



For Lease

RIPCO
RETAIL LEASING

177 Columbia Turnpike

Morris County
Florham Park, NJ



±3,215 SF

Freestanding former bank branch
with 4 drive-thru lanes

Contact Exclusive Agents

Steven Winters
swinters@ripconj.com | 732.768.9898

Mike Horne
mhorne@ripconj.com | 732.208.6962

Property Details

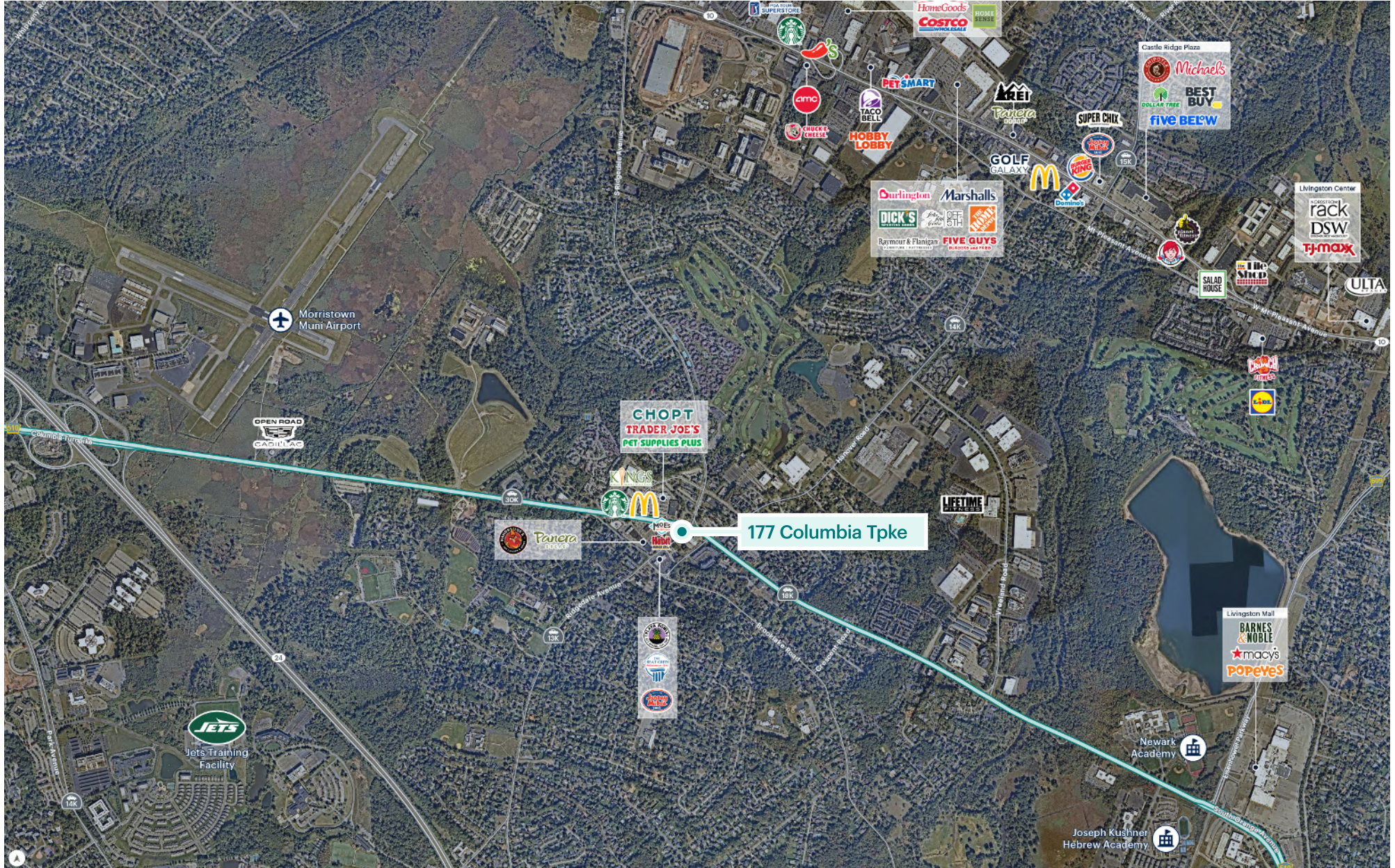


Size	Freestanding building	±3,215 SF
Parking Spaces	50	
Zoning	B-1 Business Zone Permitted Uses - Retail sales, retail services, personal care services, and pet care services. - Restaurant and tavern. - Office, office building and medical clinic, including veterinary clinics. - Meeting halls and clubhouses of nonprofit organizations. - Funeral homes. - Educational training services.	
Frontage	±250' along Columbia Turnpike and ±225' along Ridgedale Avenue	
Possession	Immediate	
Rent	Upon request	
RE Taxes (2025)	\$17,475 year or ±\$5.43 SF	
Neighbors	The Habit Burger Grill, 7 Eleven, Chase, Moe's Southwest Grill, Walgreens, CHOPT, Pet Supplies Plus, Trader Joe's, Dunkin', Jersey Mikes, Panera Bread, Valley Bank, McDonald's	
Comments	High-visibility signalized corner location at Columbia Turnpike and Ridgedale Avenue Wealthy and highly educated trade area Convenient access to Routes 10, 24 and Interstate 287	

