



RETAIL/RESTAURANT SPACE

CEDAR KNOLLS PLAZA

235 RIDGEDALE AVENUE & HANOVER AVENUE

SPACE AVAILABLE

Space 1 2,337 SF (Restaurant Utilities & HVAC)

RENT

Upon Request

NNN

\$8.50 PSF (EST)

REGIONAL RETAIL NEIGHBORS

Home Goods, TJ Maxx, Ulta Beauty, Lidl, Old Navy, Burlington, Mattress Warehouse, Lowe's, Five Below, Jeep, Chrysler, Dodge, Ford, Mazda, Subaru, and Toyota

CO-TENANTS

Walmart, Michael's, Planet Fitness, National Grocer, Home Court Pickleball, All Seasons Golf, Salons by JC, Affinity Credit, and Ace Hardware

ATTRIBUTES

- Shopping center renovations underway
- New facade, store fronts, "vanilla boxes", HVAC, roof, parking lot, and landscaping
- New pylon sign
- Strong regional pull!
- Easy access to I-287, NJ-202, NJ-24, and NJ-10
- 1/2 mile from Morristown



CONTACT EXCLUSIVE AGENTS

CURTIS NASSAU

c Nassau@ripconj.com
201.777.2302

PATRICK BRAKE

pbrake@ripconj.com
201.777.2304



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.

SITE PLAN

HANOVER COMMONS

T.J. maxx[®]

FAMOUS
footwear

five BELOW

HomeGoods[®]

OLD NAVY

ULTA
BEAUTY

IHop

QuickChek

AutoZone

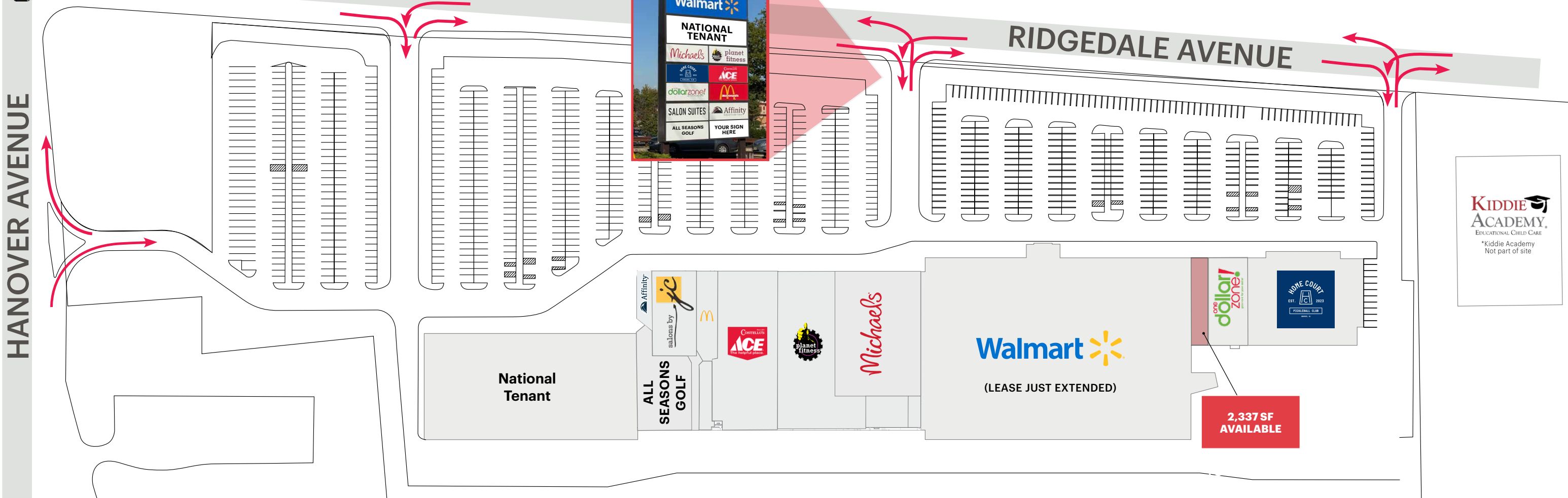


HANOVER AVENUE



RIDGEDALE AVENUE

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
*Kiddie Academy
Not part of site



1.7 miles to
10

CENTRALLY LOCATED W/ TERRIFIC ACCESS

Morris County Library

The Advanced Medical Center

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

Cedar Knolls
PLAZA
COMMUNITY CONVENIENCE REGIONAL REACH

INTERSTATE
287

less than 1 mile to
24

136,000

NEW PYLON

CEDAR KNOLLS PLAZA

Walmart

NATIONAL TENANT

Michaels planet fitness

WIDE COURT ACE

dollarzone! McDonald's

SALON SUITES Affinity

ALL SEASONS GOLF YOUR SIGN HERE

RIDGEDALE AVENUE

AutoZone

1/2 mile to Morristown

SCION

SUBARU

TOYOTA

ULTA five BELOW

QuickChek

OLD NAVY

TJ-maxx HomeGoods

IHOP

HANOVER AVENUE

Riverside Atlantic Health System

26,000 VPD

the Y



CENTRALLY LOCATED - 1/2 MILE FROM MORRISTOWN

1.7 miles to
10

WHIPPANY

MORRISTOWN
COUNTY SEAT

Cedar Knolls
PLAZA
COMMUNITY CONVENIENCE REGIONAL REACH

Walmart
Michaels
planet fitness
ALL SEASONS GOLF
ACE
salons by jc

Hanover Crossroads
TJ-maxx HomeGoods
ULTA beauty
QUICKCHECK
ME MedExpress
AutoZone
OLD NAVY
five BELOW
IHOP

