



## RETAIL/MEDICAL SPACE

# ROSELAND, NJ

## ROSELAND COMMONS

12-16 Eisenhower Parkway

### SPACE AVAILABLE

2,042 SF                      Endcap facing Eisenhower Parkway

### ASKING RENT

Upon Request

### CAM/TAXES/INSURANCE

RE Taxes: \$4.48	Common Utilities: \$1.05
Insurance: \$0.62	Garbage: Handled by Tenant
CAM: \$2.44	
Total: \$8.59	

### GLA

34,014 SF

### PARKING COUNT

234 spaces

### SIGN LOCATION

All suggested sign location are subject to township approval and Landlord's approval.

### CO-TENANTS

Dunkin', Starr Dance, China Pavilion, AllState, Pilates of New Jersey, Total Hearing Care, Americana Salon, Frank's Pizza, French Cleaners, Complete Martial Arts & Fitness, UPS

### DAYTIME DRIVERS

St. Barnabas Hospital; Professional Law, Accounting, and Medical Offices; Novartis Campus; Verizon (3 million SF of office space within 2 miles)

### MARKET RETAIL:

Nordstrom Rack, TJ-Maxx, Staples, Target, Starbucks, CVS, Costco Wholesale, Shake Shack, DSW, The Container Store, Saks Off Fifth, Michaels, Best Buy, Dick's Sporting Goods, Marshalls, Sierra Trading, HomeGoods, Homesense, Walgreens, TD Bank, Manhattan Bagel, Fedex Office, and Jersey Mike's

### COMMENTS

- Traffic light intersection
- Pylon signage available
- Strong Traffic Count - 22,261 VPD
- Busy conduit between Route 10 & I-280

## CONTACT EXCLUSIVE AGENT

### DEBORAH STONE

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**RIPCO**  
REAL ESTATE

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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.

