



FREESTANDING DRIVE-THRU PAD SITE - RETAIL SPACE

WHIPPANY, NJ

352 ROUTE 10 AT TROY HILLS ROAD

On the corner of Route 10

AVAILABLE SPACE

Unit B 1,740 SF Endcap

ACREAGE

0.826 Acres

ASKING RENT

Upon Request

NEIGHBORS

CVS, Starbucks, Kindercare, Jersey Mike's, Ivy Rehab, Duck Donuts, Dunkin', Quick Chek, Valley Bank

ATTRIBUTES

- New construction retail space at traffic light intersection with full turning access
- Consumption liquor license available
- 2,400 employees working at Bayer Healthcare Headquarters and 900 employees at Metlife Corporation across the street
- 4,800 employees at Novartis Pharmaceuticals Corporate Headquarters only 2.4 miles away
- 2,000 employees at Barclay's Investment Banking Office 3 miles away

Developed by:



CONTACT EXCLUSIVE AGENTS

MATT GRUNDY

Managing Director
mgrundy@ripconj.com
201.777.2296

CURTIS NASSAU

Executive Vice President
cnassau@ripconj.com
201.777.2302

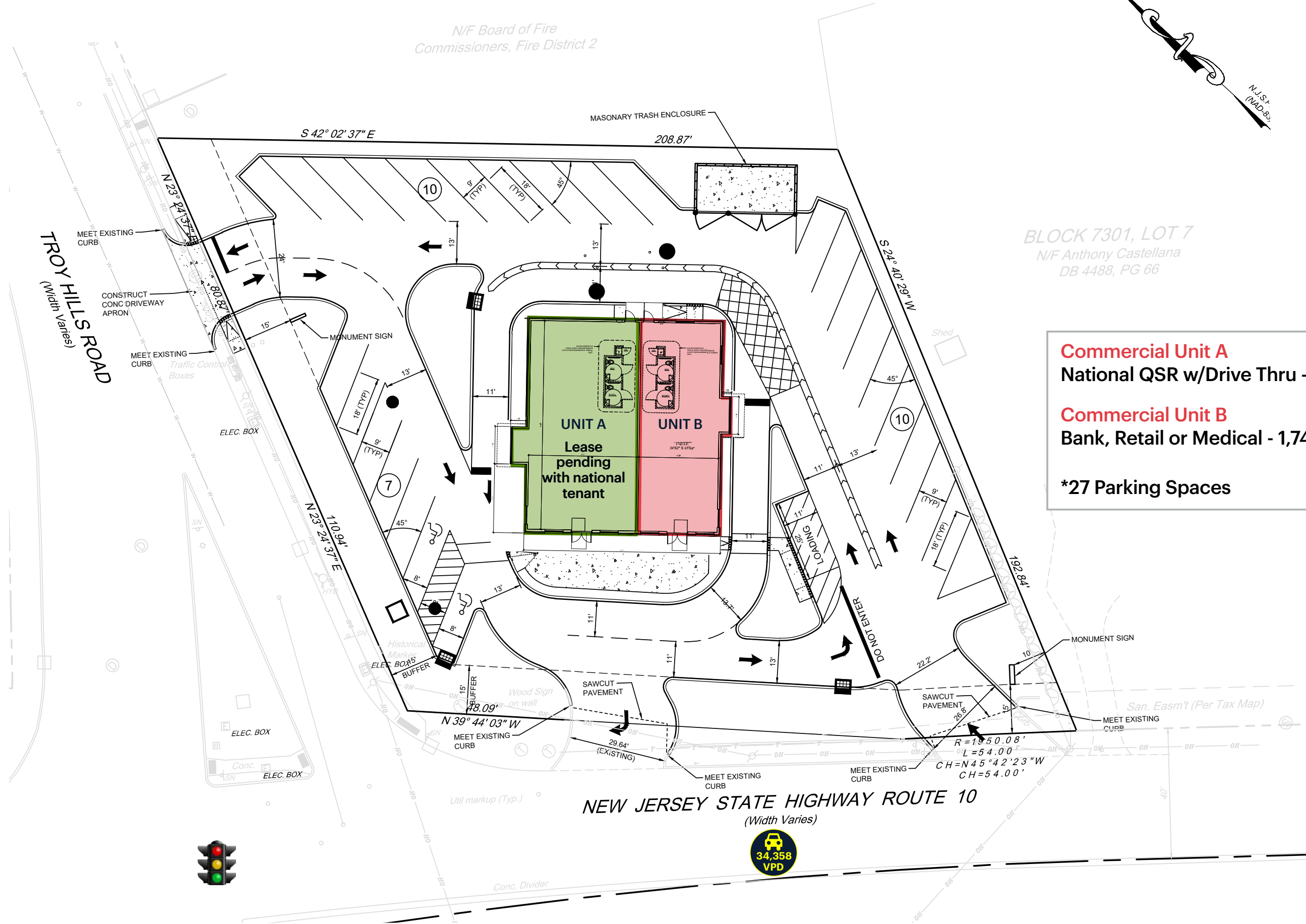
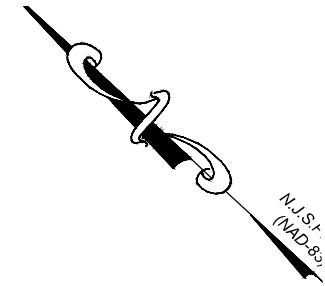


