

Florham Village Shopping Center

RIPCO
RETAIL LEASING

187 Columbia Turnpike
Florham Park, NJ

For Lease



3,154 - 8,300 SF Available

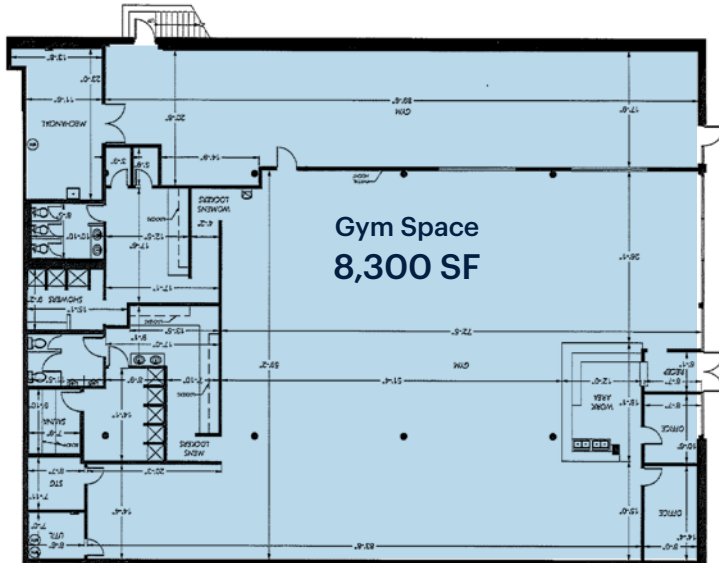
Prime Retail Spaces

Space Details

Space 11 | 3,154 SF

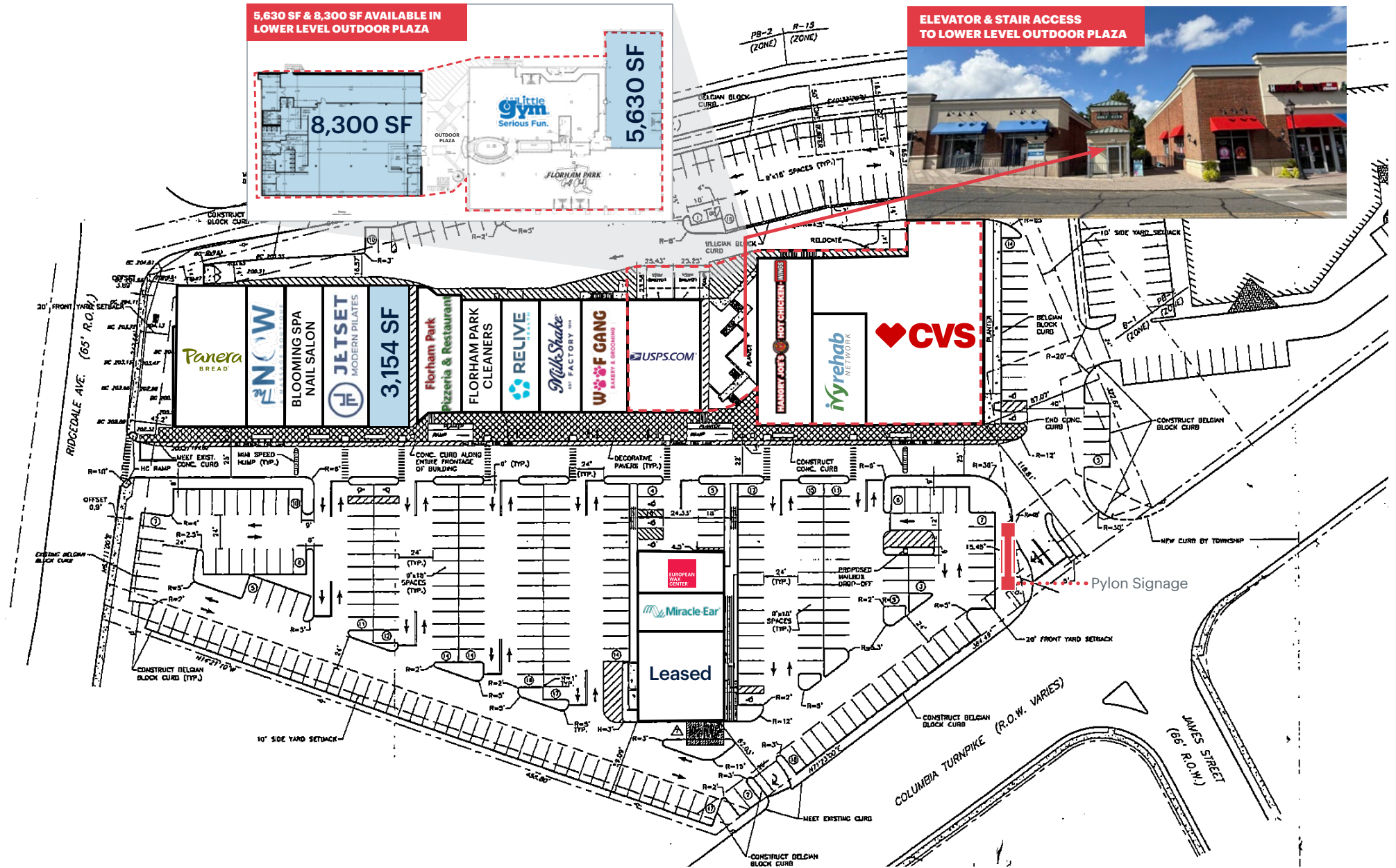


Gym Space | 8,300 SF

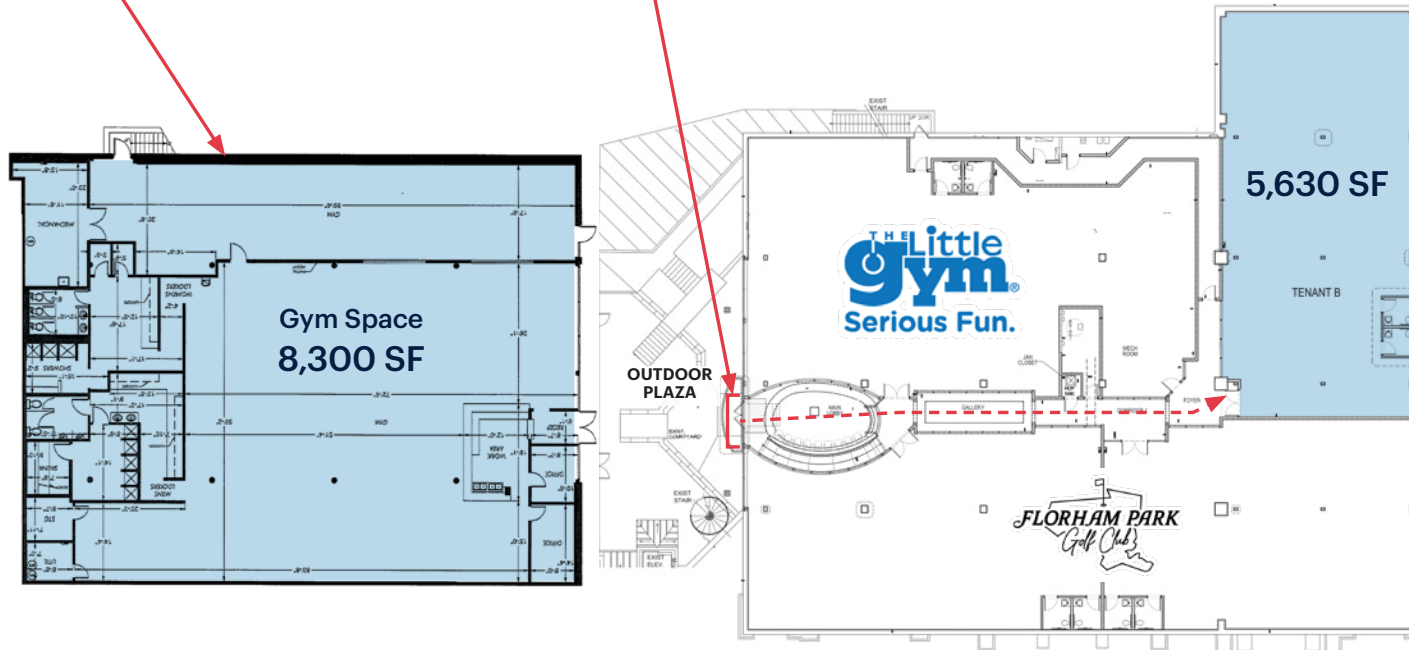


Size	Ground Floor	
	Space 11	3,154 SF
	Lower Level	
	Space 1	5,630 SF
