

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

\$12.14 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

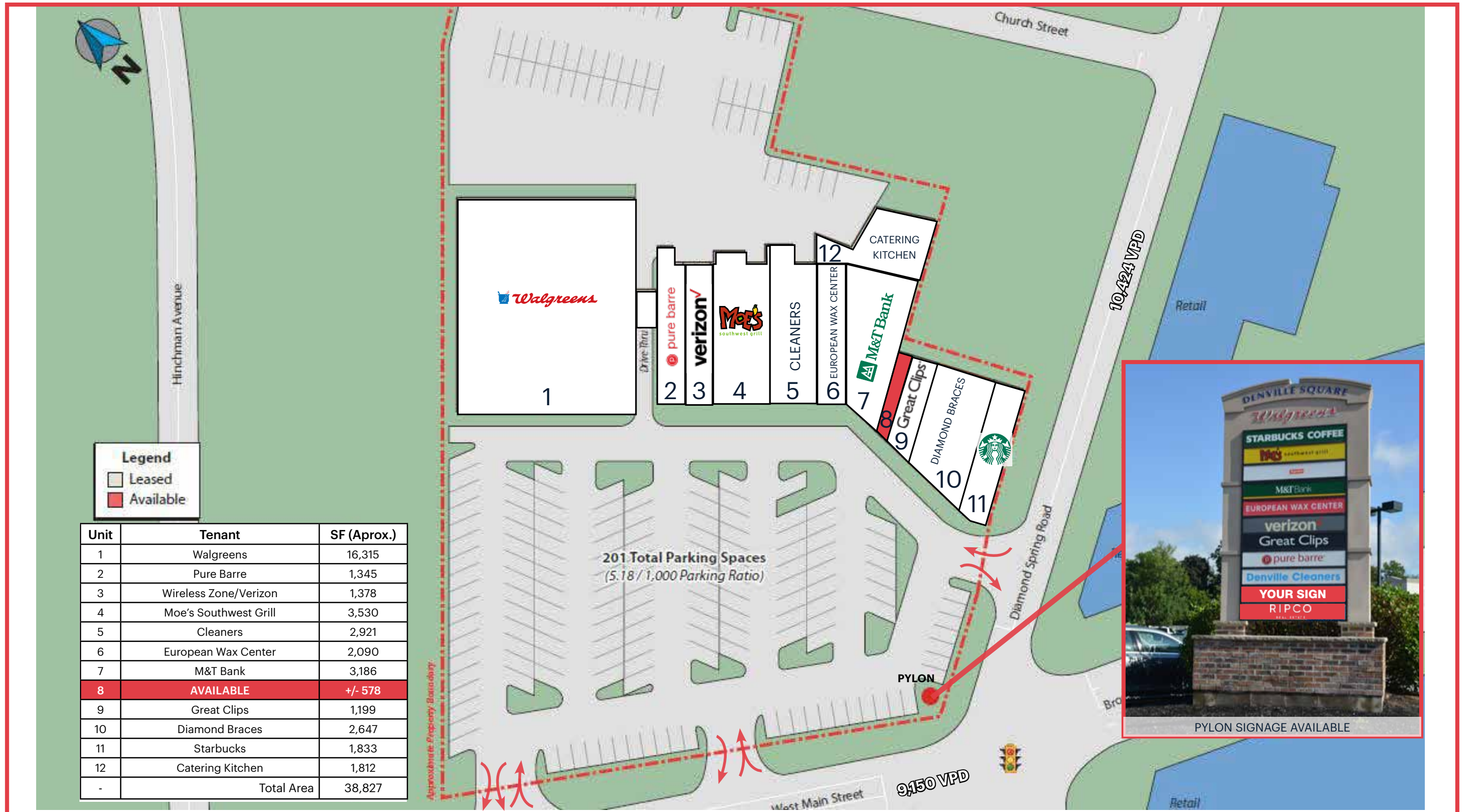
RIPCO
REAL ESTATE

125 Chubb Avenue
Suite 150S
Lyndhurst, NJ 07071
