

RETAIL SPACE

FLORHAM VILLAGE SHOPPING CENTER

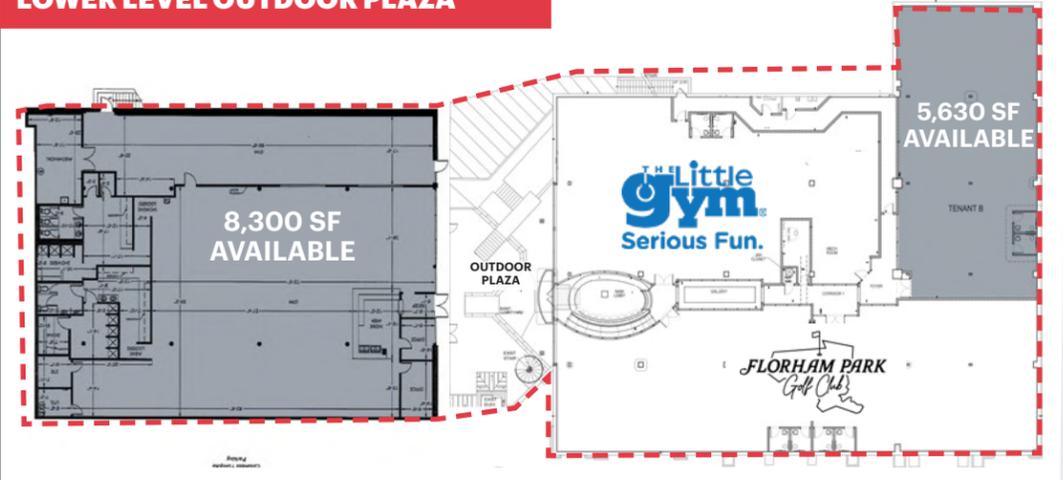
187 COLUMBIA TURNPIKE
FLORHAM PARK | NEW JERSEY

