1,873 SF &
2,110 SF
Available

RETAIL SPACE

MORRIS CANAL PLAZA

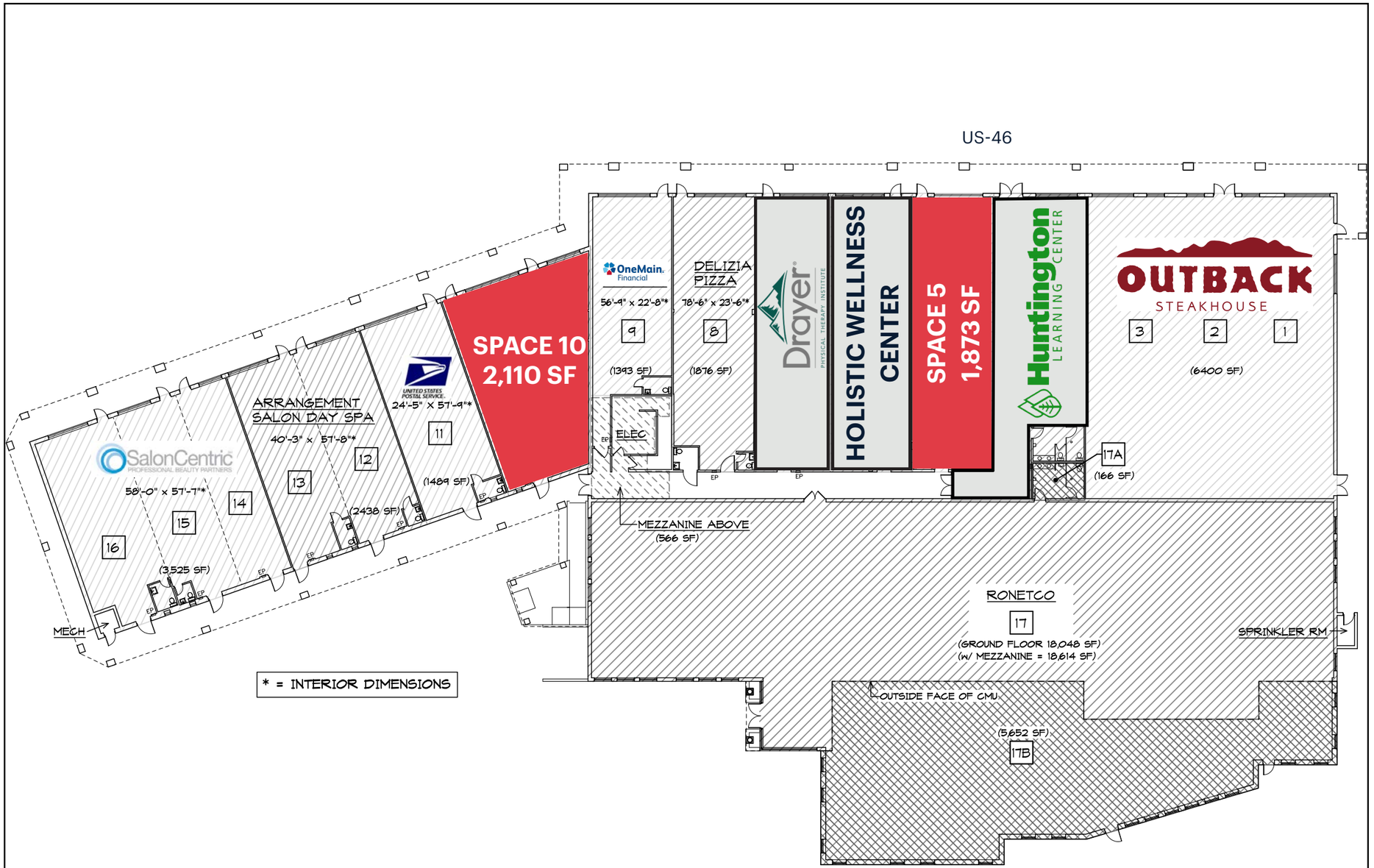
1070 US Highway 46

MORRIS COUNTY
LEDGEWOOD | NEW JERSEY

RIPCO
REAL ESTATE

SPACE DETAILS

SITE PLAN



SIZE

Space 5	1,873 SF
Space 10	2,110 SF

DIMENSIONS

Space 5	78'5" x 22' 11"
Space 10	34'7" X 57'9"

RENT

Upon request

NNN

$7.24 PSF (est.)

