



**RETAIL & RESTAURANT SPACE**

**CEDAR KNOLLS PLAZA**

**235 RIDGEDALE AVENUE & HANOVER AVENUE**

**SPACE AVAILABLE**

22,728 SF (divisible)  
2,337 SF (former KFC Restaurant)

**RENT**

Upon Request

**NNN**

\$7.18 psf (est.)

**REGIONAL RETAIL NEIGHBORS**

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

**CO-TENANTS**

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

**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



**CONTACT EXCLUSIVE AGENTS**

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Please visit us at [ripconj.com](http://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



## SPACE KEY

AVAILABLE

SPACE	SQUARE FOOTAGE
B-3	22,728 SF (divisible)
Former KFC Restaurant	2,337 SF

HANOVER AVENUE

RIDGEDALE AVENUE

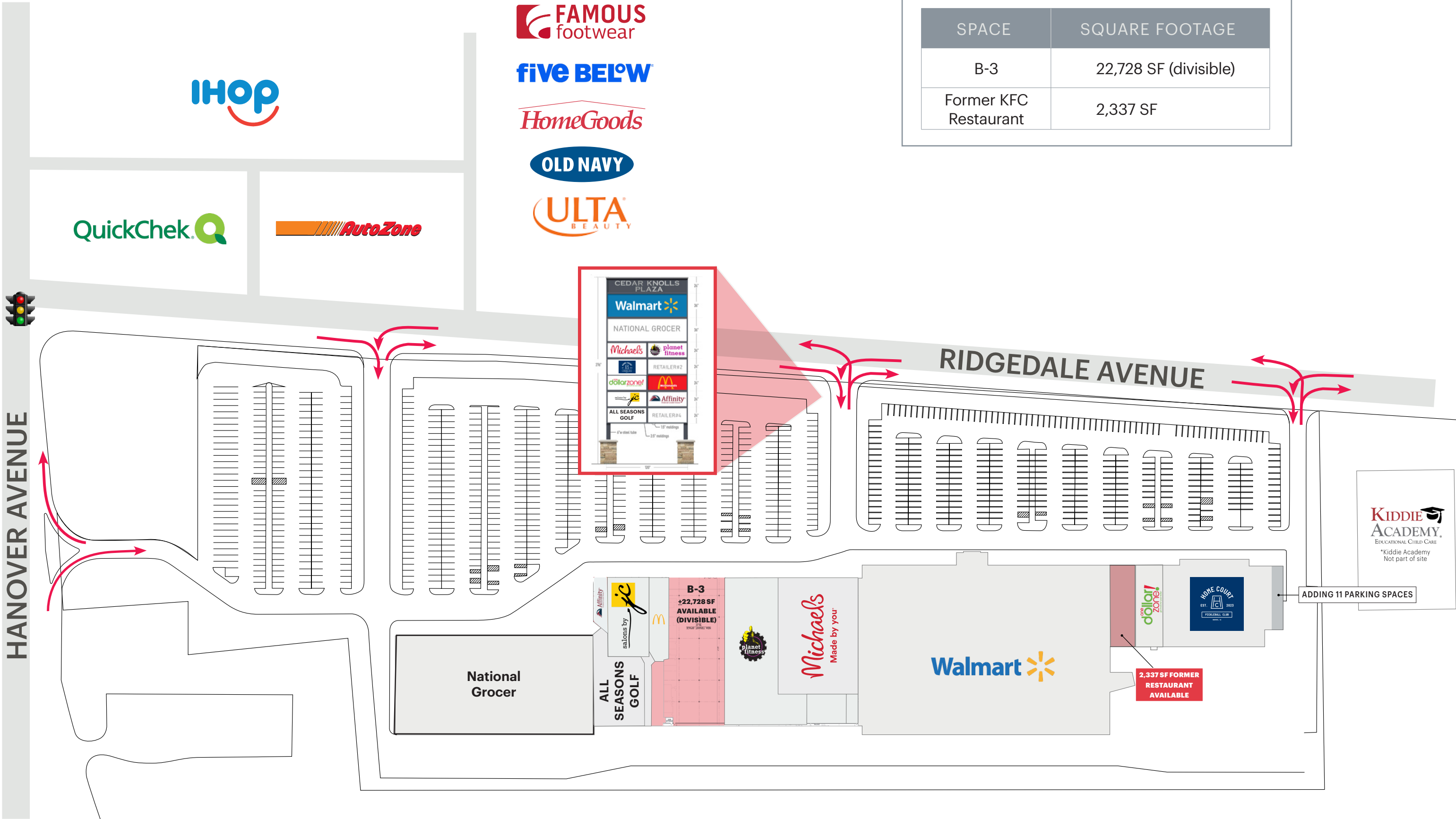


**KIDDIE ACADEMY**  
EDUCATIONAL CHILD CARE  
\*Kiddie Academy  
Not part of site

ADDING 11 PARKING SPACES

B-3  
22,728 SF  
AVAILABLE  
(DIVISIBLE)

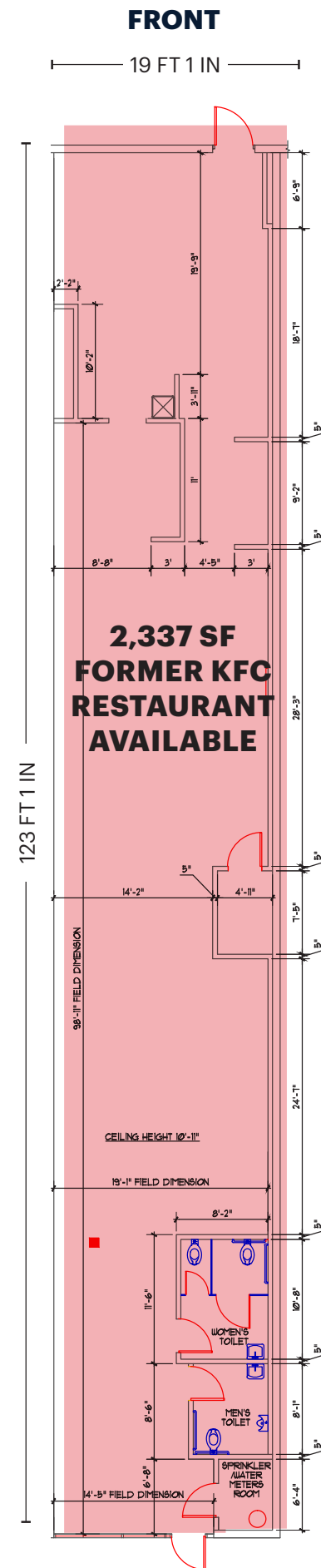
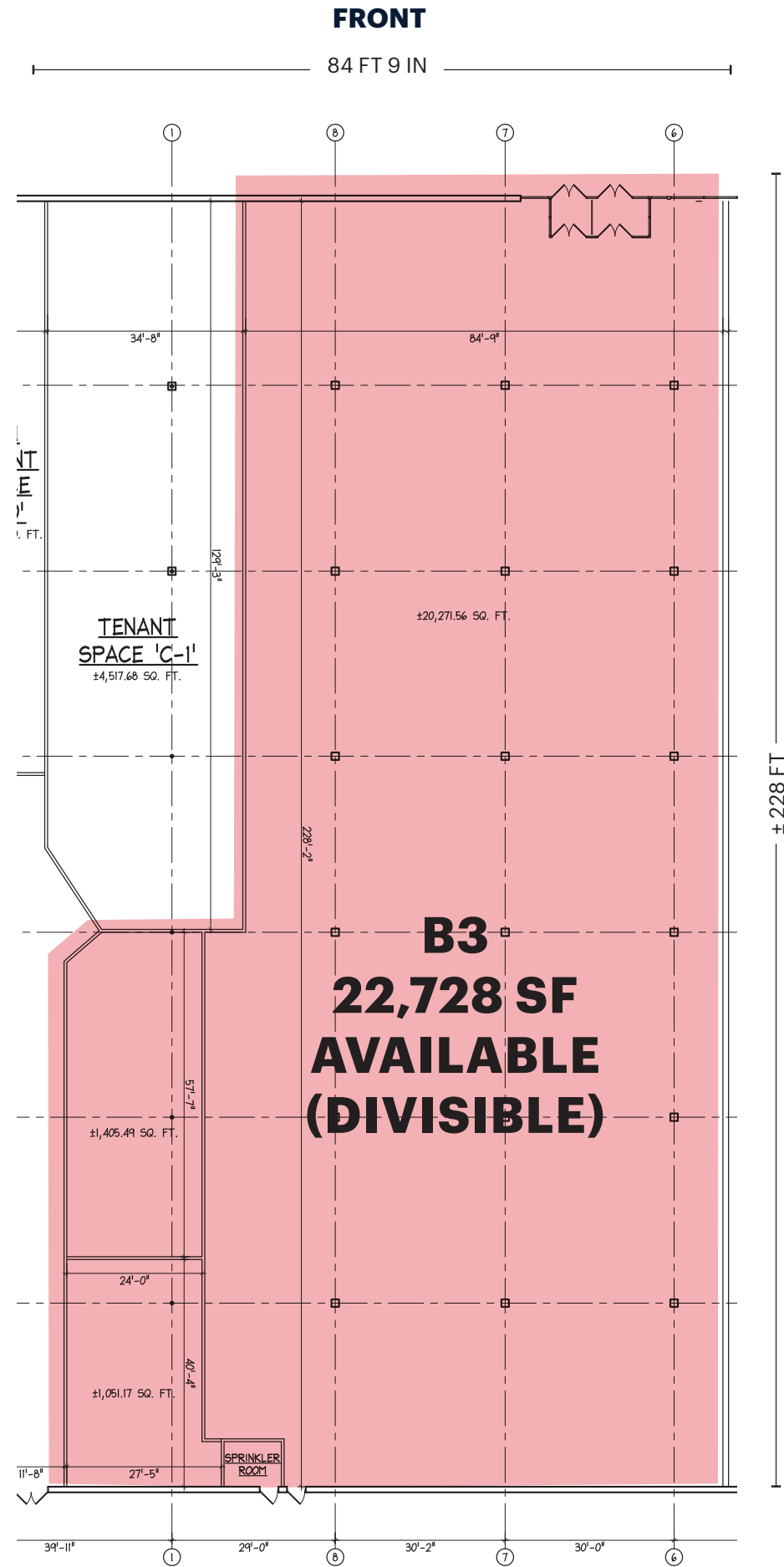
2,337 SF FORMER  
RESTAURANT  
AVAILABLE



