



RETAIL SPACE

ROCKAWAY, NJ

ROCKAWAY RIVER COMMONS

437 US-46

SIZE

Space 8	4,000 SF
Space 9	2,000 SF (lease pending)
Space 13	2,596 SF Available

ASKING RENT

Upon Request

NNN

\$9.50 psf (est.)

CO-TENANTS

ShopRite, TJMaxx, HomeGoods, Dollar Tree, Jersey Mike's, Popeye's, Applebee's, Mavis, DaVita, Ivy Rehab Physical Therapy, Master Kang Taekwondo, Elegant Nails, Wash-N-Tumble

NEIGHBORS

CVS, AutoZone, Dunkin', Dollar General, Tractor Supply, Walgreens, Sherwin Williams, Aldi, Goodwill, Retro Fitness, Aaron's

AREA DRIVERS

Rockaway Mall - 1.2M SF Regional Simon Mall
 County College of Morris - 6,697 students
 Morris Hills HS - 1,185 students
 Morris Knolls HS - 1,388 students

CONTACT EXCLUSIVE AGENT

MATT GRUNDY

Executive Managing Director
 mgrundy@ripconj.com
 201.777.2296



611 River Drive
 3rd Floor
 Elmwood Park, NJ 07407
 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.

HIGH LEVEL AERIAL



MARKET AERIAL



LOW LEVEL AERIAL



SITE PLAN



TENANTS		SF
1	T.J. Maxx & HomeGoods	42,092
2	ShopRite	76,771
4	Dollar Tree	12,085
5	ShopRite	8,404
6	Master King Taekwondo	3,036
7	Elegant Nails	1,506
8	AVAILABLE	4,000
9	AVAILABLE - lease pending	2,000
10	Mavis Discount Tire Jersey	5,479
11	Jersey Mike's Subs	1,628
12	Wash-N-Tumble	2,483
13	AVAILABLE - former Dental	2,596
14	Ivy Rehab Physical Therapy	3,320
15	DaVita Dialysis	7,031
16	Applebee's	5,700
17	Popeye's	2,700
TOTAL		180,935
PARKING		834

ADDITIONAL PHOTOS



DEMOGRAPHICS



3 MILE RADIUS

POPULATION	74,732	TOTAL BUSINESSES	2,965
HOUSEHOLDS	27,453	TOTAL EMPLOYEES	31,204
MEDIAN AGE	41.5	TOTAL DAYTIME POPULATION	68,410
COLLEGE GRADUATES (Bachelor's +)	23,868	AVERAGE HOUSEHOLD INCOME	\$156,078