TIMING

Immediately

PARKING

235 spaces

CO-TENANTS

Outback Steakhouse, Holistic Wellness Center, Delizia Pizza, One Main Financial, Strong Together Roxbury Crossfit, USPS, Arrangement Salon Day Spa, Salon Centric, Huntington Learning Center, Drayer Physical Therapy Institute

NEIGHBORS

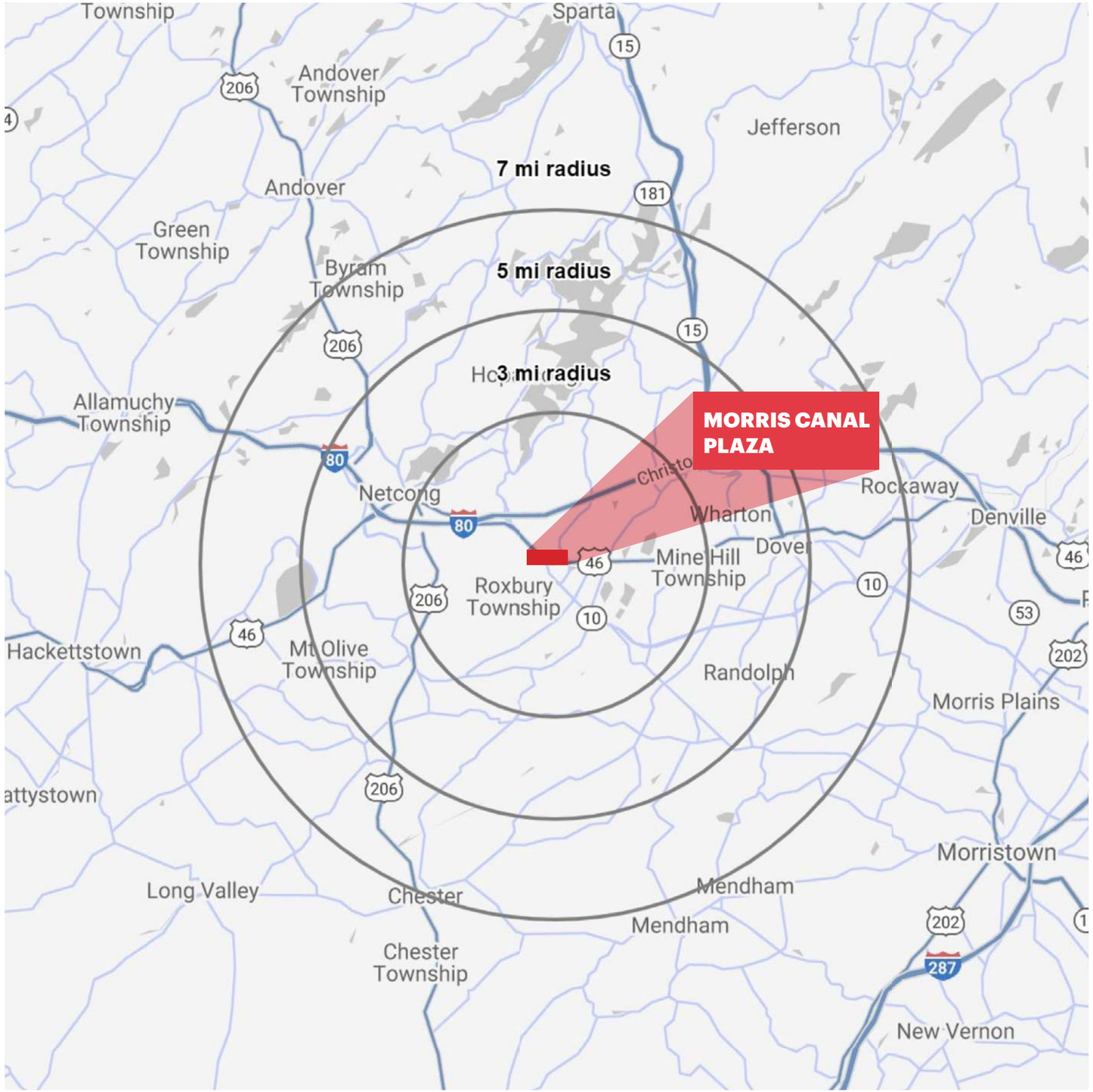
Walgreen's, McDonald's, BJ's Wholesale, KFC, White Castle, AutoZone, TGIFriday's, CVS

LOW LEVEL AERIAL

MID-LEVEL AERIAL

ADDITIONAL PHOTOS

AREA DEMOGRAPHICS



TOTAL POPULATION	
3 miles	35,379
5 miles	110,275
7 miles	174,050

TOTAL HOUSEHOLDS	
3 miles	13,750
5 miles	41,329
7 miles	64,512

DAYTIME POPULATION	
3 miles	32,484
5 miles	94,768
7 miles	152,233

TOTAL BUSINESSES	
3 miles	1,448
5 miles	3,725
7 miles	6,071

AVERAGE HOUSEHOLD INCOME	
3 miles	$149,320
5 miles	$145,671
7 miles	$153,338

NUMBER OF COLLEGE GRADUATES	
3 miles	11,442
5 miles	33,851
7 miles	56,956

*2022 estimates

CONTACT EXCLUSIVE AGENTS

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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.