RETAIL SPACE FOR SALE OR LEASE

DENVILLE, NJ

125 ROUTE 46

SIZE
2,000 SF (Former Dunkin)

FRONTAGE
50 FT

POSSESSION/TIMING
Q2 2022

ASKING RENT
Upon Request

TAXES/CAM
$21,255 taxes

PARKING
19 spaces

NEIGHBORS
7-Eleven, Walgreens, Starbucks, Chase Bank, Verizon, Moe's Southwest Grill and Santander Bank

COMMENTS
Free-Standing Building

Great highway exposure/visibilitywith 25,827 VPD on Route 46

Close proximity to Route 80

CONTACT EXCLUSIVE AGENTS

MATT GRUNDY
mgrundy@ripconj.com
201.777.2296

RIPCO REAL ESTATE
125 Chubb Ave
Suite 150 S
Lyndhurst, NJ 07071
201.777.2300

Please visit us at ripconj.com for more information

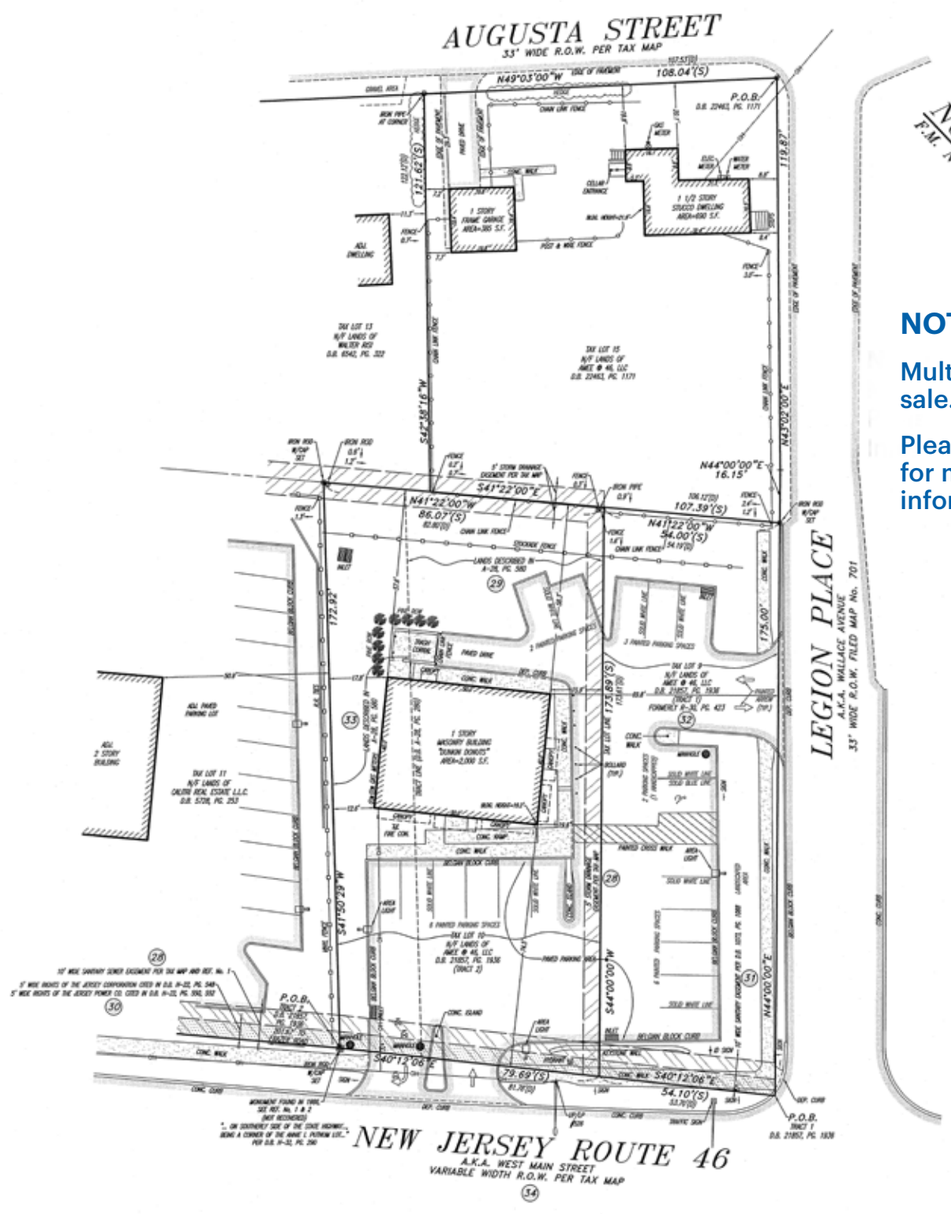
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

