



Units F, G, H can be combined to 6,891 SF

Units M & N can be combined to 3,251 SF

2,623 SF Available

## 97,300 SF SHOPPING CENTER IN MORRIS COUNTY

60 BEAVER BROOK ROAD  
LINCON PARK, NJ

### PROPERTY HIGHLIGHTS

- High volume ShopRite grocery store anchor
- GLA: 97,300 SF
- Co-tenants include Supercuts, ShopRite Liquors, Crystal Nails, Jenny's Day Spa
- 374 car parking spaces
- Various sized storefronts with excellent visibility
- 887' of frontage on Beaver Brook Road

### TRAFFIC COUNTS

- Beaver Brook Road: 4,803 VPD
- Boonton Turnpike: 12,908 VPD

### RETAIL SPACE FOR LEASE

- |                    |                    |
|--------------------|--------------------|
| • Unit F: 2,025 SF | • Unit M: 1,458 SF |
| • Unit G: 1,575 SF | • Unit N: 1,793 SF |
| • Unit H: 3,291 SF | • Unit P: 2,623 SF |

### FINANCIALS

- Asking rent: Upon request
- NNN: \$7.00 SF

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## Demographics



**40,728**  
Population



**\$119,156**  
Med. HH Income



**17,551**  
Employees



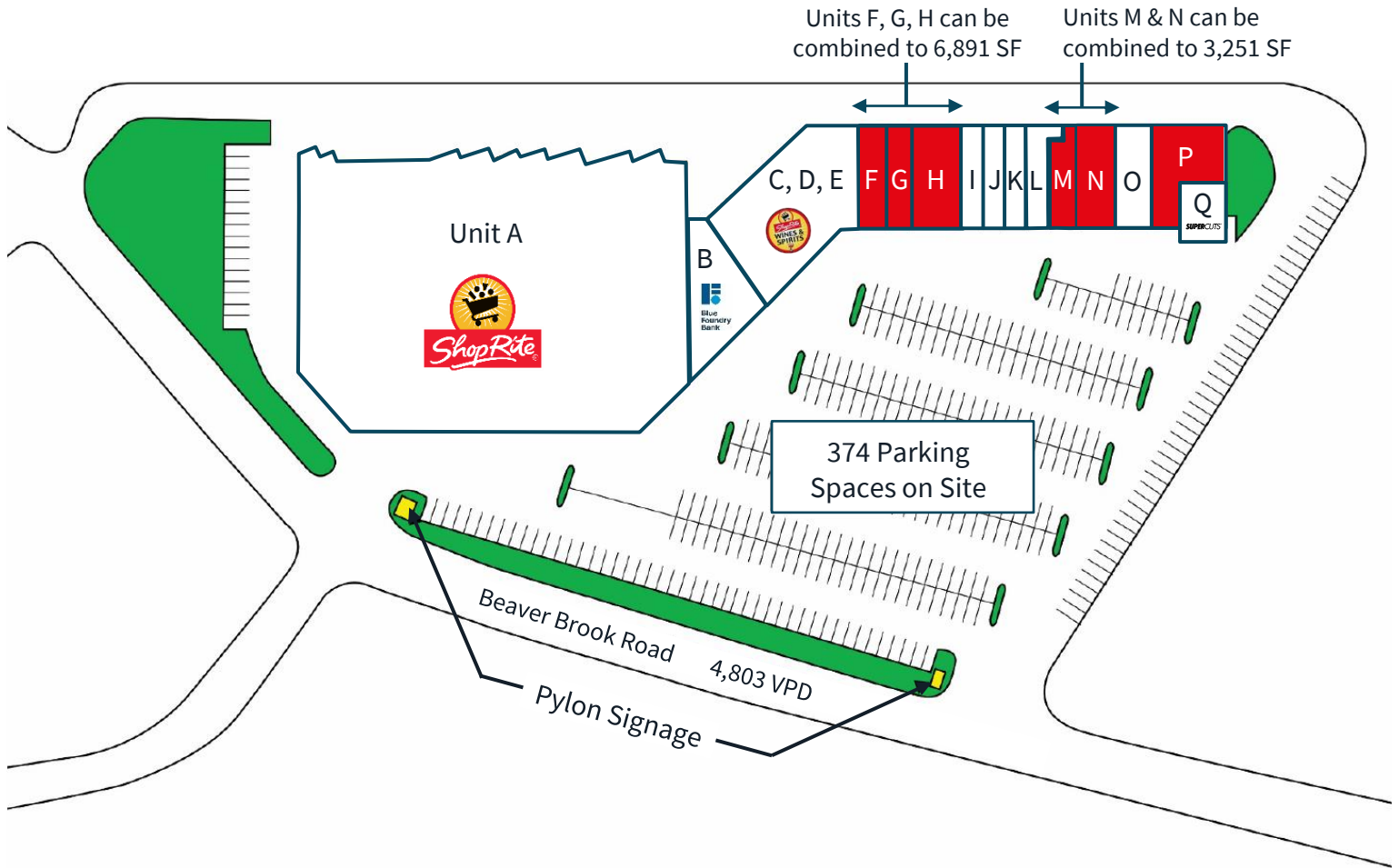
**2,103**  
Businesses

Demographics taken within 3 miles  
Source: ESRI, 2022

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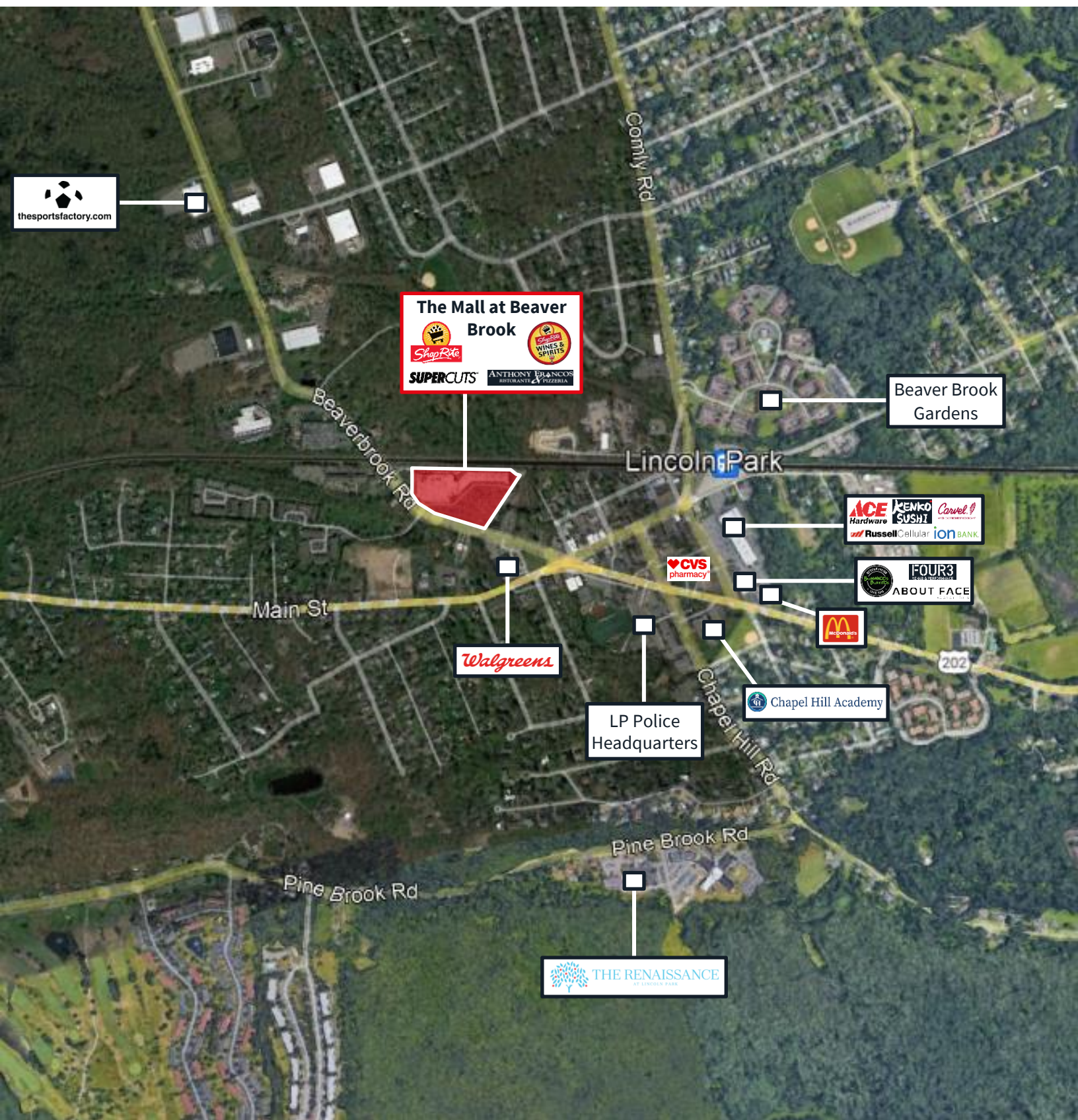




Unit	Tenant	Size
A	Shoprite	61,215 SF
B	Blue Foundry Bank	2,052 SF
C,D,E	Shoprite Liquors	12,652 SF
F	Available	2,025 SF
G	Available	1,575 SF
H	Available	3,291 SF
I	Crystal Nails	1,309 SF
J	Wa Seng Kitchen	1,177 SF

Unit	Tenant	Size
K	Jenny's Day Spa	
L	Five Brothers Bagels	1,438 SF
M	Available	1,458 SF
N	Available	1,793 SF
O	Anthony Franco Pizza	2,370 SF
P	Available	2,623 SF
Q	Supercuts	1,126 SF





**The Mall at Beaver Brook**

ShopRite  
ANTHONY BRANCOS RESTAURANTS & PIZZERIA  
GARDEN WINES & SPIRITS  
SUPER CUTS

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