	Gym Space	8,300 SF
	Total	17,084 SF
GLA	56,600 SF	
Possession	Immediate	
Rent	Upon request	
Co-Tenants	CVS, Panera, JETSET Pilates, The Little Gym, The Now Massage, USPS, European Wax Center, Florham Pizza, Blooming Nail Salon, Relive Health, Hangry Joe's Hot Chicken, Florham Park Cleaners, Ivy Rehab, Miracle Ear, 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 spaces Zoned retail/commercial Property sits in the heart of the Florham Park Business Center Minutes from Route 24, I-287, Route 10, I-80, and I-280	

Site Plan

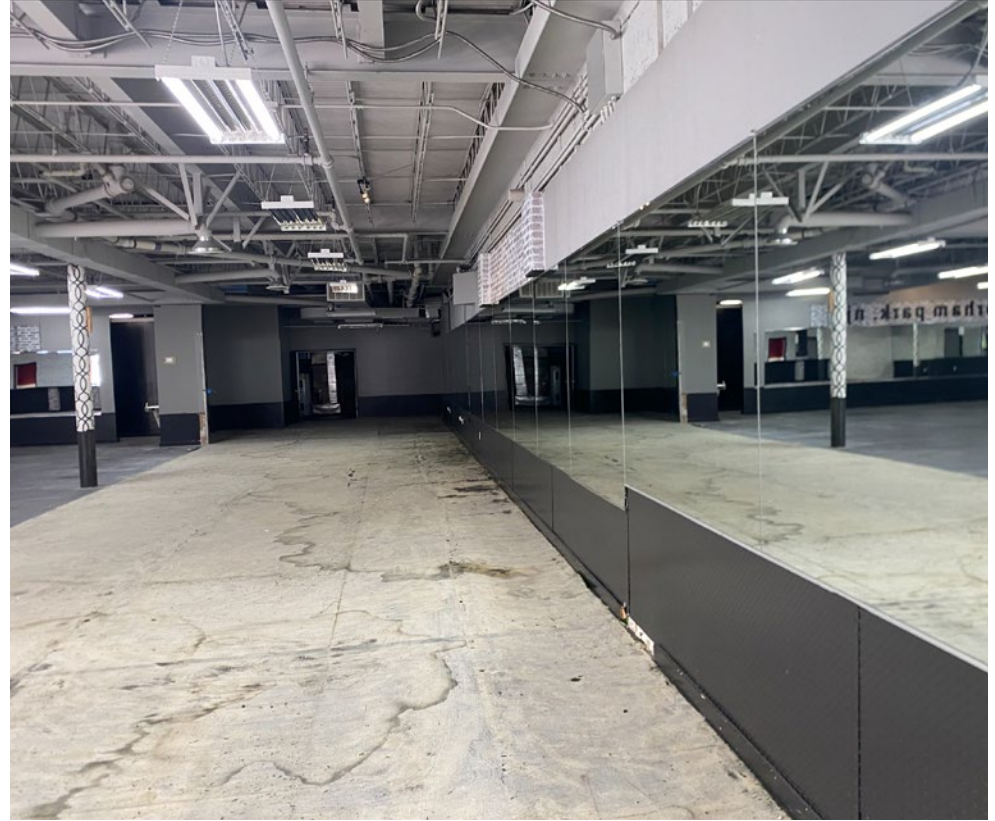


Lower Level Courtyard Layout



Lower Level Gym

8,300 SF Available



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Contact
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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Market Retail