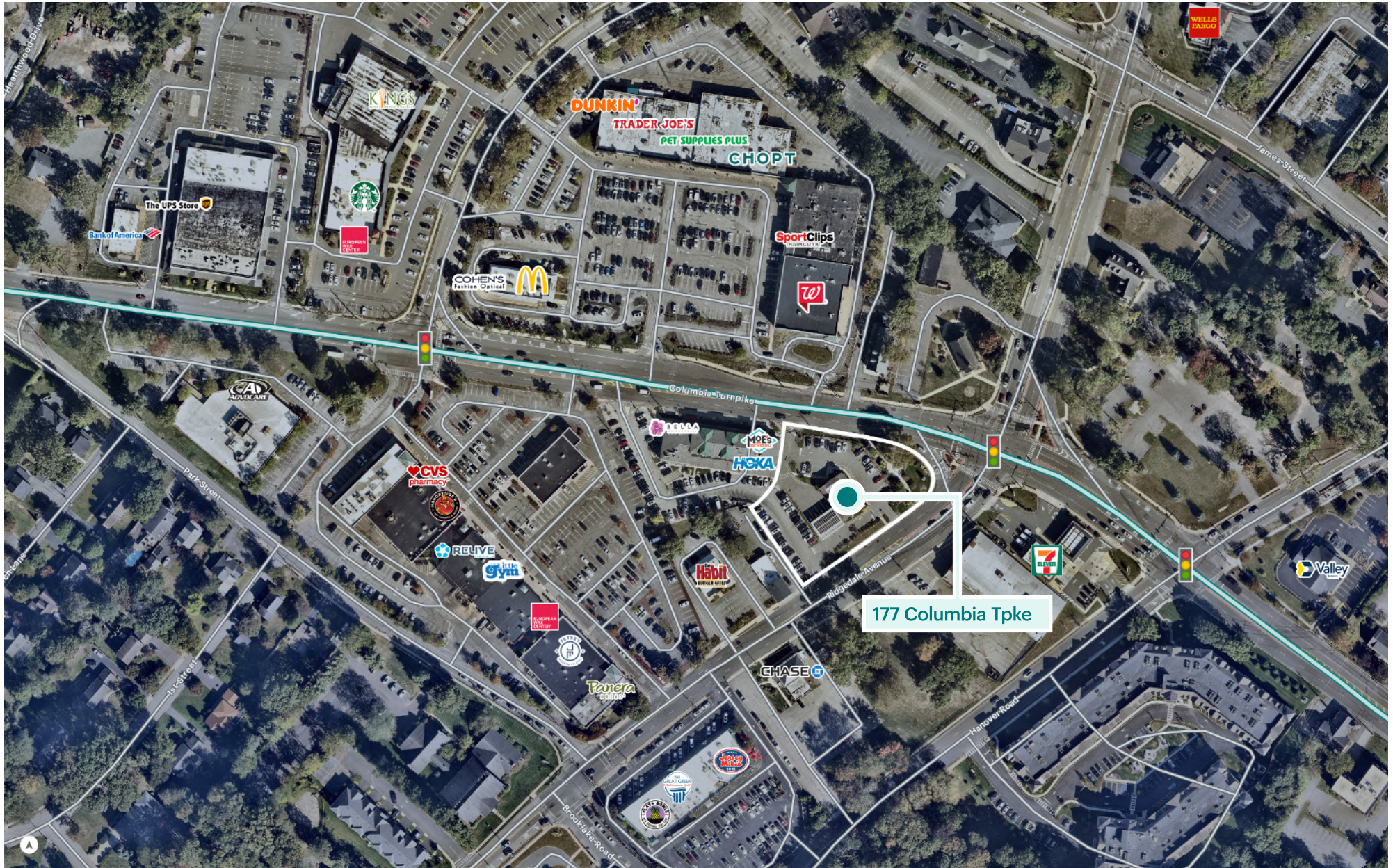
Site Plan



Market Aerial



Florham Park Retail Trade Area



Area Demographics



	1 mile	3 miles	5 miles
Population	5,661	51,459	153,783
Total Households	2,264	18,640	56,590
Average Household Income	\$233,254	\$239,079	\$258,434
Median Household Income	\$166,282	\$173,970	\$182,015
% Population with Bachelors +	65%	70%	70%
Daytime Population	12,200	85,679	243,767
Total Daytime Employees	9,368	60,523	170,708
Total Businesses	532	3,260	9,375