MID LEVEL AERIAL

SPACE DETAILS

SITE PLAN

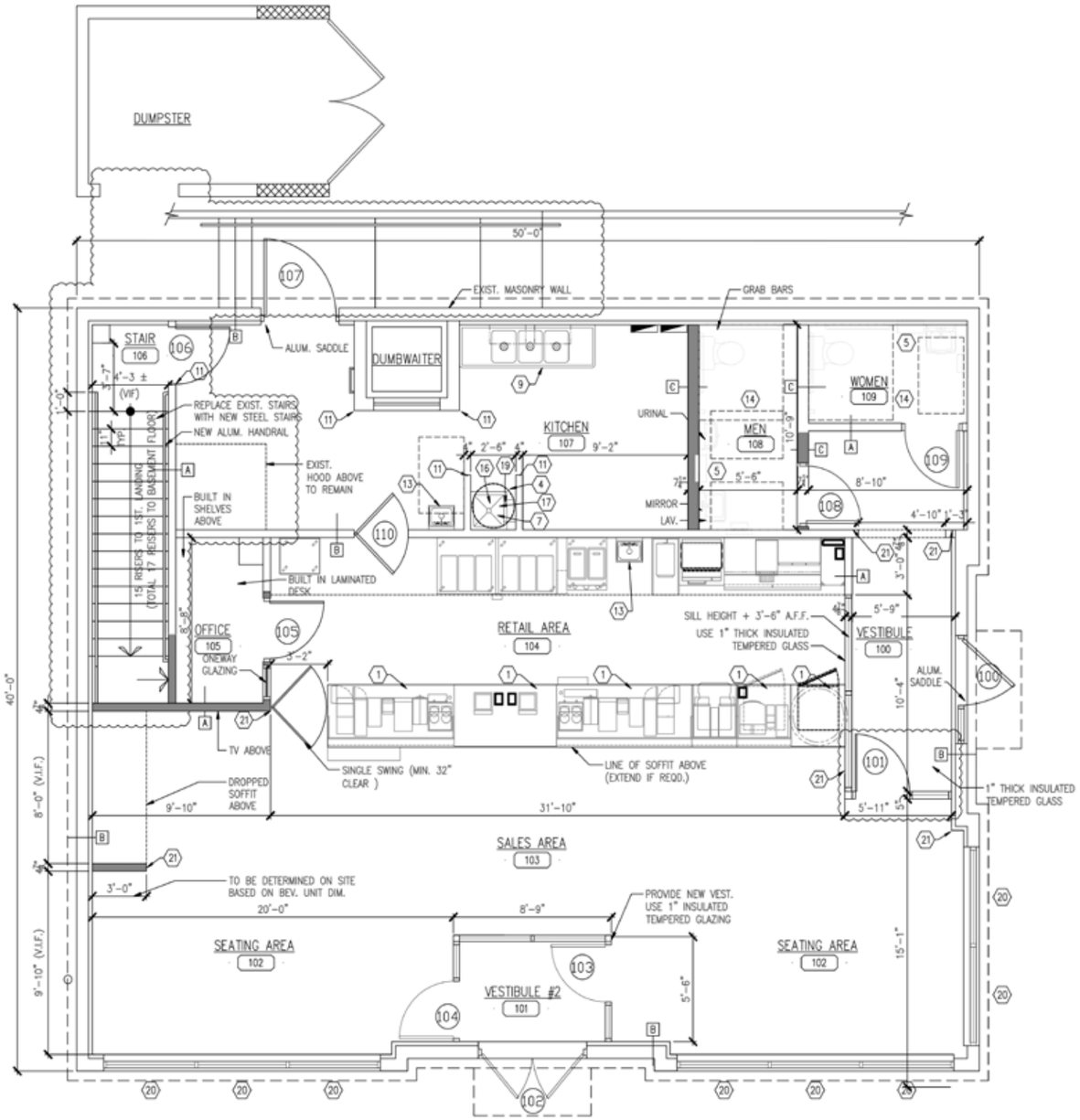


NOTE:

Multi-family lot for sale.

Please inquire for more information.

FLOOR PLAN



ADDITIONAL PHOTOS

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION
6,942

HOUSEHOLDS
2,762

MEDIAN AGE
46.0

COLLEGE GRADUATES (Bachelor's +)
2,870 - 56.1%

TOTAL BUSINESSES
595

TOTAL EMPLOYEES
6,553

DAYTIME POPULATION (w/ 16 yr +)
8,783

3 MILE RADIUS

POPULATION
50,160

HOUSEHOLDS
18,858

MEDIAN AGE
43.5

COLLEGE GRADUATES (Bachelor's +)
21,089 - 58.4%

TOTAL BUSINESSES
2,786

TOTAL EMPLOYEES
39,476

DAYTIME POPULATION (w/ 16 yr +)
56,350

5 MILE RADIUS

POPULATION
141,933

HOUSEHOLDS
53,385

MEDIAN AGE
42.1

COLLEGE GRADUATES (Bachelor's +)
54,297 - 52.8%

TOTAL BUSINESSES
7,086

TOTAL EMPLOYEES
107,602

DAYTIME POPULATION (w/ 16 yr +)
153,850

2021 Estimates

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