Prime Retail Spaces
Available in the Center

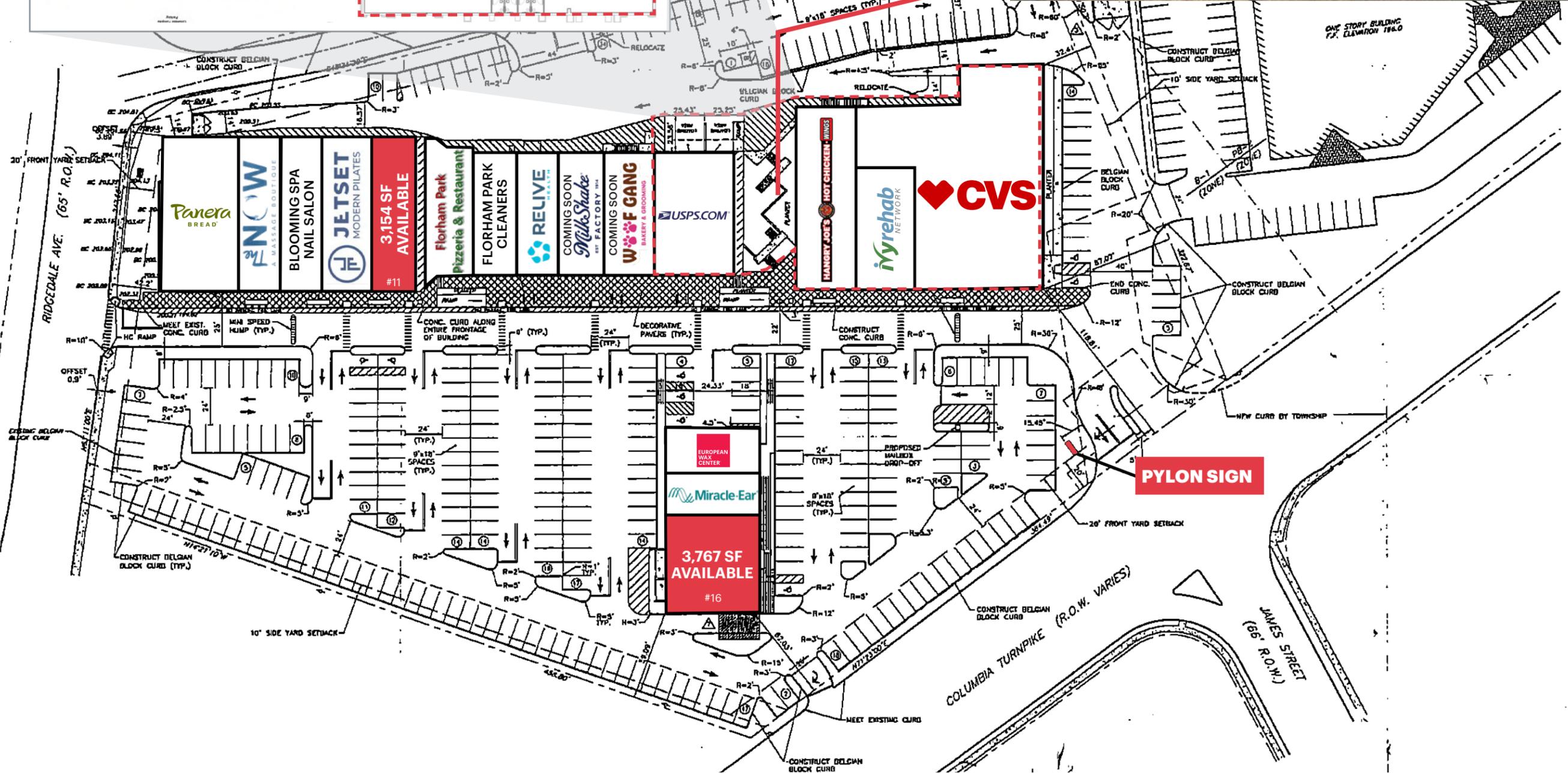


SITE PLAN

5,630 SF & 8,300 SF AVAILABLE IN LOWER LEVEL OUTDOOR PLAZA

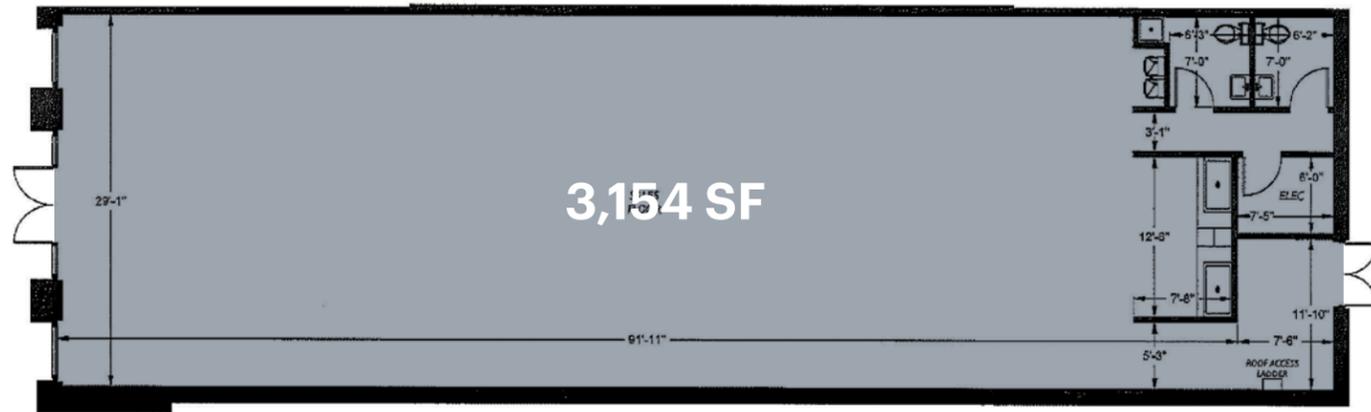


ELEVATOR & STAIR ACCESS TO LOWER LEVEL OUTDOOR PLAZA

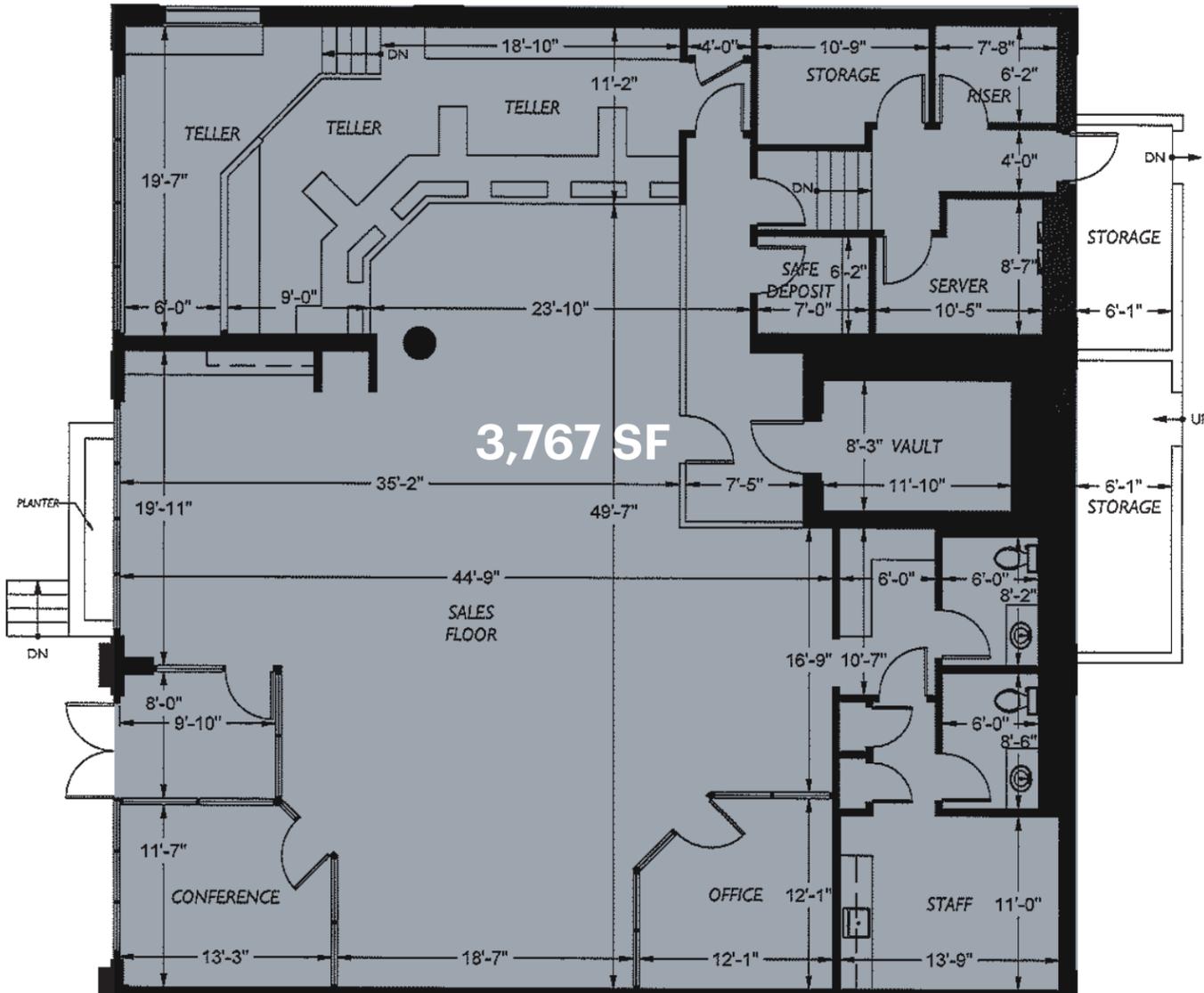


SPACE DETAILS

SPACE 11



SPACE 16 | VALLEY NATIONAL BANK



SIZE

Space 11	3,154 SF
Space 16	3,767 SF
Lower Level	5,630 SF
Lower Level Gym Space	8,300 SF
Total	20,851 SF

GLA

56,600 SF

RENT

Upon request

POSSESSION

Immediate

CO-TENANTS

CVS, Panera Bread, JETSET Pilates, The Little Gym, The Now Massage, USPS, European Wax Center, Florham Pizza, Blooming Nail Salon, Relive Health, Hangry Joe's Hot Chicken, Florham Park Cleaners, Ivy Rehab, Miracle Ear

Coming Soon: The Milkshake Factory, Woof Gang Bakery & Grooming

NEIGHBORS

Trader Joe's, Kings Supermarket, Starbucks, and Pastosas

COMMENTS

Prime location at lighted intersection with high visibility and heavy daytime traffic