Burlington
orange theory
MATTRESS Warehouse
WELLS FARGO

ShopRite
Starbucks
SportClips
THE UPS STORE

CHRYSLER
Jeep
DODGE
Ford

SUBARU
TOYOTA

USPS.COM
MAZDA

Valley
600 Employees

AMC THEATRES
Headquarter Plaza

Morristown Green

Morristown Train Station

Westin Governor Morris

Bayer Corporation

Regent Atlantic

Morris Museum

Twin Oaks Ice Rink

Schindler Elevators & Escalators

Morristown Beard School

Morris County Library

The Advanced Medical Center

KIDDIE ACADEMY

Convergence Campus

202

287

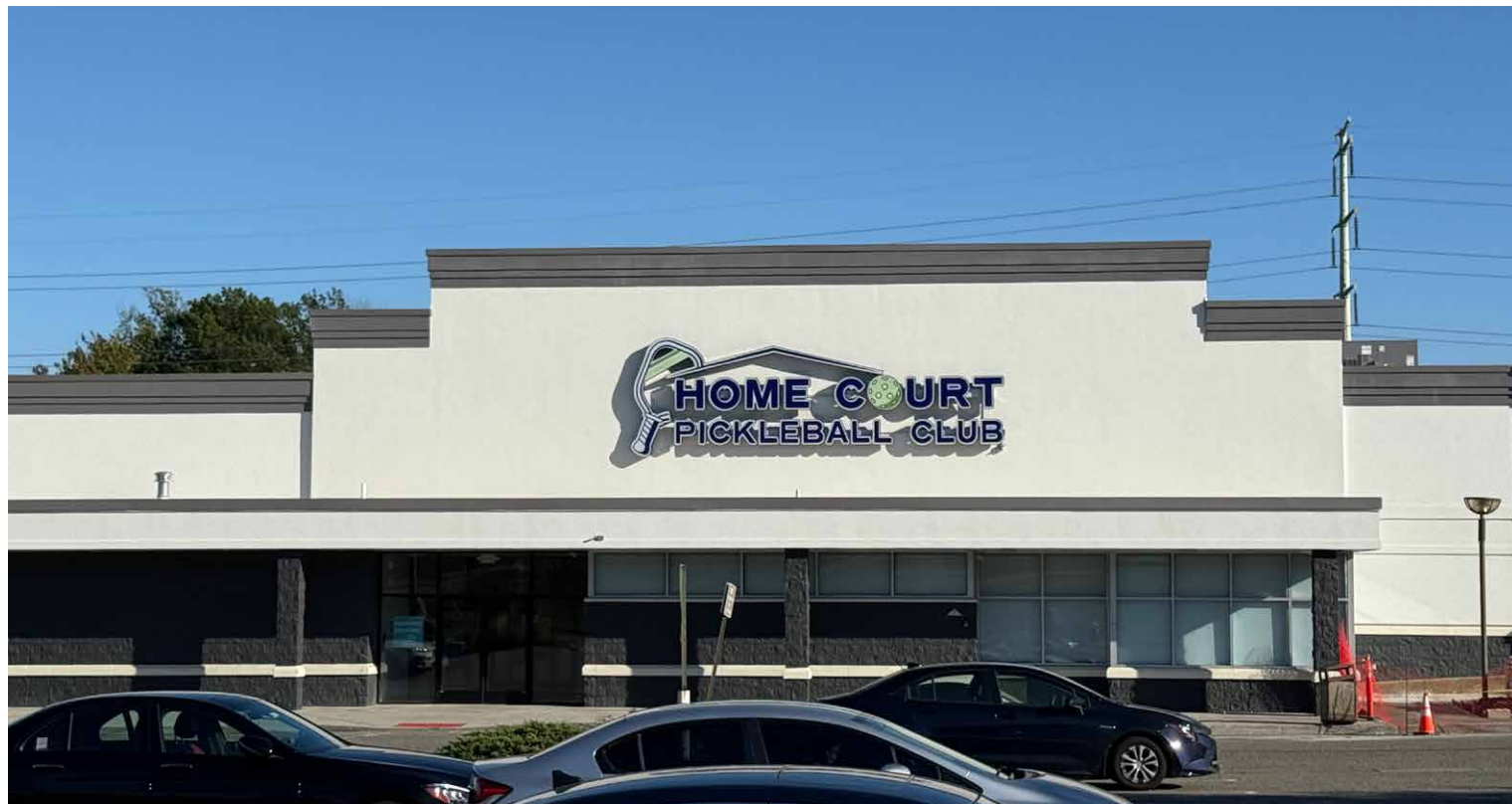
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36