201.777.2300

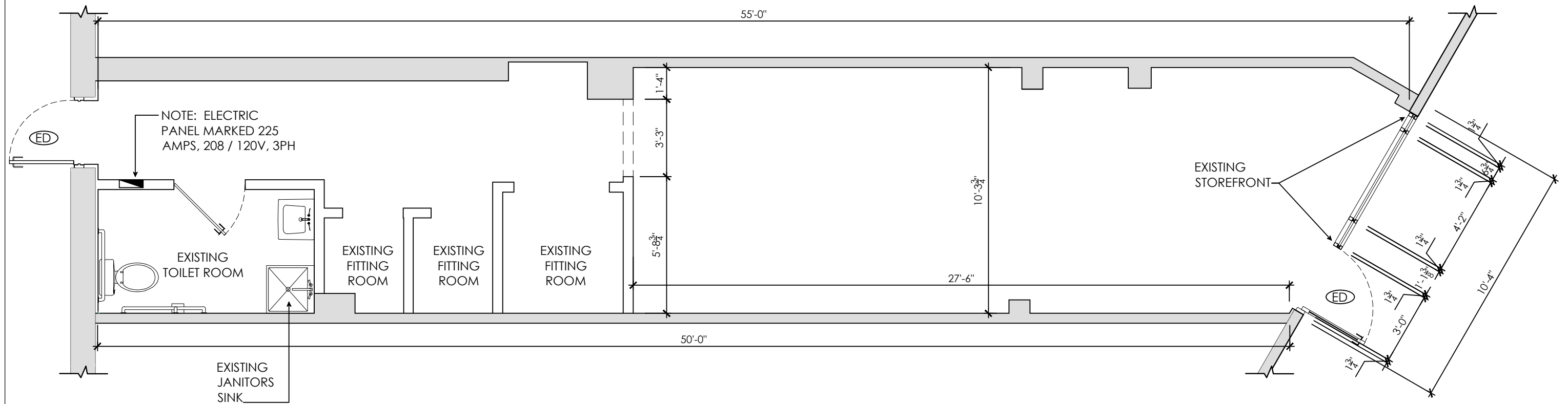
Please visit us at ripconj.com for more information

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



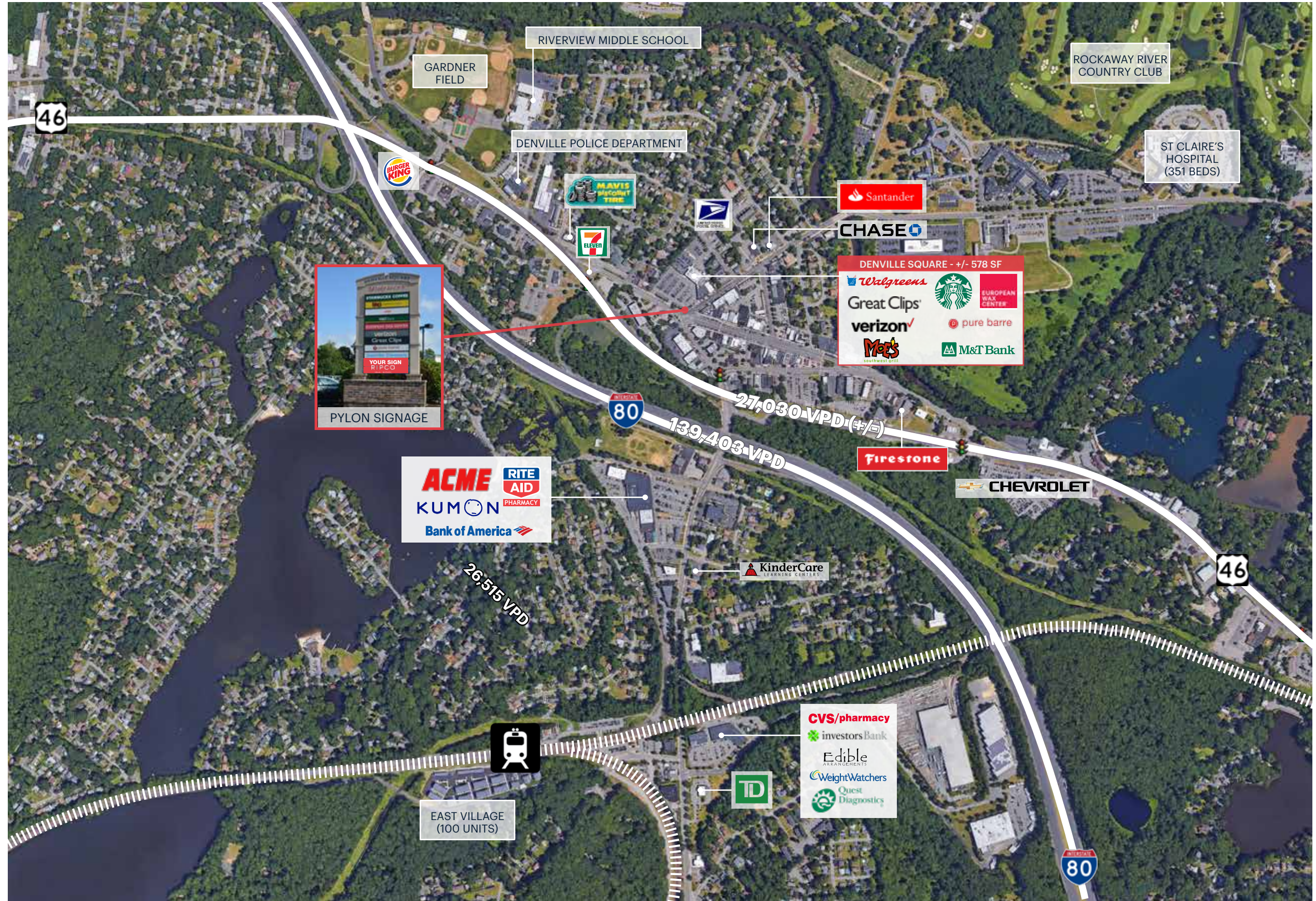
FLOOR PLAN - (578 SF)