High end demographics

Renovated center with ample parking

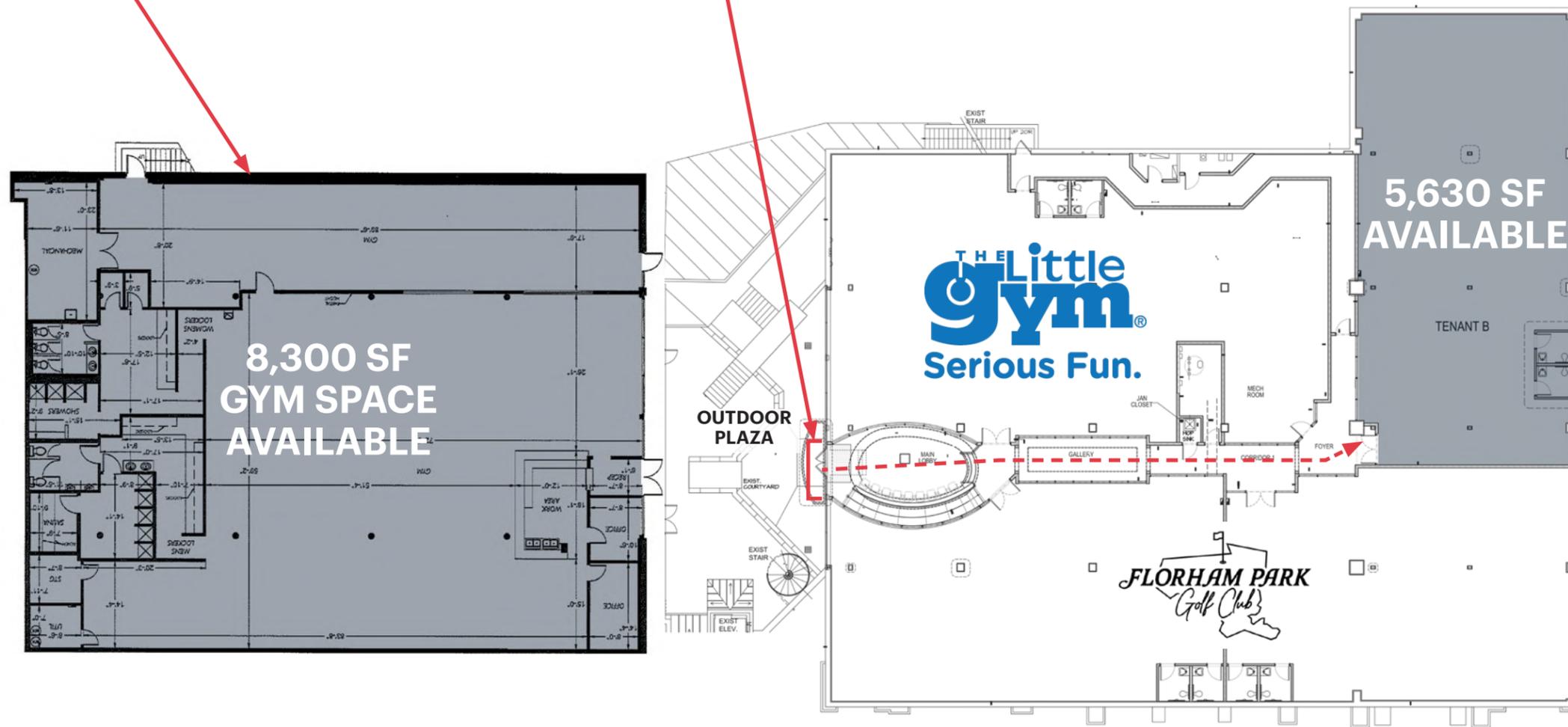
350 parking spaces

Zoned retail/commercial

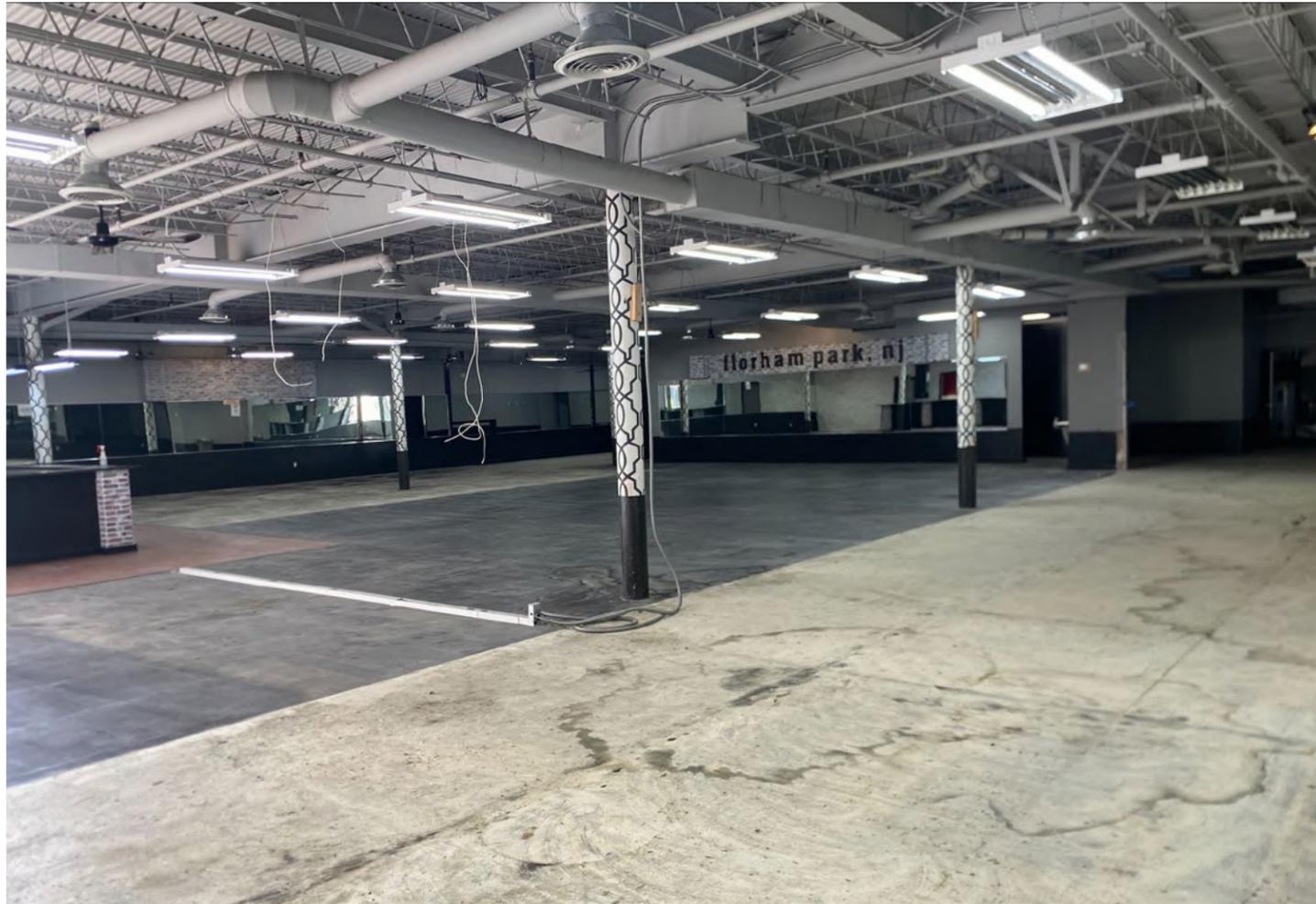
Property sits in the heart of Florham Park Business Center

Minutes from Route 24, 287, 10, 80, and 280

LOWER LEVEL COURTYARD LAYOUT - 8,300 SF GYM SPACE & 5,630 SF AVAILABLE



LOWER LEVEL GYM PHOTOS - 8,300 SF SPACE AVAILABLE



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	5,679	TOTAL BUSINESSES	551
HOUSEHOLDS	2,282	TOTAL EMPLOYEES	8,577
MEDIAN AGE	46.7	TOTAL DAYTIME POPULATION	11,357
COLLEGE GRADUATES (Bachelor's +)	2,869 - 69%	AVERAGE HOUSEHOLD INCOME	\$216,063

3 MILE RADIUS

POPULATION	50,635	TOTAL BUSINESSES	3,437
HOUSEHOLDS	18,226	TOTAL EMPLOYEES	58,663
MEDIAN AGE	42.3	TOTAL DAYTIME POPULATION	83,256
COLLEGE GRADUATES (Bachelor's +)	24,176 - 71%	AVERAGE HOUSEHOLD INCOME	\$223,210

5 MILE RADIUS

POPULATION	155,020	TOTAL BUSINESSES	9,893
HOUSEHOLDS	57,066	TOTAL EMPLOYEES	166,228
MEDIAN AGE	42.1	TOTAL DAYTIME POPULATION	239,183
COLLEGE GRADUATES (Bachelor's +)	76,004 - 71%	AVERAGE HOUSEHOLD INCOME	\$232,556

*2024 estimates

ADDITIONAL CENTER PHOTOS



CONTACT EXCLUSIVE AGENTS

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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.