

## RETAIL SPACE

# DENVILLE, NJ

## DENVILLE SQUARE (STARBUCKS & WALGREENS CENTER)

2-28 West Main Street

**+/- 578 SF**

Retail Space Available in the heart of Downtown Denville with on-site parking



### SIZE

+/- 578 SF

### ASKING RENT

Upon Request

### NNN

\$10.37 psf (est.)

### CO-TENANTS

Walgreens, Starbucks, Pure Barre, Verizon Wireless, Moe's Southwest Grill, Denville Cleaners, European Wax Center, M&T Bank, Diamond Braces, Great Clips

### NEIGHBORS

Smartworld Coffee, Church Street Bagels, Denville Dairy, Playa Bowls, Mara's Cafe, Chase Bank, Santander Bank

### PYLON SIGNAGE

Available

### PROPERTY ATTRIBUTES

- Anchored by Walgreens and Starbucks
- Only shopping center in Downtown Denville
- Only place in Downtown Denville with abundant dedicated surface parking
- Located at 4-way traffic light intersection
- Only place in Downtown Denville with pylon signage
- Situated within ¼ mile of Route 46 and Route 80
- Within range to capture an office population from several major employers including Avis, Honeywell, Quest Diagnostics, Picatinny Arsenal and Morristown Medical Center

