

FOR SALE
INQUIRE FOR PRICING

295 ROUTE 46

ROCKAWAY, NJ 07866 | **New Jersey**



ROCKAWAY PLAZA IN MORRIS COUNTY, NJ
96,470 SF VALUE-ADD RETAIL CENTER ON ~7-ACRE LOT

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

FLEXIBLE USES

Two-story commercial building on a ~7 acre lot with on-grade access on both floors, **making it suitable for many uses.**

#2

VALUE-ADD OPPORTUNITY

41% of the center is vacant allowing an investor or owner-user to reposition the site and **substantially increase cash flow.**

#3

HIGH FRONTAGE & EXPOSURE

Over **400 FT of frontage** on heavily trafficked Route 46 allowing tenants **strong branding opportunities.**

#4

EASILY ACCESSIBLE LOCATION

Located within 7 minutes to/from both Route 80 and Route 10.

#5

PROMINENT RETAIL CORRIDOR

Surrounded by national and regional retailers, ideally located adjacent to a large residential population creating a large customer base.



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Address	295 Route 46, Rockaway, NJ 07866
County	Morris
Location	North side of Route 46 between Horseneck Road and Hollywood Avenue
Block / Lot	40.01 / 39

PROPERTY INFORMATION

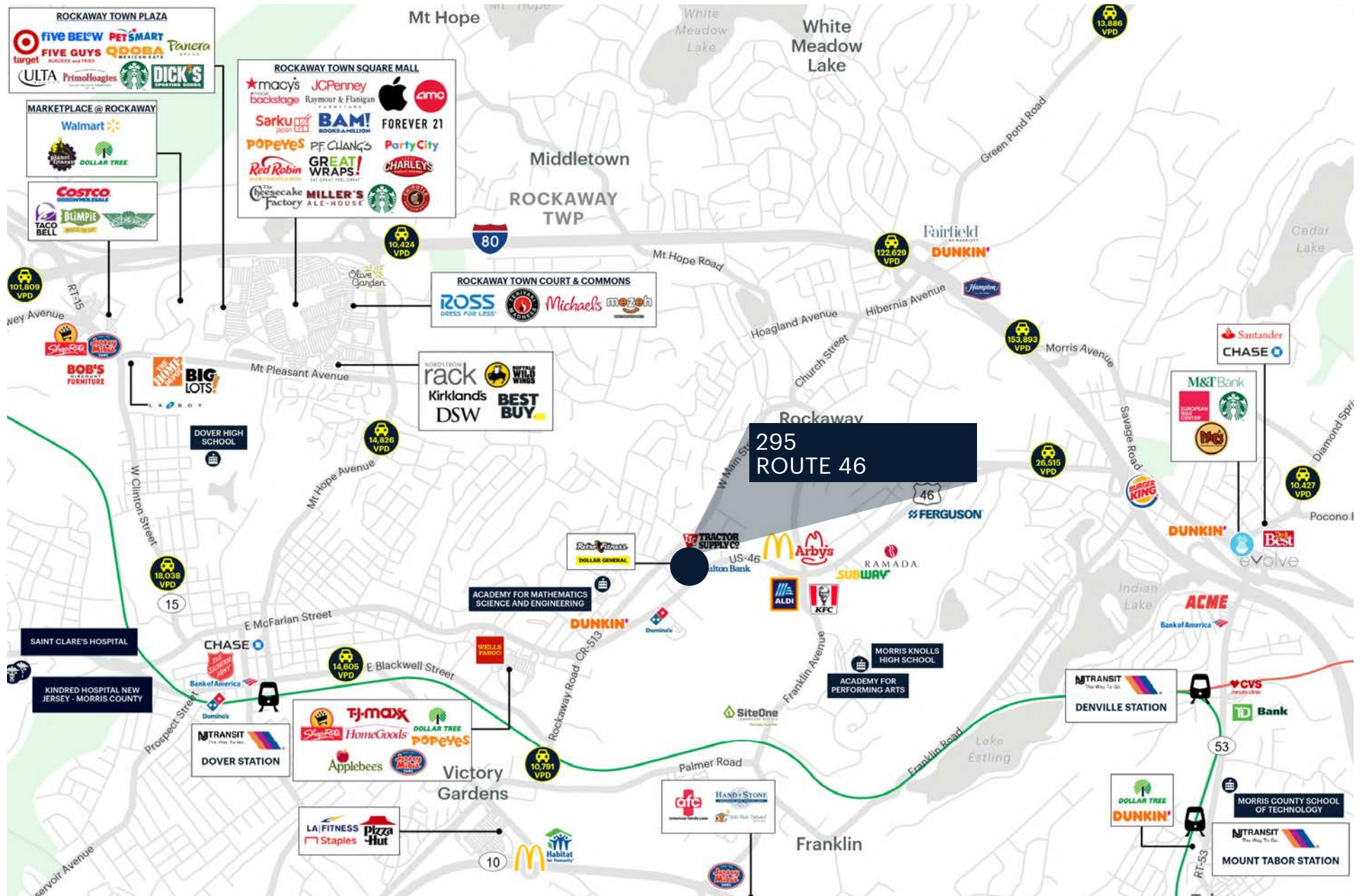
Gross Lot (Acres)	6.78 AC (approx.)
Zoning	HC-2 (Highway Commercial)
Stories	2
Total Building SF	96,470 SF (approx.)
<i>Ground Floor</i>	60,759 SF
<i>Upper Floor</i>	35,711 SF
Occupancy (59%)	56,518 SF (approx.)
Vacancy (41%)	39,952 SF (approx.)

