



ROCKAWAY  
TOWNSQUARE MALL

Mount Hope Ave

# 466 MOUNT HOPE AVE

Rockaway NJ 07801 | **Morris County**

DEVELOPMENT SITE / LAND FOR SALE

LAND AVAILABLE FOR SALE  
ASKING PRICE UPON REQUEST

**RIPCO**  
INVESTMENT SALES

# PROPERTY OVERVIEW

**RIPCO Real Estate** has been retained on an exclusive basis to arrange for the sale of **466 Mount Hope Avenue** — Rockaway, NJ (the ‘Property’).

This property boasts a high traffic count of 139,480 vehicles per day (VPD) on Route 80, offering excellent visibility and accessibility. With an easy-on, easy-off access point from Route 80, it provides convenient entry for both local and regional traffic.

The 4.42-acre vacant land parcel offers unique characteristics that make it suitable for a range of alternative commercial and residential uses, including:

**Self-Storage Facilities:** The location benefits from a high-traffic count and excellent visibility from Route 80, which is ideal for attracting customers to a self-storage facility. The Morris County area often has high barriers to entry for new storage facilities, meaning a successful project could meet significant local demand. Developers would need to pursue a use variance or confirm zoning as self-storage is often a conditional use in many municipalities.

**Data Centers:** Key considerations for data center development include a reliable power grid and connectivity. The site's position in a developed commercial area near major infrastructure suggests potential for robust utility access. Furthermore, its accessibility via a major interstate makes it an attractive, easily serviceable location for industrial-grade facilities that require convenient logistical access.

Senior Housing: Morris County is an established market with a need for various senior living options. The property's high accessibility and proximity to amenities (such as medical facilities which are a permitted use) make it a strong candidate for age-restricted residential development or a nursing home facility. The area's existing senior services infrastructure also points to a supportive environment for such a community.

## PROPERTY SUMMARY

### THE OFFERING

Property Address	466 Mount Hope Avenue
Neighborhood	Rockaway
County	Morris
Block / Lots	11302 / 50.00 & 50.01
Size	4.42 Acres (approx.)
Asking Price	Upon Request

# ZONING

## Primary Intended Use

- The OR1-EH zone is designed for business, professional, and administrative offices, higher density residential development, and compatible uses with the adjacent R-B zone.
- Permitted uses include office buildings, banks, restaurants, conference centers/hotels (minimum 150 rooms), and various elder care facilities such as continuing care retirement communities (CCRC), independent living, assisted living, nursing homes, and adult day care.
- Conditional uses include single-family attached dwelling units, subject to specific provisions.

## Prohibited Uses

- Retail or wholesale stores and industrial operations are not allowed in this zone.

## Development Conditions

- Nonresidential buildings are limited to a maximum height of 50 feet, with specific setbacks: 100 feet for front, side, and rear yards, and a minimum distance between buildings equal to the sum of their heights.
- A minimum lot area of five acres is required for nonresidential development.

## Senior Housing and Care Facilities

- CCRCs must include at least two of the following: independent living, assisted living, or nursing home facilities, along with essential services like healthcare and recreation.
- Occupancy in senior housing is restricted to individuals aged 52 and older, with no resident children under 19.
- Parking requirements vary by facility type, ensuring adequate spaces for residents and staff.

## Regulatory Controls

- Developments must comply with various zoning and environmental regulations, including minimum lot area, yard setbacks, building coverage, and density limits. Critical area requirements address environmental sensitivities, ensuring compliance with state wetland regulations.

## PROPOSED SELF STORAGE CONCEPT





## LOW LEVEL AERIAL



## AREA DEMOGRAPHICS



	3 MILE	5 MILES	7 MILES
Population	60,564	108,806	197,211
Number of Households	21,977	40,388	73,986
Average Household Income	\$147,661	\$162,279	\$175,858
Median Household Income	\$108,042	\$120,760	\$131,600
College Graduates	16,730 38.0%	37,161 46.7%	74,617 51.6%
Total Businesses	2,238	4,287	7,517
Total Employees	26,322	49,297	100,957
Daytime Population	54,641	100,206	193,514

## CONTACT EXCLUSIVE AGENTS FOR SALE INQUIRIES

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