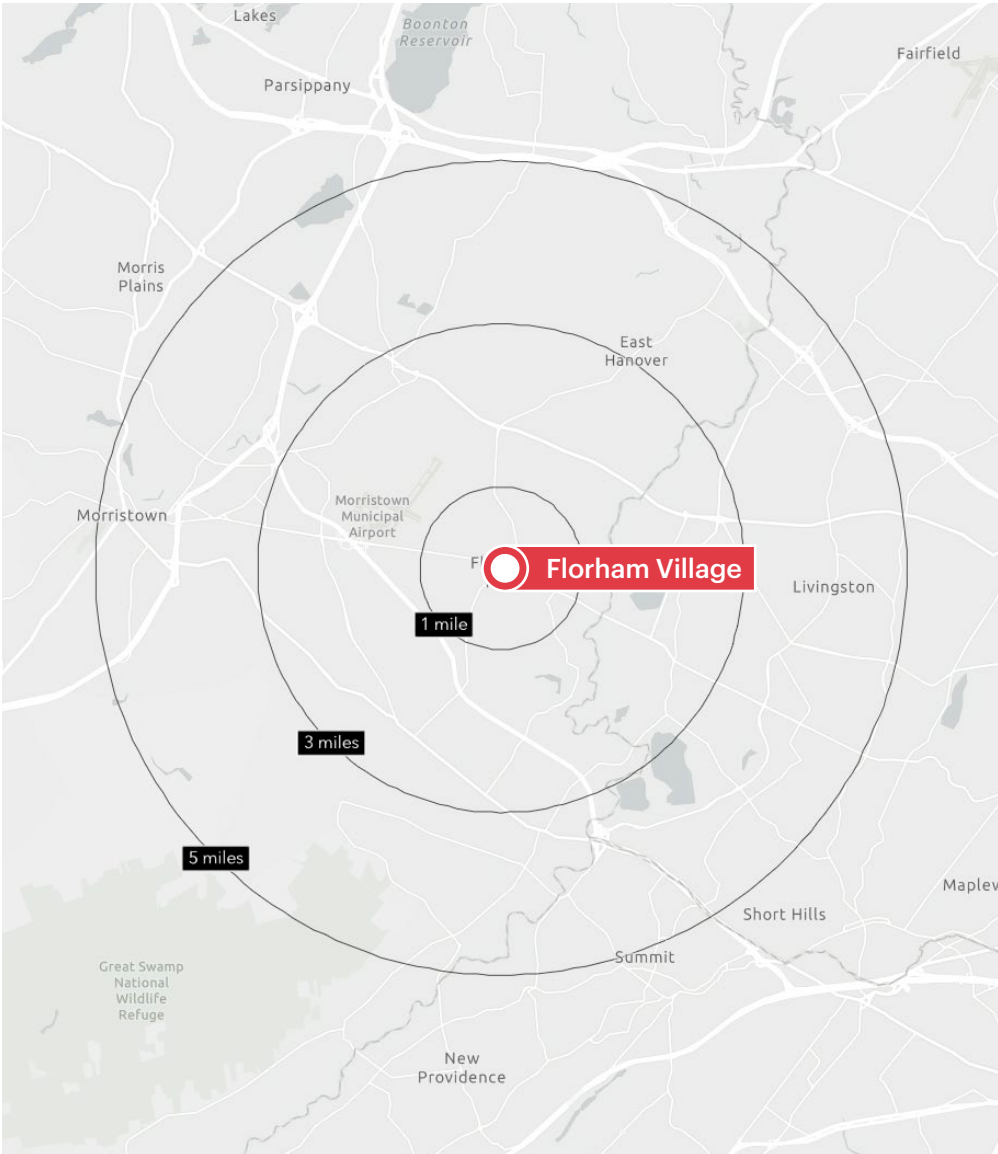


Surrounding Office Population



Area Demographics

2026 ESRI Summary Report



187 Columbia Turnpike

	1 mile	3 miles	5 miles
Total Population	6,045	52,873	157,751
Total Households	2,425	19,128	58,607
Average Household Income	\$252,717	\$256,488	\$267,828
Median Household Income	\$168,421	\$176,083	\$181,466
% Population with Bachelors +	72.25%	71.64%	71.00%
Daytime Population	13,351	86,687	247,518
Total Daytime Employees	10,275	59,892	170,255
Total Businesses	525	3,214	9,216

Additional Center Photos



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