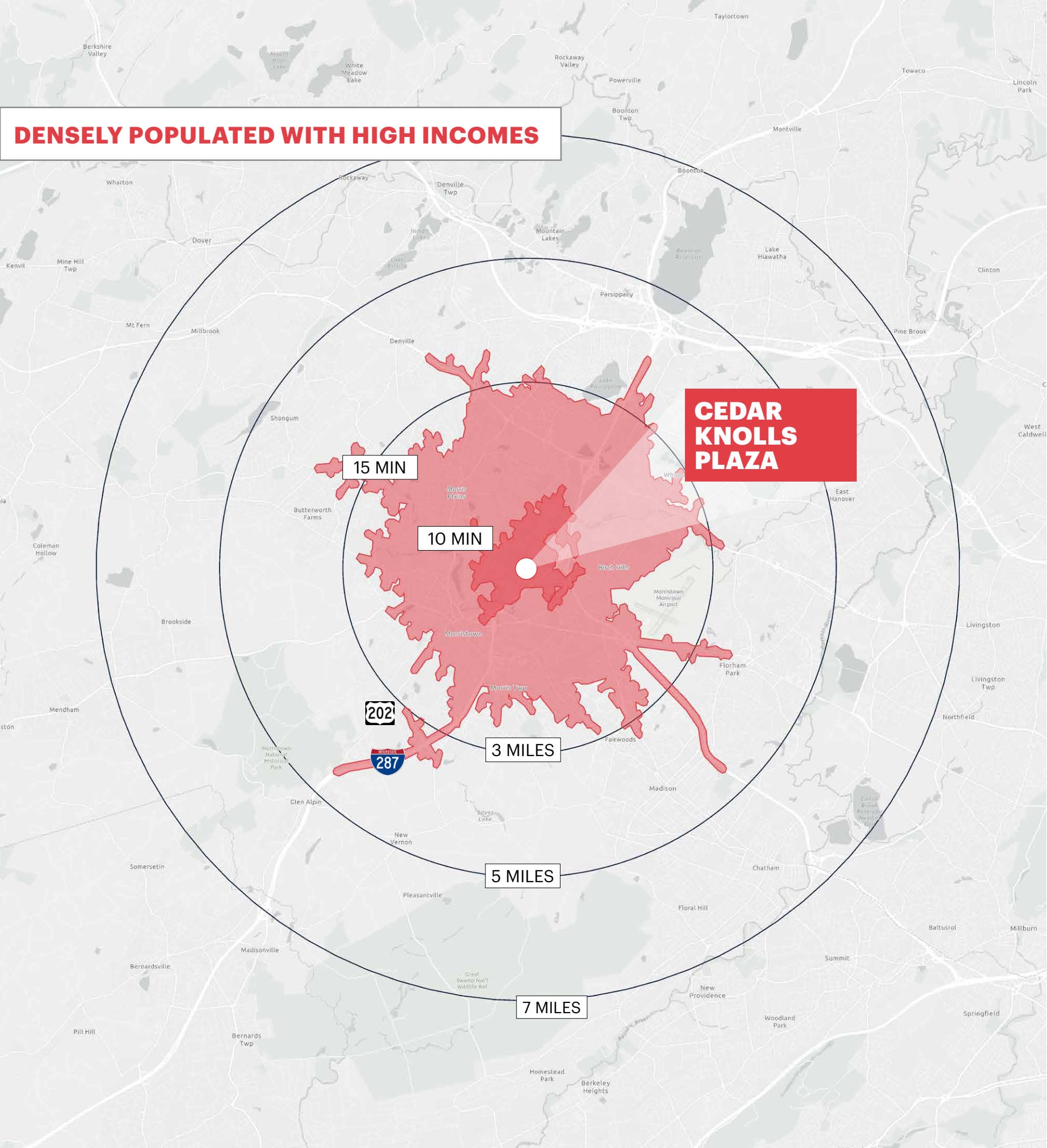
36B



SHOPPING CENTER PHOTOS - NEWLY RENOVATED



DENSELY POPULATED WITH HIGH INCOMES



CEDAR KNOLLS PLAZA

ROBUST NUMBERS

	3 MILES	5 MILES	7 MILES
POPULATION	63,173	139,679	246,290
HOUSEHOLDS	25,284	53,107	92,103
AVERAGE HOUSEHOLD INCOME	\$197,099	\$207,076	\$208,811
MEDIAN HOUSEHOLD INCOME	\$145,217	\$153,445	\$152,862
# OF BUSINESSES	4,738	8,850	14,267
DAYTIME POPULATION	106,711	218,178	337,918

DRIVE TIME

	10 MIN	15 MIN
POPULATION	64,603	192,480
HOUSEHOLDS	25,804	73,334
AVERAGE HOUSEHOLD INCOME	\$97,839	\$210,370
MEDIAN HOUSEHOLD INCOME	\$145,541	\$154,002
# OF BUSINESSES	4,874	12,956
DAYTIME POPULATION	107,887	290,434

*2025 estimates



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cnassau@ripconj.com | 201.777.2302

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RIPCO
REAL ESTATE

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