



RETAIL/RESTAURANT SPACE

CEDAR KNOLLS PLAZA

235 RIDGEDALE AVENUE & HANOVER AVENUE

SPACE AVAILABLE

Space 1	2,337 SF (Restaurant Utilities & HVAC)
Space 2	±19,930 SF (129' WIDE X 154' DEEP)

RENT

Upon Request

NNN

\$8.50 PSF (EST)

REGIONAL RETAIL NEIGHBORS

Home Goods, TJ Maxx, Ulta Beauty, Lidl, Old Navy, Burlington, Mattress Warehouse, Lowe's, Five Below, Jeep, Chrysler, Dodge, Ford, Mazda, Subaru, and Toyota

CO-TENANTS

Walmart, Michael's, Planet Fitness, National Grocer, Home Court Pickleball, All Seasons Golf, Salons by JC, Affinity Credit, and Ace Hardware

ATTRIBUTES

- Shopping center renovations underway
- New facade, store fronts, "vanilla boxes", HVAC, roof, parking lot, and landscaping
- New pylon sign
- Strong regional pull!
- Easy access to I-287, NJ-202, NJ-24, and NJ-10
- 1/2 mile from Morristown

NEW PYLON



CONTACT EXCLUSIVE AGENTS

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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.

SITE PLAN

HANOVER COMMONS

TJ-maxx[®]
FAMOUS
footwear[®]

five BELOW

HomeGoods[®]

OLD NAVY

ULTA[®]
BEAUTY

IHop

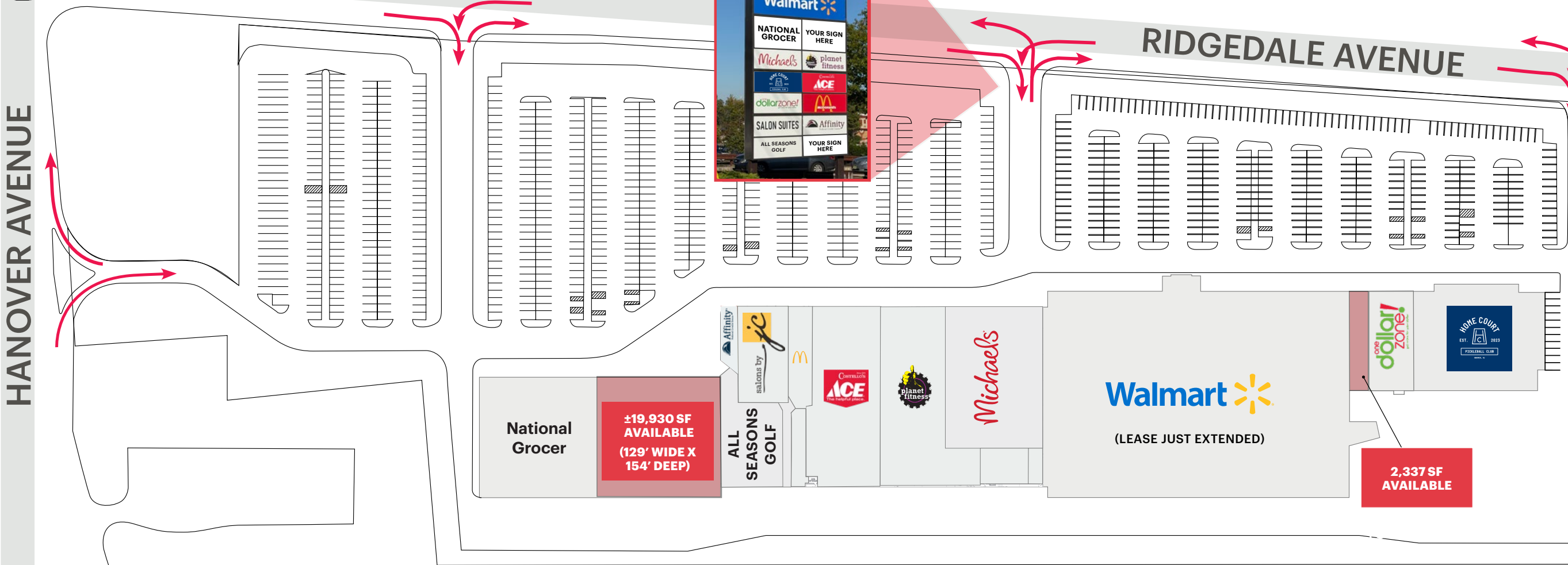
QuickChek[®]