611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

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.

SITE PLAN CONCEPT



N/F Board of Fire
Commissioners, Fire District 2

BLOCK 7301, LOT 7
N/F Anthony Castellana
DB 4488, PG 66

Commercial Unit A
National QSR w/Drive Thru - 2,325 SF

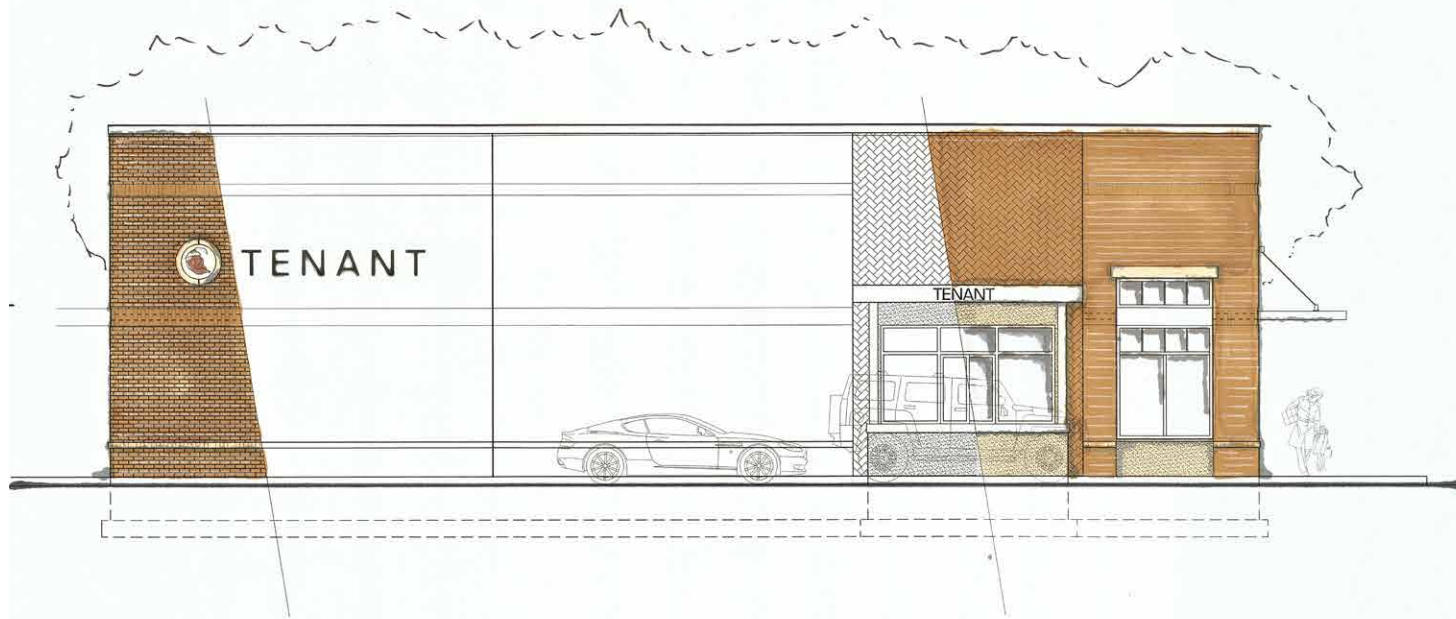
Commercial Unit B
Bank, Retail or Medical - 1,740 SF