# MARKET AERIAL

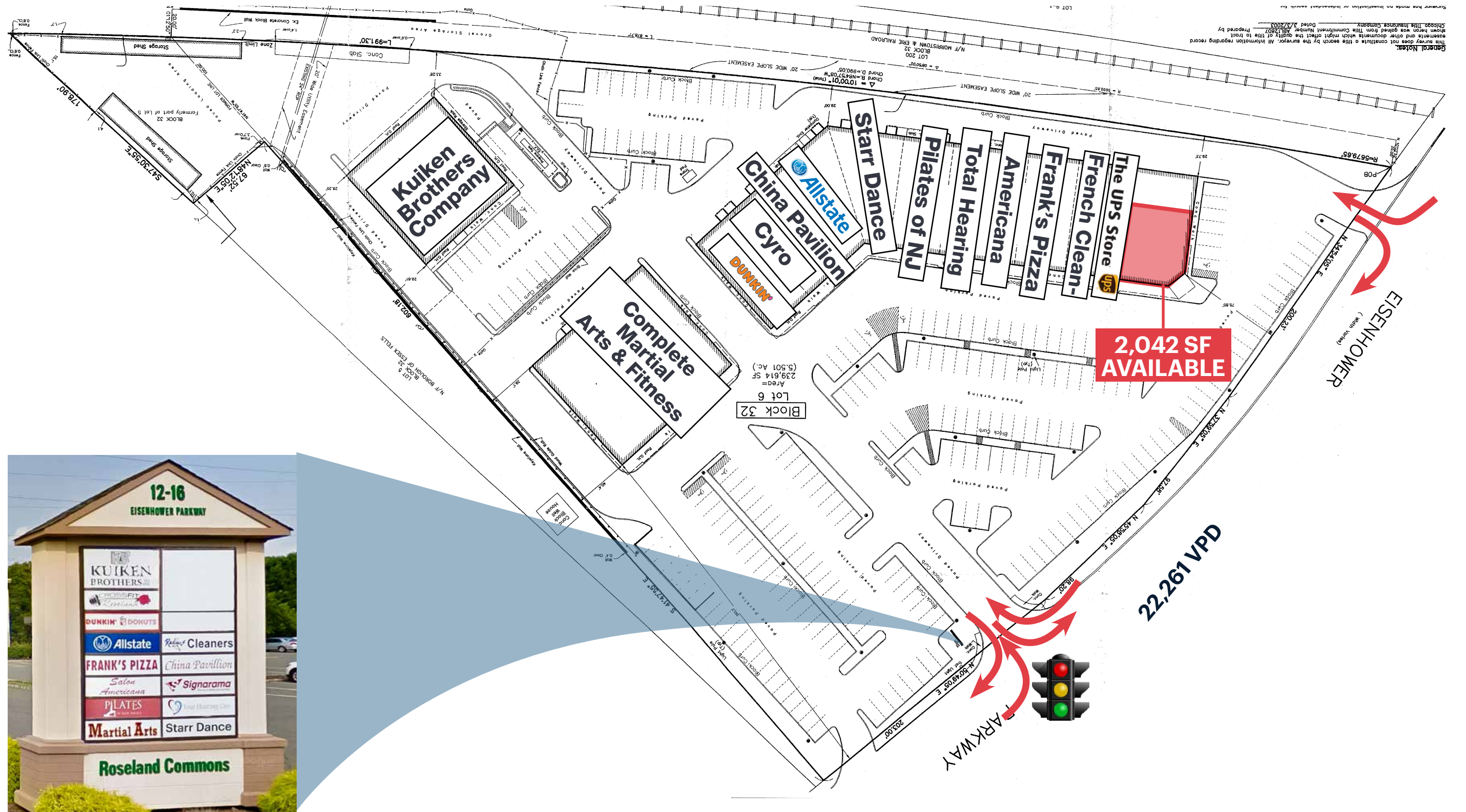


**ROSELAND COMMONS**  
2,042 SF

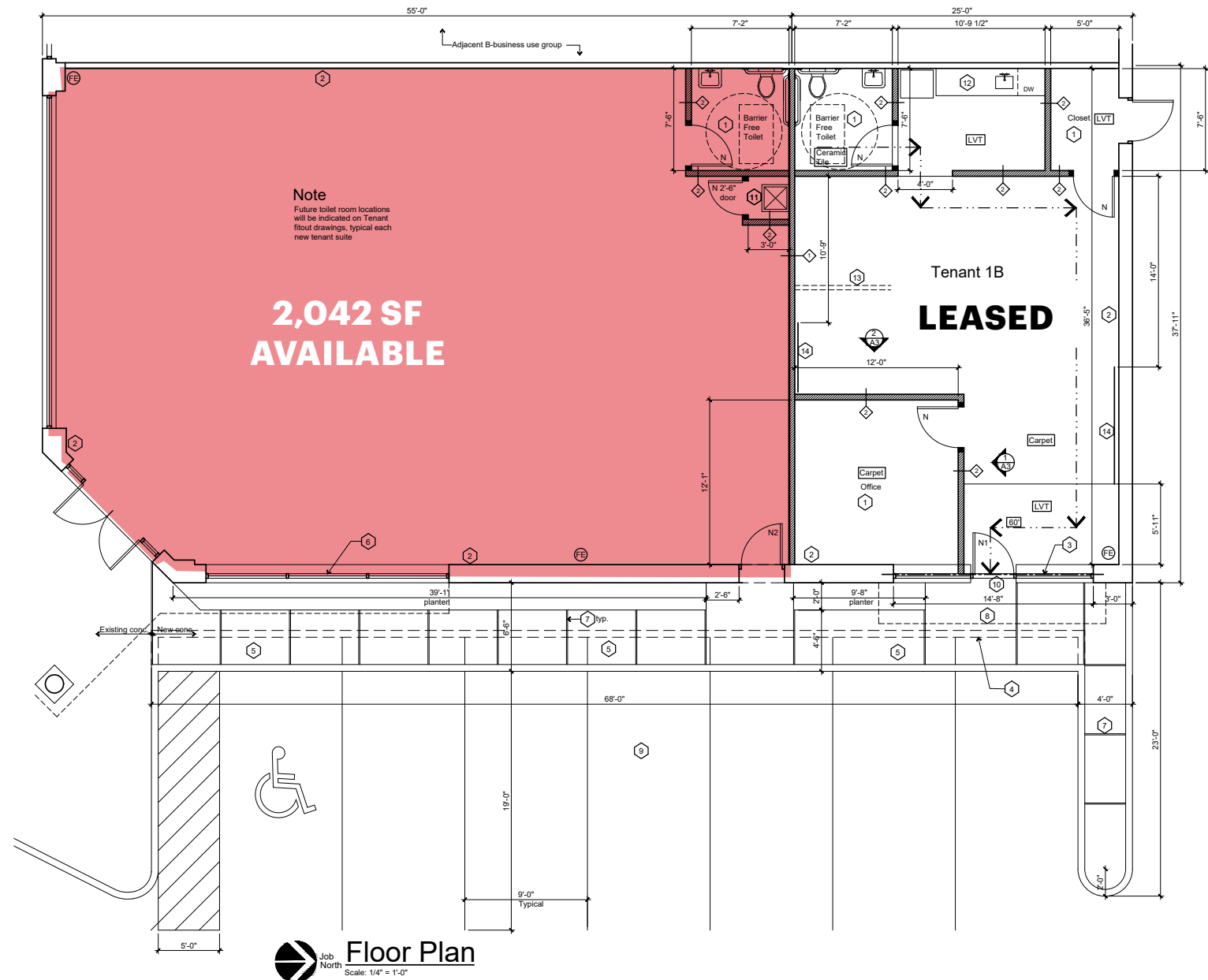
**LOW LEVEL AERIAL**



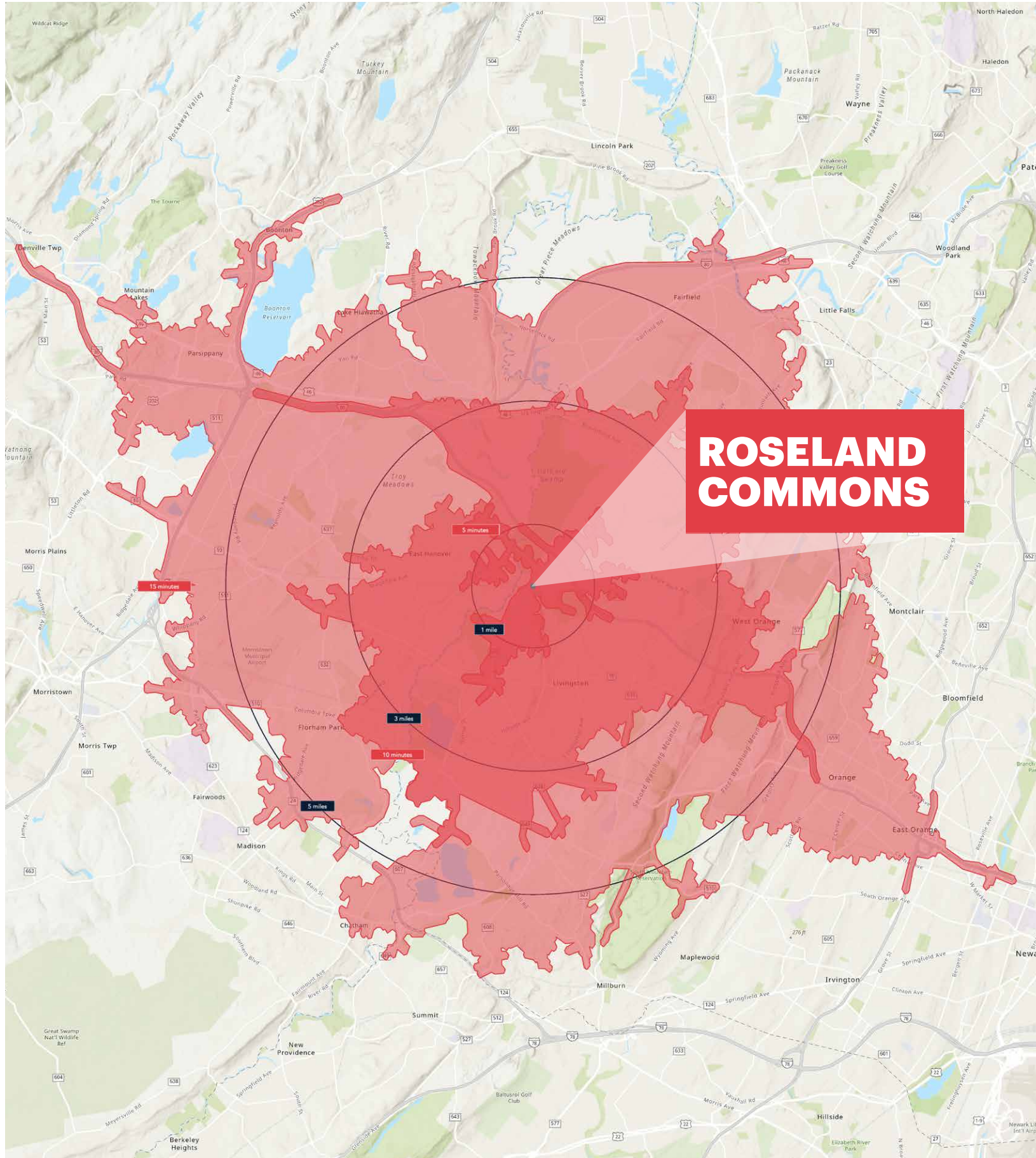
# SITE PLAN



# FLOOR PLAN



# SOLID DENSITY WITH STRONG INCOMES



## TOTAL POPULATION

1 mile	4,841
3 miles	59,431
5 miles	157,378

5 minutes	11,121
10 minutes	88,353
15 minutes	358,852

## DAYTIME POPULATION

1 mile	6,611
3 miles	73,795
5 miles	206,896

5 minutes	18,221
10 minutes	119,105
15 minutes	424,827

## AVERAGE HOUSEHOLD INCOME

1 mile	\$223,071
3 miles	\$222,740
5 miles	\$216,217

5 minutes	\$238,310
10 minutes	\$216,389
15 minutes	\$170,441

## TOTAL HOUSEHOLDS

1 mile	1,888
3 miles	21,806
5 miles	57,771

5 minutes	4,206
10 minutes	32,185
15 minutes	132,349

## TOTAL BUSINESSES

1 mile	333
3 miles	3,165
5 miles	8,712

5 minutes	704
10 minutes	5,531
15 minutes	16,654

## NUMBER OF COLLEGE GRADUATES

1 mile	2,449
3 miles	29,206
5 miles	76,160

5 minutes	5,563
10 minutes	42,018
15 minutes	134,906

\*2024 estimates