

## ROCKAWAY COMMONS

200 ROUTE 46,  
ROCKAWAY NJ

YOUR SIGN HERE

### 7,561 SF SPACE AVAILABLE!

- 7,561 SF (approx.) End Cap Available For Lease
- Former Dollar Store
- Tremendous Pylon Signage Available
- 21,686 VPD on Route 46 & 10,526 VPD on Franklin Avenue
- 21 Residential Units on the 2<sup>nd</sup> Floor
- 348 Parking Spaces
- Excellent Access: Curb Cuts on Both Route 46 and Franklin Avenue
- Signalized Intersection
- 9.96 Acres
- **Walking distance** to Morris Hills High School and Morris Knolls High School combined student enrollment of approximately 2800 Students and 300 Faculty

**FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:**

Urszula Zoltek  
973.896.8377

[Urszula@ZoltekCRE.com](mailto:Urszula@ZoltekCRE.com)

**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES



JOIN:



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ROCKAWAY COMMONS  
200 Route 46, Rockaway, NJ



ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

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Tenant	SF
2 <sup>nd</sup> Floor Residential Units	21 Units
Hanami	2,407 SF
<b>AVAILABLE</b>	<b>7,561 SF</b>
Purity Water	1,565
Goodwill	12,000
Aldi	20,000
Starbucks	4,101
Walgreens	14,820

01 SITE PLAN  
SCALE: 1" = 40'-0"  
N

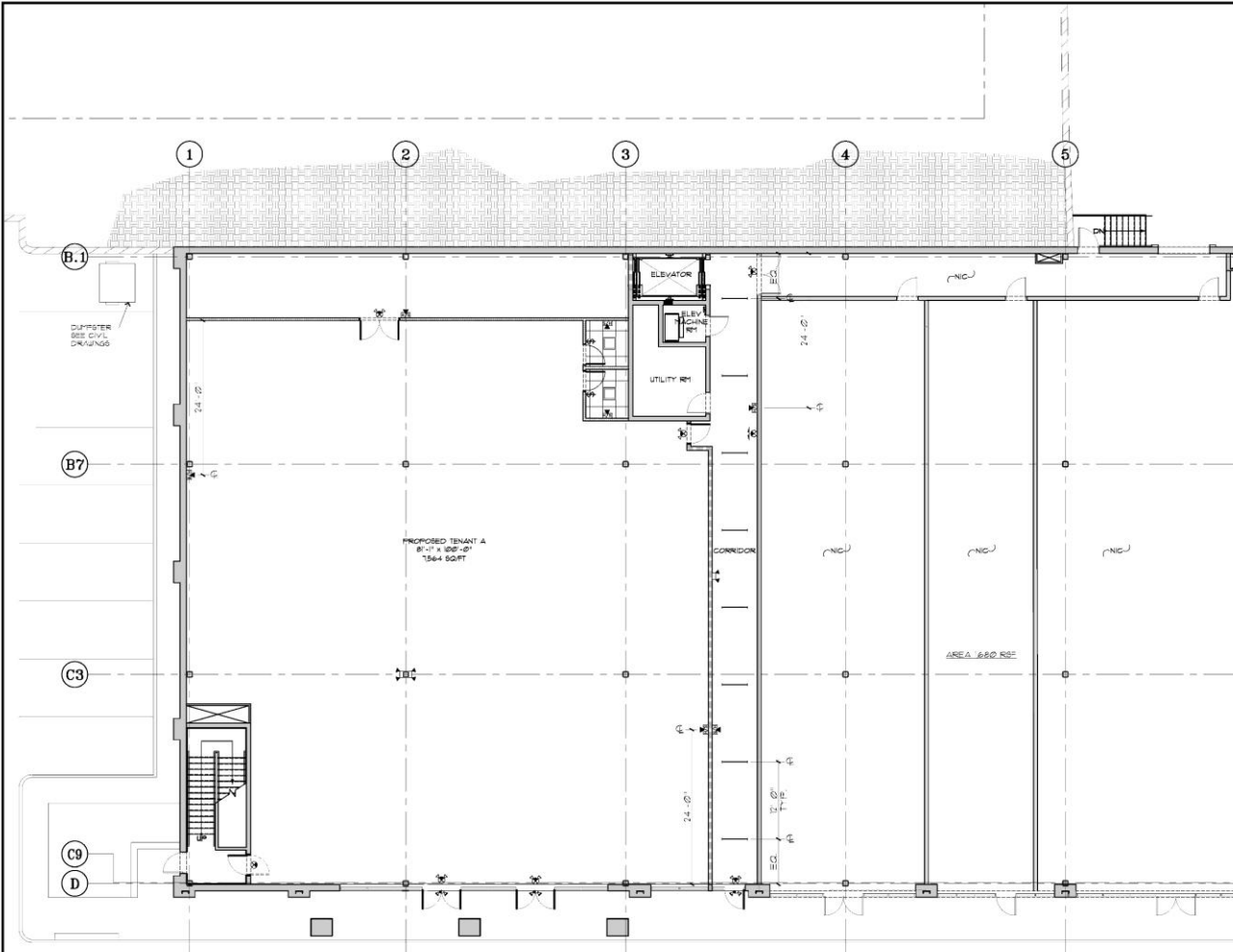
**2ND FLOOR  
21 RESIDENTIAL UNITS**

05/15/17  
PKC-300K



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LIG-T LEGEND	
	COMBINATION EXIT SIGN WITH EMERGENCY LIGHT HEAD AND BATTERY BACKUP.
	WALL MOUNTED EMERGENCY EGRESS FIXTURE - LIGHTALARM'S MODEL 12LF64TD - SEE ELECTRICAL DRAWINGS
	SURFACE MOUNTED EMERGENCY EGRESS LIGHT W/ BATTERY BACKUP.
	2'X2' LED RECESSED LIGHT FIXTURE
	4' 2-LAMP UTILITY FLUORESCENT LIGHT FIXTURE
	NEW WALL SWITCH 48\"/>
	COMBINATION HORN / STROBE UNIT

**01 FIRST FLOOR LIGHTING PLAN**  
SCALE: 1/8" = 1'-0"

**THE DIETZ PARTNERSHIP**  
ARCHITECTS

40 East Liberty Road, Suite 201 • Parsippany, New Jersey 07054 • (973) 884-7800

**CHARLES P. DIETZ**  
REGISTERED ARCHITECT  
NO. 1088

DATE: 02-17-2020

PROPOSED INTERIOR DEMOLITION & TENANT SPLIT-UP:  
**ROCKAWAY COMMONS**  
CORNER OF NISH RT. 46 &  
FRANKLIN AVE.  
ROCKAWAY, NEW JERSEY

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ISSUE LOG		SCALE
NO.	DATE	AS NOTED
10-24-18	FOR CLIENT REVIEW	DATE: 02-17-2020
02-14-19	FOR CLIENT REVIEW	SHEET NO.:
10-24-19	FOR CLIENT REVIEW	A3.2
02-17-20	FOR PERMIT AND REVIEW	JOB NUMBER:
		18-075

DESIGNED BY: CPD

DRAWN BY: BK

CHECKED BY: CPD

APPROVED BY: CPD

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Demographics	1 Mile	3 Miles	5 Miles
Population	7,176	67,729	131,880
Daytime Population	5,627	52,235	112,739
Average HH Income	\$119,777	\$111,013	\$124,447
Median HH Income	\$96,353	\$90,916	\$99,815