AutoZone[®]



HANOVER AVENUE

RIDGEDALE AVENUE



KIDDIE
ACADEMY[®]
EDUCATIONAL CHILD CARE
*Kiddie Academy
Not part of site

LOD/SPACE PLAN

CONDITIONS SPACE 1:

White Box with Restaurant

Utilities & Mechanicals

Electric: 400 Amps

Gas: 2"

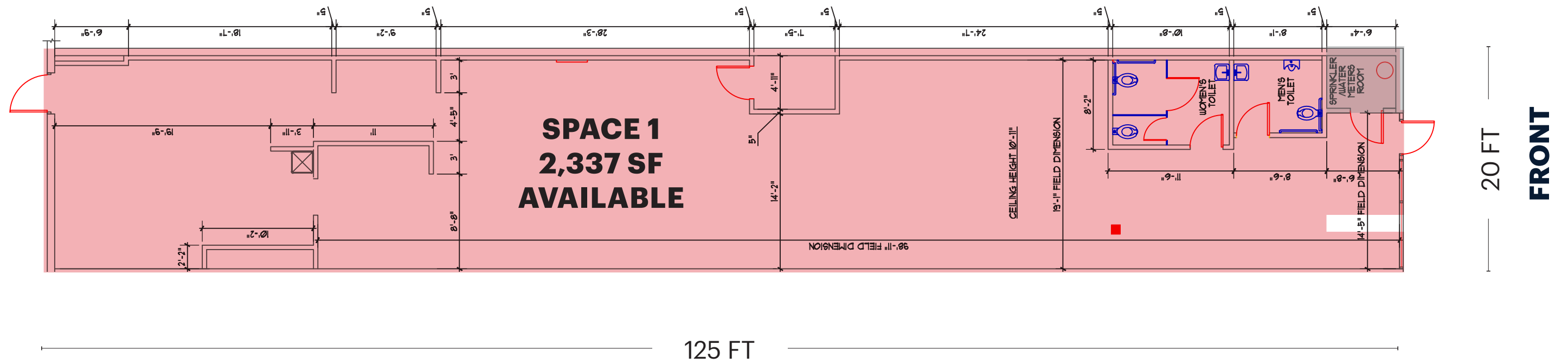
Sewer: 4"

Water: 1.5"

HVAC: 10 Tons

Bathrooms (2 ADA)