## CONTACT EXCLUSIVE AGENTS

### DEBORAH STONE

dstone@ripconj.com  
201.914.4406

### CURTIS NASSAU

cnassau@ripconj.com  
201.777.2302

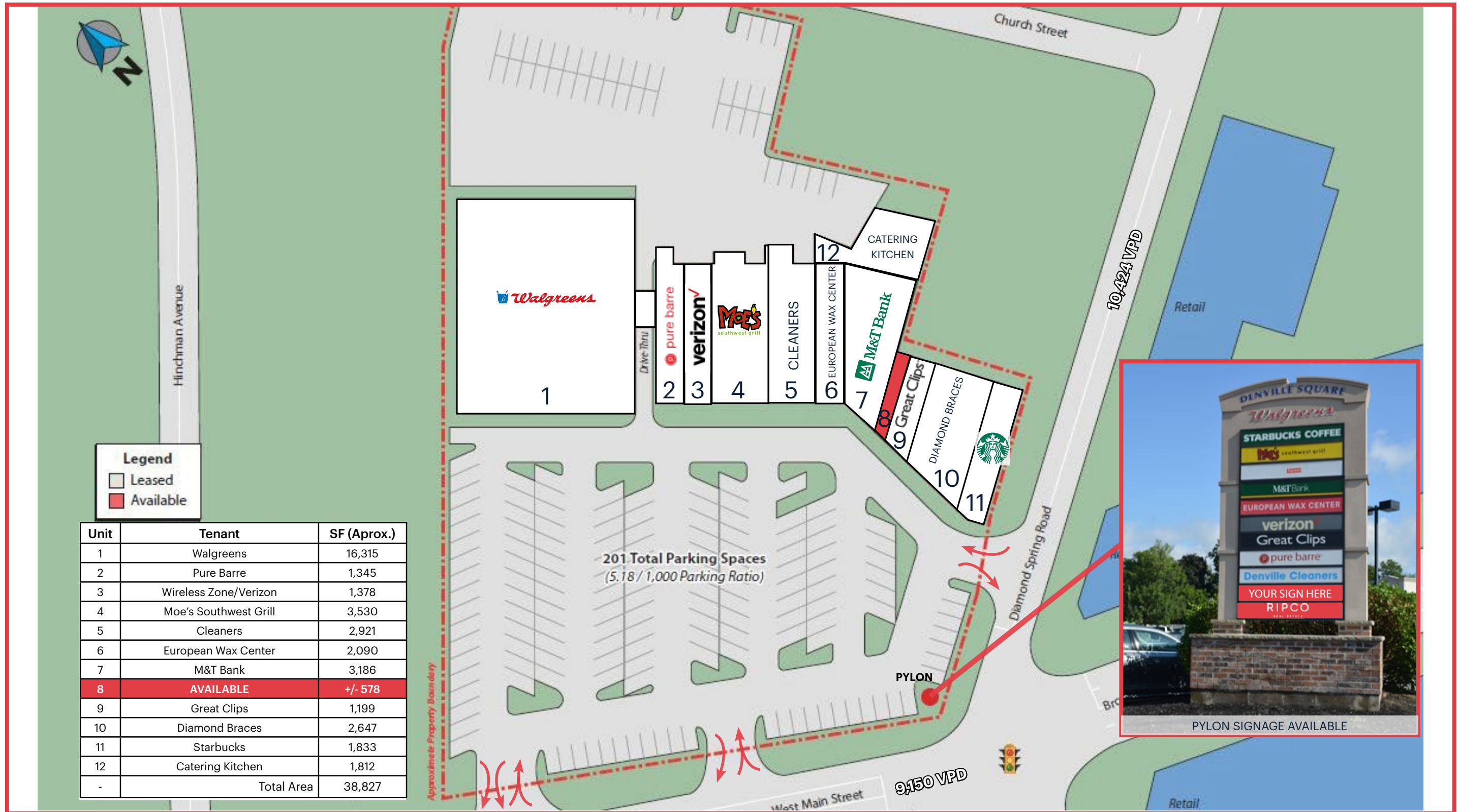
**RIPCO**  
REAL ESTATE

125 Chubb Avenue  
Suite 150S  
Lyndhurst, NJ 07071  
201.777.2300

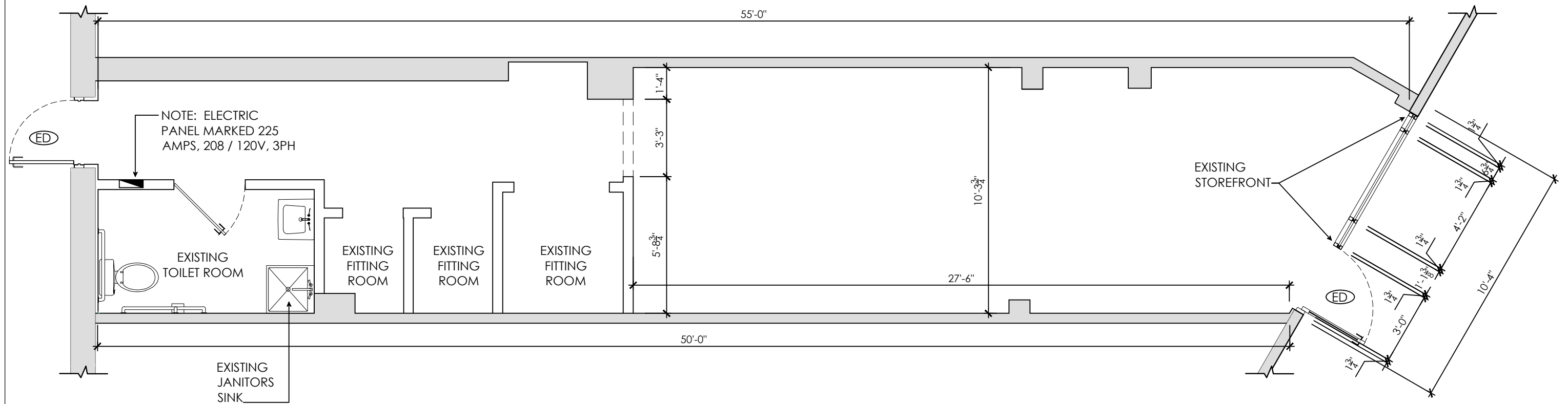
Please visit us at [ripconj.com](http://ripconj.com) for more information

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.

# SITE PLAN



# FLOOR PLAN



FLOOR PLAN - (578 SF)

