



## RETAIL SPACE

# ROCKAWAY, NJ

## ROCKAWAY RIVER COMMONS

437 US-46

### SIZE

Inline Space 8 4,097 SF\*  
 Inline Space 9 2,007 SF\*  
 Endcap Space 14 3,320 SF (Preleasing)  
 \*Can be combined

### ASKING RENT

Upon Request

### NNN

\$8.96 psf

### CO-TENANTS

ShopRite, TJMaxx, HomeGoods, Dollar Tree, Jersey Mike's, Popeye's, Applebee's, Mavis, DaVita, Master Kang Taekwondo, Elegant Nails, Wash-N-Tumble, New Smile Dental P.C., Marcade Family Fun Center

### 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**

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](http://ripconj.com) for more information

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# HIGH LEVEL AERIAL





**MARKET AERIAL**





**LOW LEVEL AERIAL**





# SITE PLAN



## TENANTS

## SQFT

1	T.J. Maxx	42,092
2	ShopRite	76,771
4	Dollar Tree	12,085
5	Shop Rite	8,404
6	Master Kang Taekwondo	3,036
7	Elegant Nails	1,506
8	Available	4,056
9	Available	2,007
10	Mavis Discount Tire	5,479
11	Jersey Mike's Subs	1,628
12	Wash-N-Tumble	2,483
13	New Smile Dental P.C.	2,596
14	Preleasing - Avail. April 2024	3,320
15	DaVita Dialysis	7,031
16	Applebee's	5,700
17	Popeye's	2,700