PROPERTY TAX INFORMATION

Real Estate Taxes	\$150,800
Tax Class	4A

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RETAIL MAP



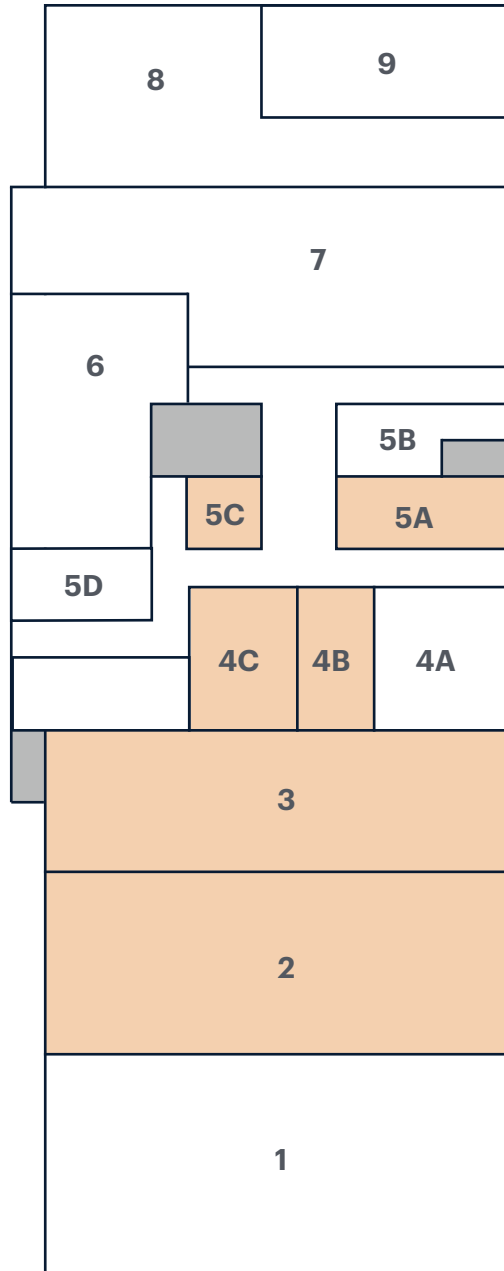
SITE PLAN

TENANT INDEX

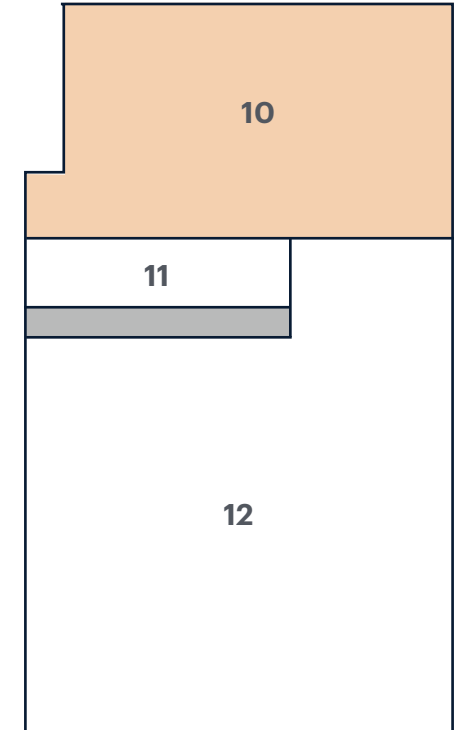
1	Macco	11,438 SF
2	Vacant	10,000 SF
3	Vacant	7,892 SF
4A	Elite Martial Art	2,843 SF
4B	Vacant	1,017 SF
4C	Vacant	2,577 SF
5A	Vacant	1,920 SF
5B	David Eggleston	1,305 SF
5C	Vacant	346 SF
5D	Natural Piano-storage	1,076 SF
6	Dance Connection	5,213 SF
7	Dollar General	11,078 SF
8	Luminous Spa	4,826 SF
9	B Natural Piano	2,700 SF
10	Vacant - Previous Gym	17,000 SF
11	WSGD	3,600 SF
12	Bright Horizons	15,211 SF