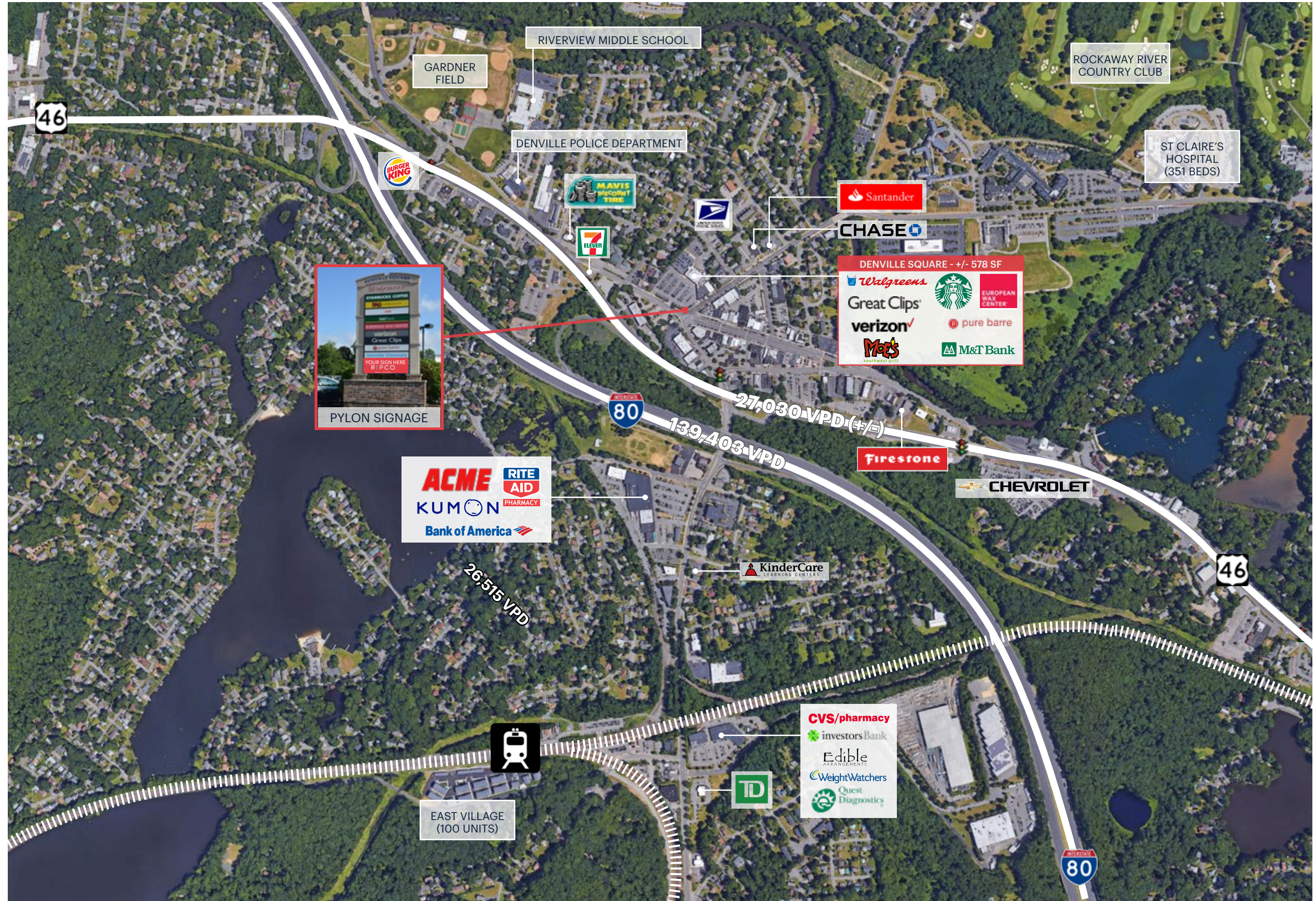
**LOW LEVEL AERIAL**



**DENVILLE SQUARE  
+/- 578 SF**



# MID LEVEL AERIAL



**MARKET AERIAL**



# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

6,658

### HOUSEHOLDS

2,663

### MEDIAN AGE

45.7

### COLLEGE GRADUATES (Bachelor's +)

57.2%

### TOTAL BUSINESSES

635

### TOTAL EMPLOYEES

6,855

### DAYTIME POPULATION (w/ 16 yr +)

9,061

### MEDIAN HOUSEHOLD INCOME

\$115,461

## 3 MILE RADIUS

### POPULATION

49,508

### HOUSEHOLDS

18,712

### MEDIAN AGE

43.8

### COLLEGE GRADUATES (Bachelor's +)

58.7%

### TOTAL BUSINESSES

2,902

### TOTAL EMPLOYEES

41,925

### DAYTIME POPULATION (w/ 16 yr +)

58,539

### MEDIAN HOUSEHOLD INCOME

\$128,925

## 5 MILE RADIUS

### POPULATION

143,622

### HOUSEHOLDS

53,867

### MEDIAN AGE

42.4

### COLLEGE GRADUATES (Bachelor's +)

53.2%

### TOTAL BUSINESSES

7,150

### TOTAL EMPLOYEES

105,900

### DAYTIME POPULATION (w/ 16 yr +)

152,844

### MEDIAN HOUSEHOLD INCOME

\$117,683

\*2021 estimates

## CONTACT EXCLUSIVE AGENTS

### DEBORAH STONE

dstone@ripconj.com  
201.914.4406

### CURTIS NASSAU

cnassau@ripconj.com  
201.777.2302



125 Chubb Avenue  
Suite 150S  
Lyndhurst, NJ 07071  
201.777.2300

Please visit us at [ripconj.com](http://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.