

PAD SITE

WHIPPANY, NJ

WHIPPANY VILLAGE

476 Route 10 & Troy Hills Road - Unit E

SIZE

Pad Site 2 acres

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Long Term

CO-TENANTS

Shadow Anchored by CVS, Starbucks, Chase Bank and 46 Residential Units

NEIGHBORS

McDonald's, Tire City, Sprint, Advance Auto Parts, Shirley Veterinary Hospital, Ralph's Famous Italian Ices & Ice Cream, Mavis Discount Tire, CVS, iFixScreens, T-Mobile, Friendly's

COMMENTS

Visibility from Route 10

Full Access from Route 10 and Troy Hills Road

33,055 Vehicles Per Day on Route 10

CONTACT EXCLUSIVE AGENT

FLORIAN SUSERMAN

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RIPCO
REAL ESTATE

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Please visit us at ripconj.com for more information

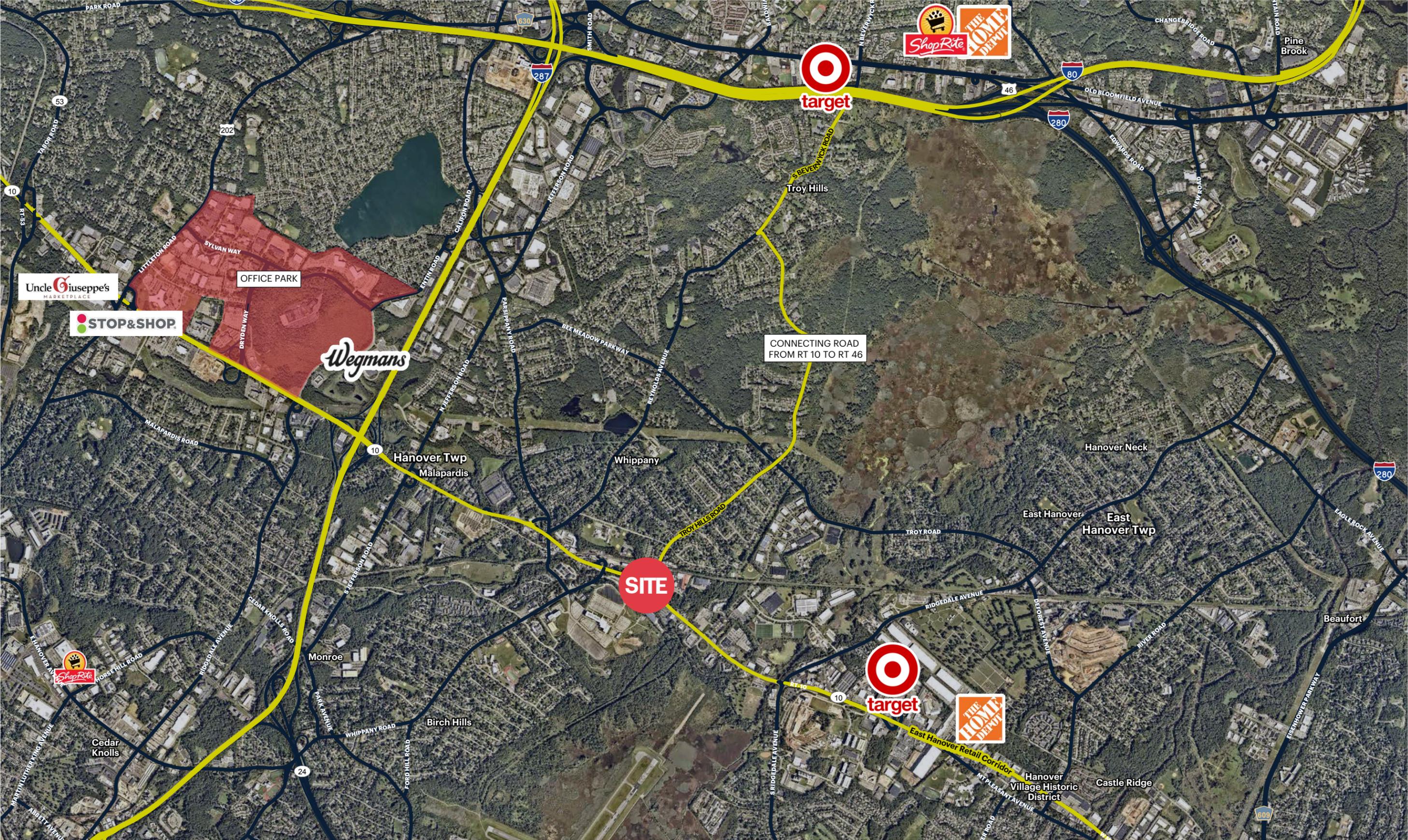
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