Note: Vacant spaces can be combined

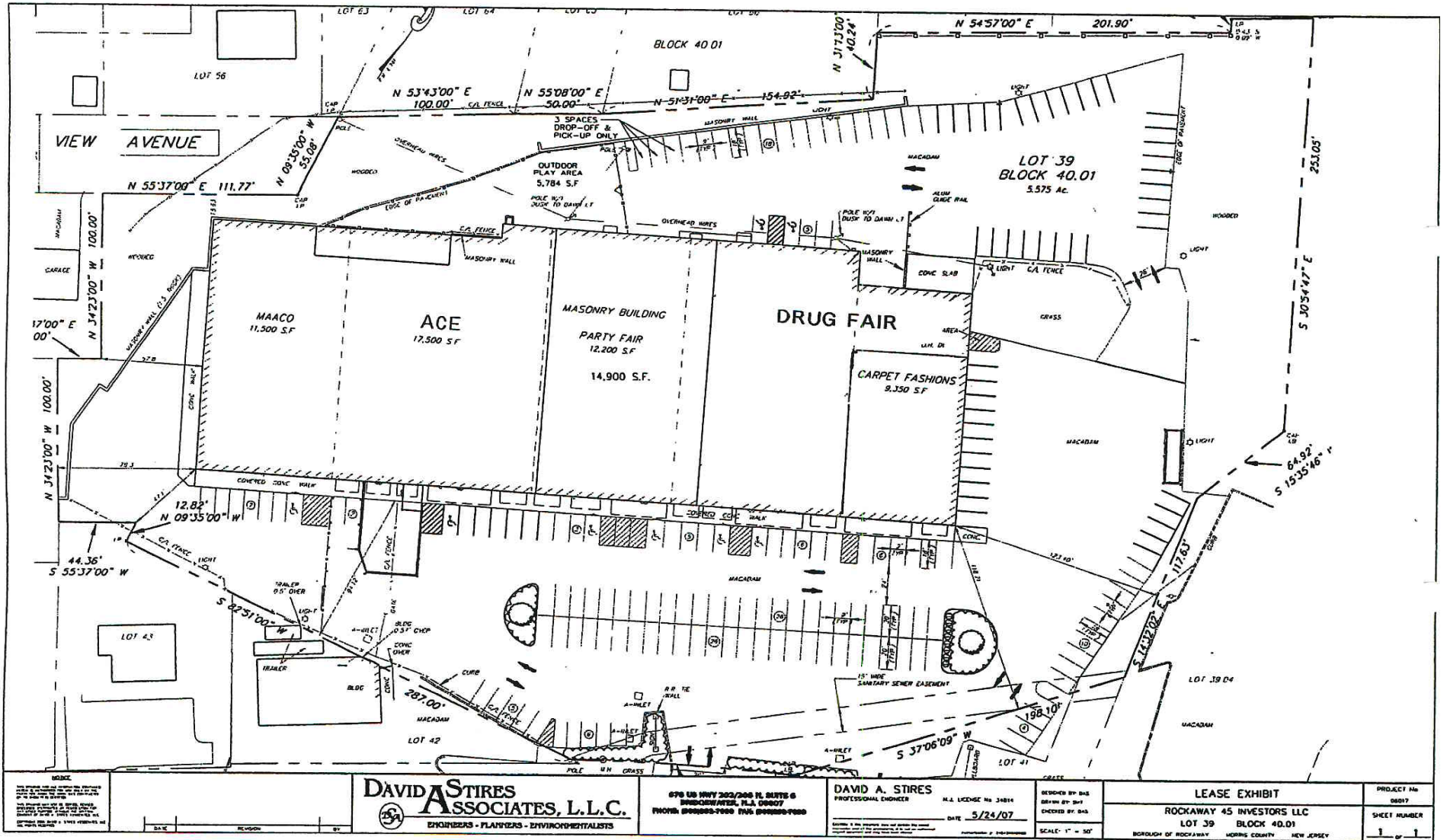
FIRST FLOOR



SECOND FLOOR



PROPERTY SURVEY



<p>DAVID STIRES ASSOCIATES, L.L.C. ENGINEERS - PLANNERS - ENVIRONMENTALISTS</p>	<p>670 US HWY 202/206 FL SUITE 6 ROCKAWAY, FLA 08007 PHONE 888-888-7888 FAX 888-888-7888</p>	<p>DAVID A. STIRES PROFESSIONAL ENGINEER M.E. LICENSE NO. 34816 DATE 5/24/07</p>	<p>LEASE EXHIBIT</p>		<p>PROJECT No. 08877</p>
			<p>ROCKAWAY 45 INVESTORS LLC LOT 39 BLOCK 40.01</p>		

CONTACT EXCLUSIVE AGENTS

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