## HIGHLIGHTS

Total SF	188,594
Parking Spaces	834
Parking Ratio	4.4 : 1,000 SF



**ADDITIONAL PHOTOS**





# DEMOGRAPHICS



## **3 MILE RADIUS**

### **POPULATION**

73,051

### **HOUSEHOLDS**

26,569

### **MEDIAN AGE**

41.0

### **COLLEGE GRADUATES (Bachelor's +)**

22,816 - 44%

### **TOTAL BUSINESSES**

2,905

### **TOTAL EMPLOYEES**

35,833

### **TOTAL DAYTIME POPULATION**

70,658

### **AVERAGE HOUSEHOLD INCOME**

\$143,615

## **5 MILE RADIUS**

### **POPULATION**

128,088

### **HOUSEHOLDS**

46,715

### **MEDIAN AGE**

42.3

### **COLLEGE GRADUATES (Bachelor's +)**

47,879 - 52%

### **TOTAL BUSINESSES**

5,064

### **TOTAL EMPLOYEES**

67,155

### **TOTAL DAYTIME POPULATION**

128,883

### **AVERAGE HOUSEHOLD INCOME**

\$168,103

## **7 MILE RADIUS**

### **POPULATION**

222,072

### **HOUSEHOLDS**

82,820

### **MEDIAN AGE**

42.5

### **COLLEGE GRADUATES (Bachelor's +)**

86,219 - 54%

### **TOTAL BUSINESSES**

10,099

### **TOTAL EMPLOYEES**

142,418

### **TOTAL DAYTIME POPULATION**

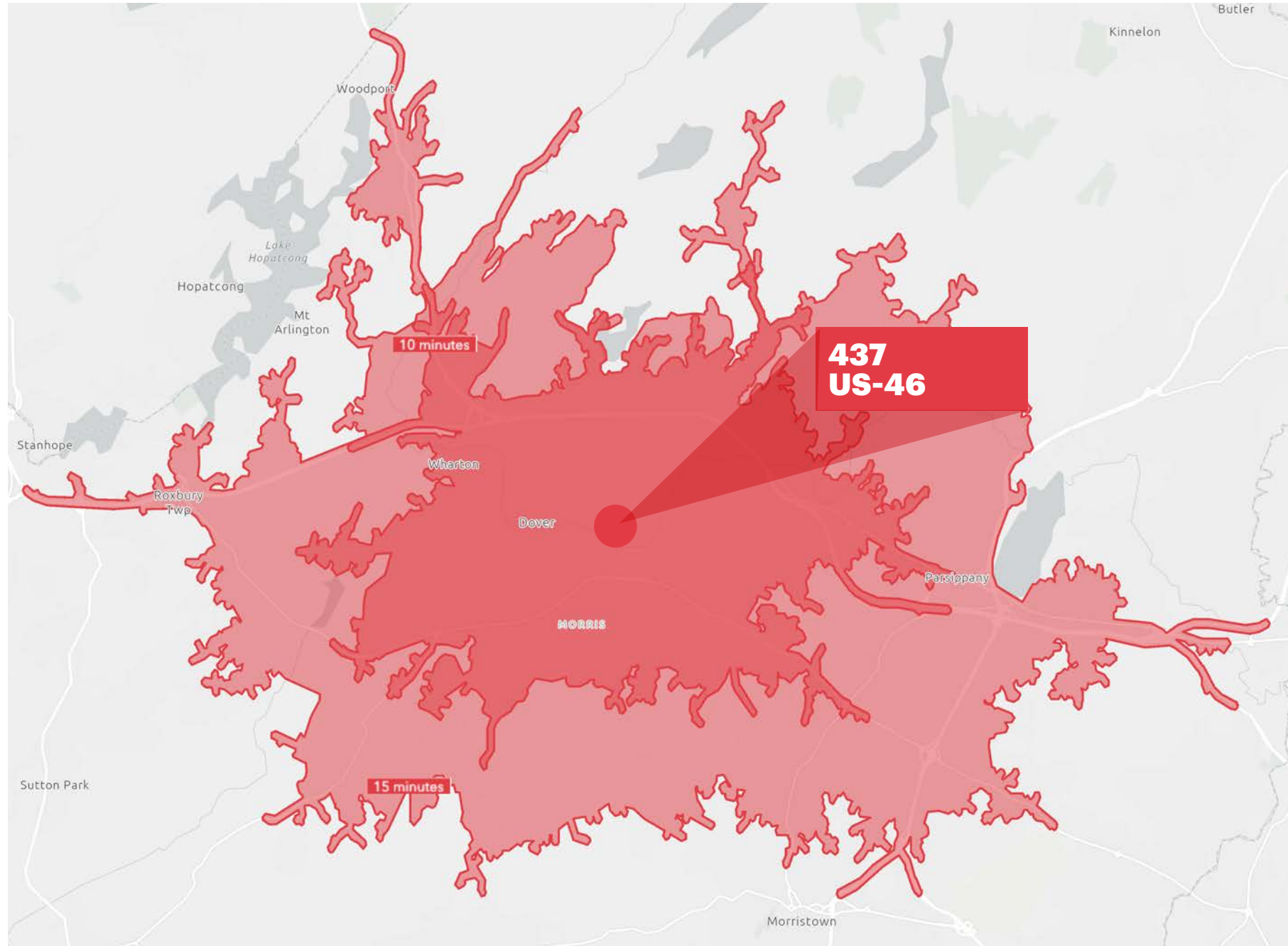
246,771

### **AVERAGE HOUSEHOLD INCOME**

\$170,410

\*2023 estimates

# 10 & 15 MINUTE DRIVE TIME DEMOGRAPHICS



## 10 MINUTE DRIVE TIME

### POPULATION

90,371

### HOUSEHOLDS

33,497

### MEDIAN AGE

41.3

### COLLEGE GRADUATES (Bachelor's +)

30,030 - 46%

### TOTAL BUSINESSES

3,758

### TOTAL EMPLOYEES

44,684

### TOTAL DAYTIME POPULATION

87,670

### AVERAGE HOUSEHOLD INCOME

\$147,980

## 15 MINUTE DRIVE TIME

### POPULATION

186,538

### HOUSEHOLDS

69,598

### MEDIAN AGE

42.8

### COLLEGE GRADUATES (Bachelor's +)

72,993 - 55%

### TOTAL BUSINESSES

8,784

### TOTAL EMPLOYEES

129,097

### TOTAL DAYTIME POPULATION

217,786

### AVERAGE HOUSEHOLD INCOME

\$167,848

\*2023 estimates



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