LOW LEVEL AERIAL



HUNAN TASTE CHINESE

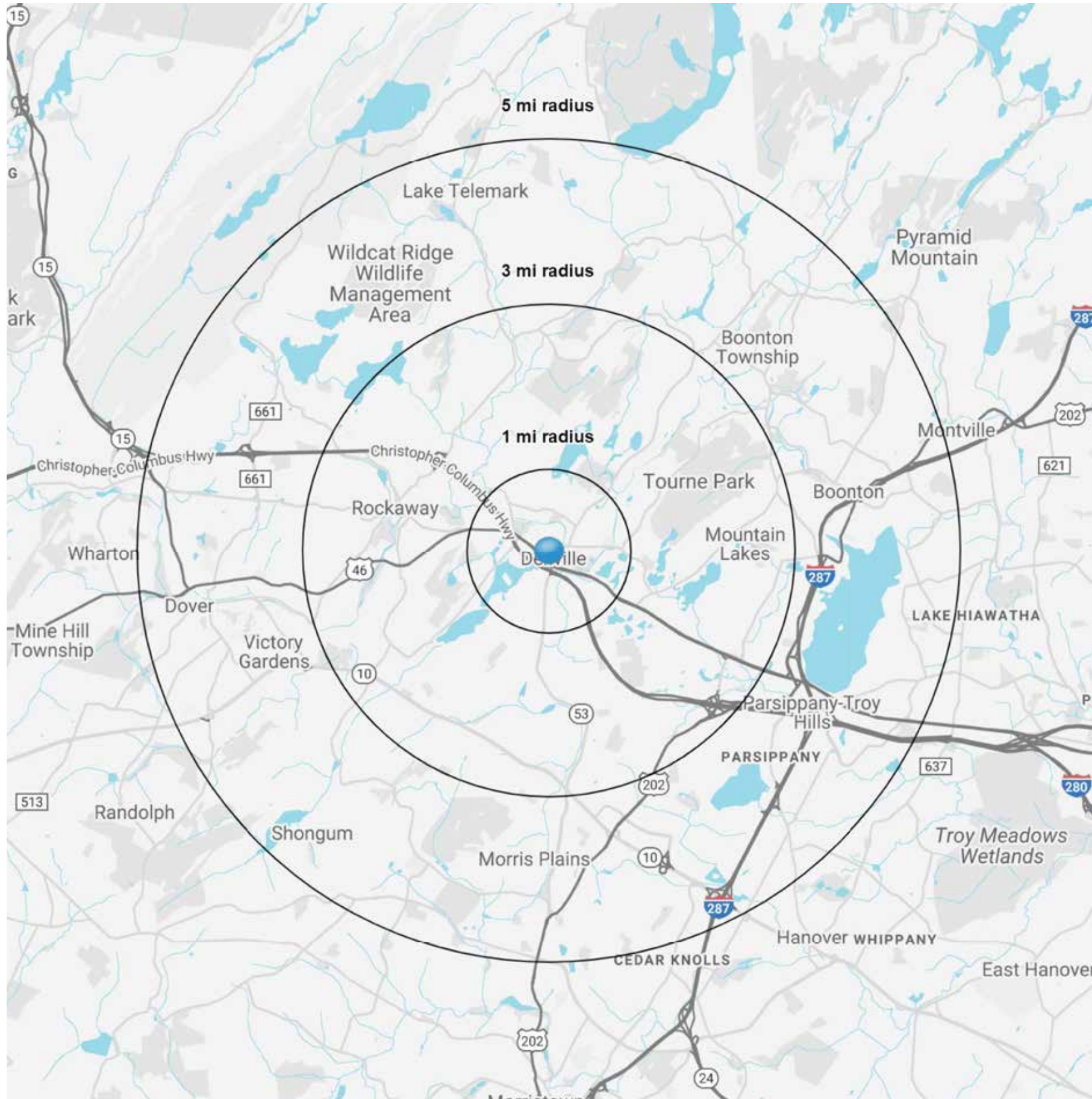
MID LEVEL AERIAL



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 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.