144,010	6,910
HOUSEHOLDS	TOTAL EMPLOYEES
53,035	98,637
MEDIAN AGE	TOTAL DAYTIME POPULATION
42.2	166,384
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
55,651 - 53.3%	\$172,817

*2024 estimates

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