ZOOM AERIAL

VIEW FROM ROUTE 10 WEST BOUND



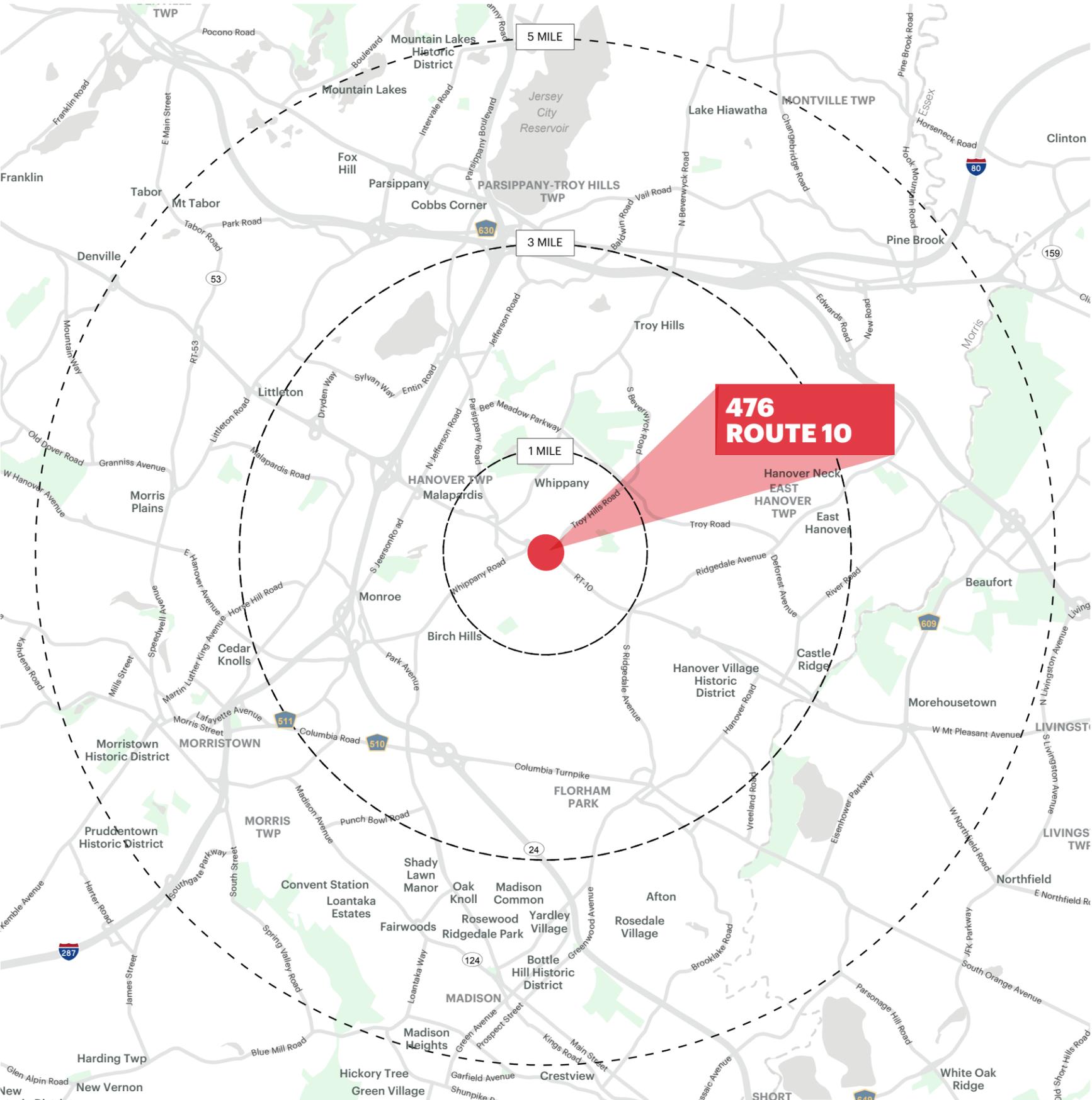
ROAD NETWORK AERIAL



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
4,722

HOUSEHOLDS
1,978

MEDIAN AGE
47.3

COLLEGE GRADUATES (Bachelor's +)
1,952 - 56%

TOTAL BUSINESSES
6,710

TOTAL EMPLOYEES
4,737

TOTAL DAYTIME POPULATION
6,710

AVERAGE HOUSEHOLD INCOME
\$180,845

3 MILE RADIUS

POPULATION
40,167

HOUSEHOLDS
15,224

MEDIAN AGE
45.1

COLLEGE GRADUATES (Bachelor's +)
17,988 - 61%

TOTAL BUSINESSES
3,300

TOTAL EMPLOYEES
73,005

TOTAL DAYTIME POPULATION
91,811

AVERAGE HOUSEHOLD INCOME
\$190,426

5 MILE RADIUS

POPULATION
168,211

HOUSEHOLDS
64,135

MEDIAN AGE
42.3

COLLEGE GRADUATES (Bachelor's +)
77,309 - 64%

TOTAL BUSINESSES
9,963

TOTAL EMPLOYEES
169,150

TOTAL DAYTIME POPULATION
247,448

AVERAGE HOUSEHOLD INCOME
\$188,672

*2024 estimates