

FOR SALE

**477 ROUTE 10
RANDOLPH, NJ**

66,750 +/- SQ. FT. AT COLLEGE PLAZA SHOPPING CENTER

CONTACT EXCLUSIVE BROKER

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Click link below watch video.
<https://youtu.be/vDIO5wWMyOo>

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Team Resources, as exclusive agent, is pleased to present this well-established Retail/Storefront/Office complex of 66,750 +/- Sq. Ft. consisting of 2 buildings plus solar system! The complex includes a 2,308 sq. ft. vacant unit available for lease at \$20 psf net.



2022 Demographics	2 Miles	5 Miles	10 Miles
2022 Total Population:	29,327	124,190	347,857
2022 Households			
2022 Total Households:	9,838	44,190	127,653
2022 Household Income			
Median Household Income:	\$120,323	\$139,909	\$142,058

From Costar

Property Description

Available Space:	66,750 +/- sq. ft.
Acreeage:	7.7 acres
Building Size (2 Buildings):	30,000 & 36,750 +/- sq. ft.
Parking:	267 cars
Solar System:	Yes
Zoning:	Retail/Office
Traffic Count:	31,279 cars per day
Sale Price:	\$16,250,000 (Cap Rate Approx 8%)
Taxes:	\$5.54 +/- psf
NOI:	\$1,351,282 (includes 2,308 sf vacant unit at \$20 psf net)

Well established Retail Storefront, Retail/Office

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