**FLOOR PLAN**



# LOD/SPACE PLANS



- CONDITIONS:**
- Electric: 400 Amps
  - Gas: 2"
  - Sewer: 4"
  - Water: 1.5"
  - HVAC: 10 Tons
  - Roof: New

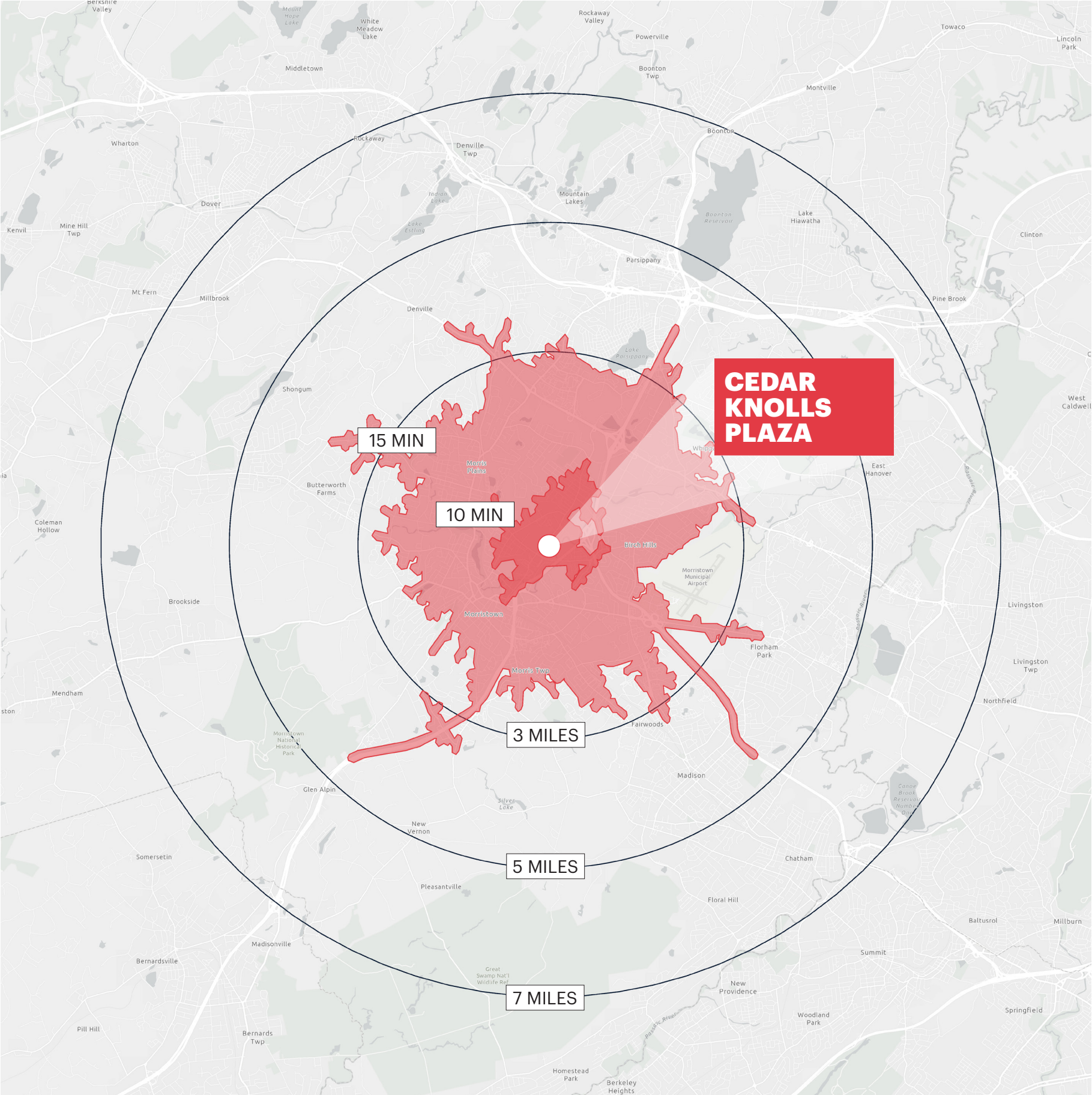
# CENTRALLY LOCATED W/ TERRIFIC ACCESS



**CENTRALLY LOCATED - 1/2 MILE FROM MORRISTOWN**



# DENSELY POPULATED WITH HIGH INCOMES



## ROBUST NUMBERS

	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>	62,501	140,771	247,205
<b>HOUSEHOLDS</b>	24,917	53,427	92,094
<b>AVERAGE HOUSEHOLD INCOME</b>	\$191,514	\$200,967	\$205,390
<b>MEDIAN HOUSEHOLD INCOME</b>	\$134,127	\$140,840	\$140,998
<b># OF BUSINESSES</b>	4,132	8,066	13,295
<b>DAYTIME POPULATION</b>	105,310	217,706	334,025

## DRIVE TIME

	10 MIN	15 MIN
<b>POPULATION</b>	76,873	197,028
<b>HOUSEHOLDS</b>	30,390	74,096
<b>AVERAGE HOUSEHOLD INCOME</b>	\$193,797	\$201,774
<b>MEDIAN HOUSEHOLD INCOME</b>	\$136,275	\$138,905
<b># OF BUSINESSES</b>	4,976	12,222
<b>DAYTIME POPULATION</b>	127,144	292,453

\*2023 estimates



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