Roof: New



CENTRALLY LOCATED W/ TERRIFIC ACCESS



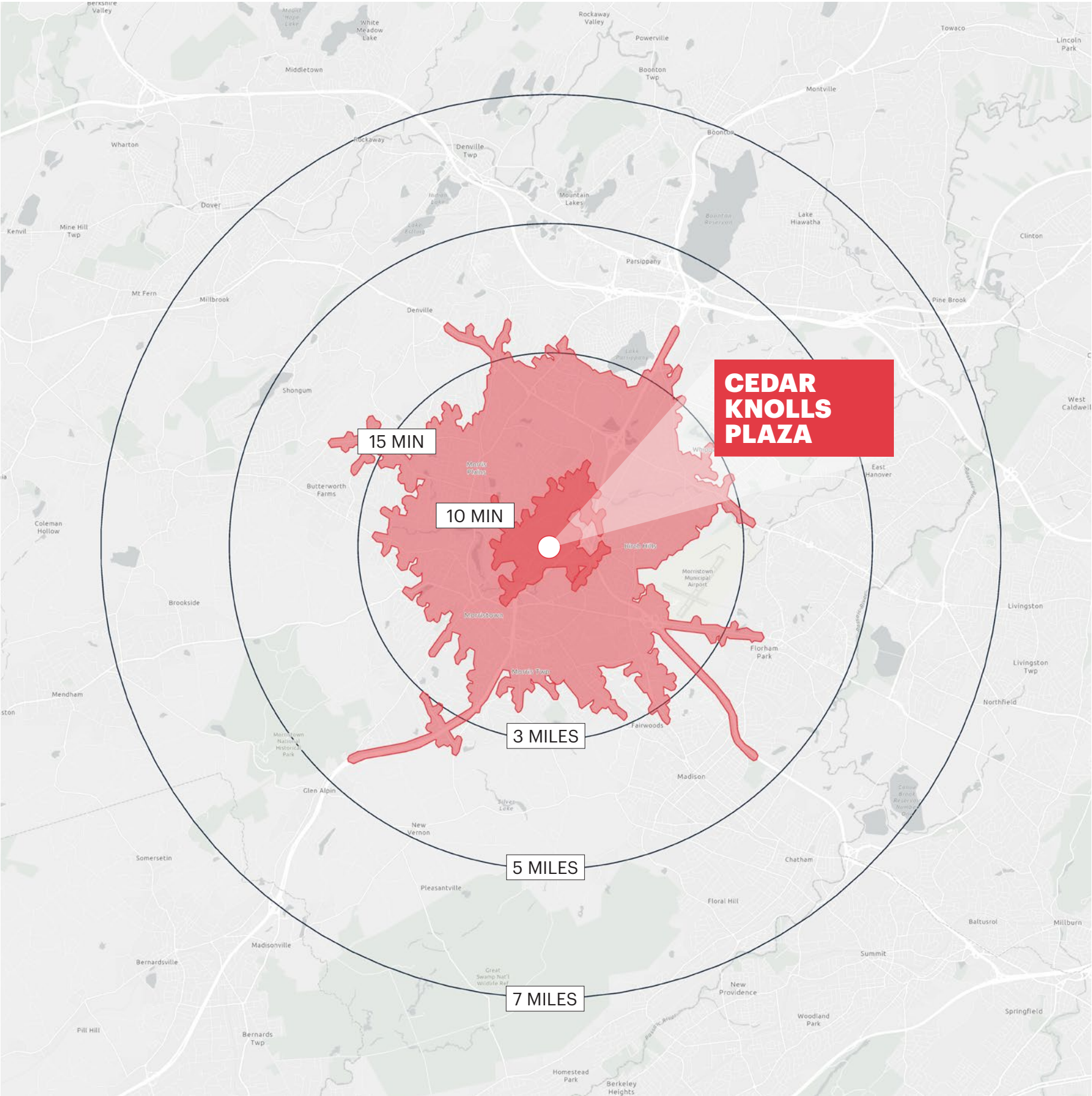
CENTRALLY LOCATED - 1/2 MILE FROM MORRISTOWN



SHOPPING CENTER PHOTOS - NEWLY RENOVATED



DENSELY POPULATED WITH HIGH INCOMES



ROBUST NUMBERS

	3 MILES	5 MILES	7 MILES
POPULATION	63,173	139,679	246,290
HOUSEHOLDS	25,284	53,107	92,103
AVERAGE HOUSEHOLD INCOME	\$197,099	\$207,076	\$208,811
MEDIAN HOUSEHOLD INCOME	\$145,217	\$153,445	\$152,862
# OF BUSINESSES	4,738	8,850	14,267
DAYTIME POPULATION	106,711	218,178	337,918

DRIVE TIME

	10 MIN	15 MIN
POPULATION	64,603	192,480
HOUSEHOLDS	25,804	73,334
AVERAGE HOUSEHOLD INCOME	\$97,839	\$210,370
MEDIAN HOUSEHOLD INCOME	\$145,541	\$154,002
# OF BUSINESSES	4,874	12,956
DAYTIME POPULATION	107,887	290,434

*2025 estimates



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