5 MILE RADIUS

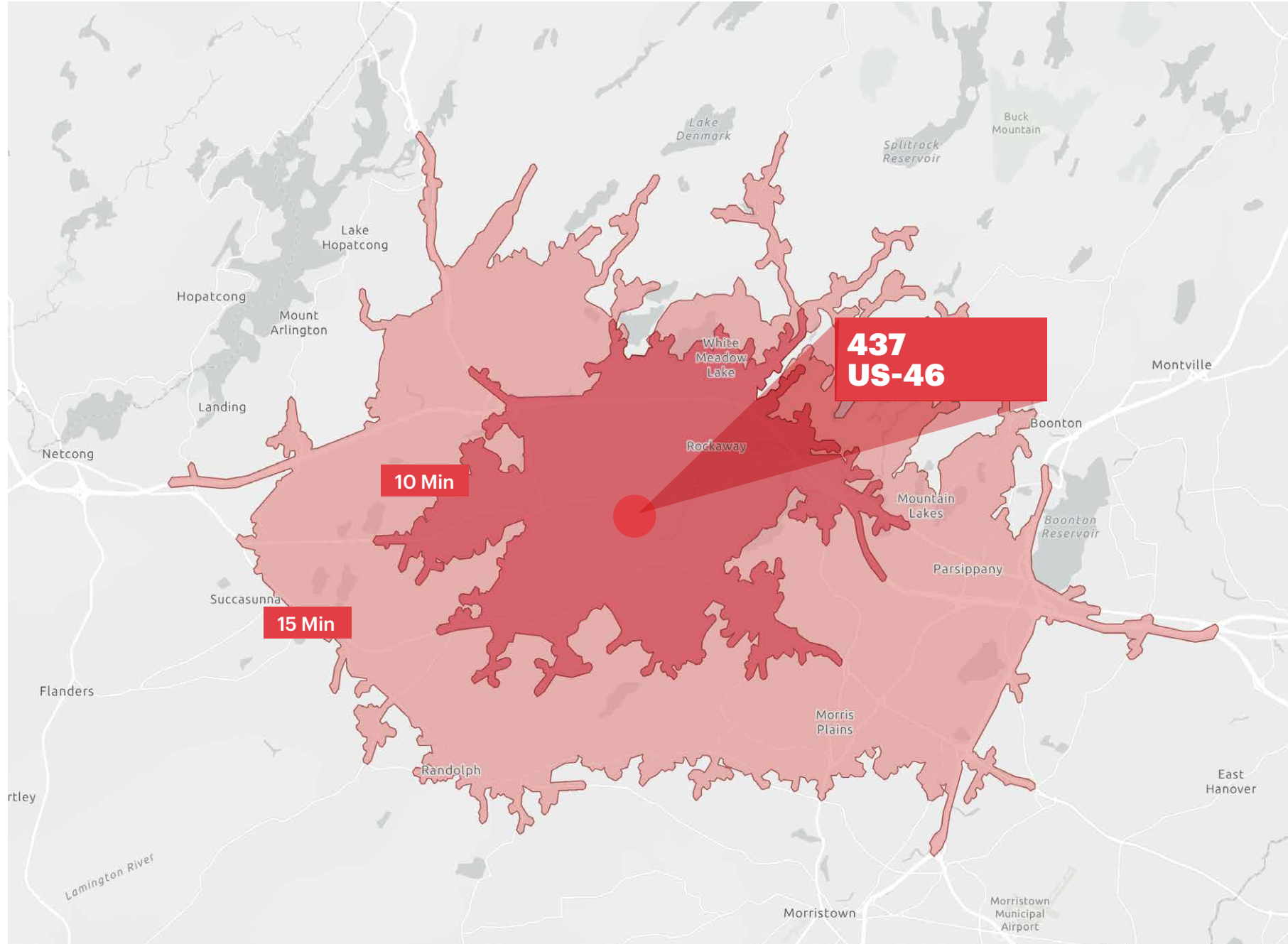
POPULATION	132,082	TOTAL BUSINESSES	5,278
HOUSEHOLDS	48,378	TOTAL EMPLOYEES	73,527
MEDIAN AGE	42.2	TOTAL DAYTIME POPULATION	135,537
COLLEGE GRADUATES (Bachelor's +)	50,104	AVERAGE HOUSEHOLD INCOME	\$178,553

7 MILE RADIUS

POPULATION	228,584	TOTAL BUSINESSES	10,225
HOUSEHOLDS	86,127	TOTAL EMPLOYEES	135,812
MEDIAN AGE	41.9	TOTAL DAYTIME POPULATION	246,692
COLLEGE GRADUATES (Bachelor's +)	91,297	AVERAGE HOUSEHOLD INCOME	\$180,335

*2025 estimates

10 & 15 MINUTE DRIVE TIME DEMOGRAPHICS



10 MINUTE DRIVE TIME

POPULATION

71,587

HOUSEHOLDS

26,227

MEDIAN AGE

41.2

COLLEGE GRADUATES (Bachelor's +)

22,686

TOTAL BUSINESSES

3,203

TOTAL EMPLOYEES

33,067

TOTAL DAYTIME POPULATION

68,626

AVERAGE HOUSEHOLD INCOME

\$152,635

15 MINUTE DRIVE TIME

POPULATION

152,738

HOUSEHOLDS

57,056

MEDIAN AGE

42.2

COLLEGE GRADUATES (Bachelor's +)

58,840

TOTAL BUSINESSES

6,791

TOTAL EMPLOYEES

93,160

TOTAL DAYTIME POPULATION

171,860

AVERAGE HOUSEHOLD INCOME

\$172,824

*2025 estimates

CONTACT EXCLUSIVE AGENT

MATT GRUNDY

Executive Managing Director
mgrundy@ripconj.com
201.777.2296

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
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.