***27 Parking Spaces**

NEW JERSEY STATE HIGHWAY ROUTE 10
(Width Varies)



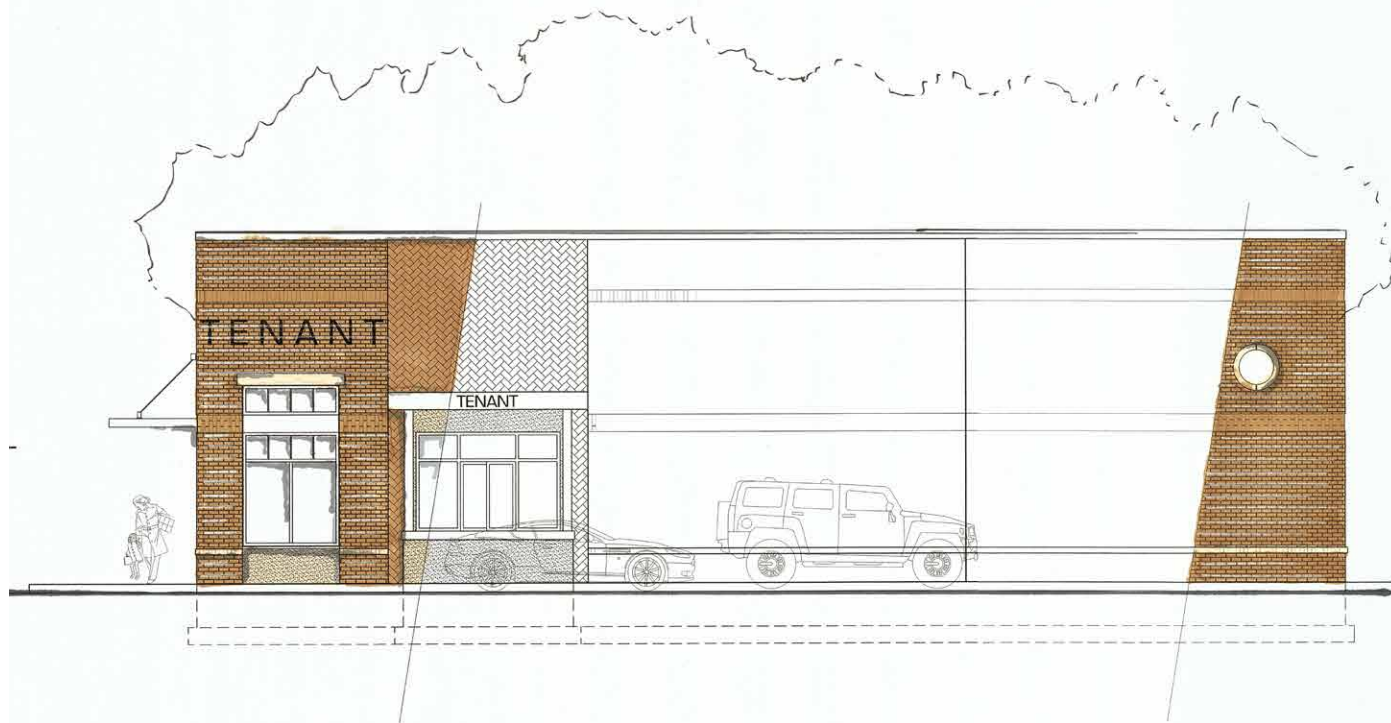
ELEVATIONS



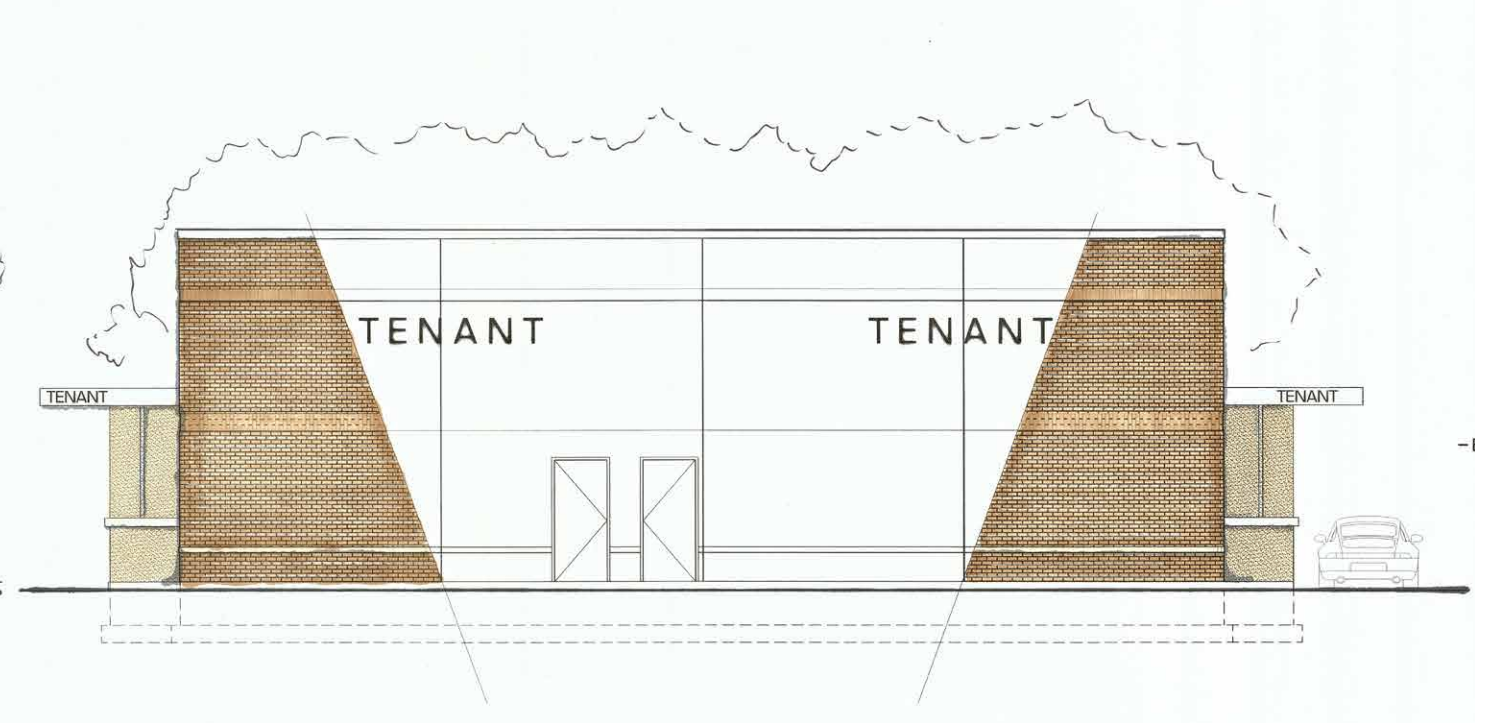
2 LEFT ELEVATION
Scale: 3/16" = 1'-0"



1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



4 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



3 REAR ELEVATION
Scale: 3/16" = 1'-0"

DEMOGRAPHICS



1 MILE RADIUS

POPULATION

3,928

HOUSEHOLDS

1,490

MEDIAN AGE

48.4

COLLEGE GRADUATES (Bachelor's +)

1,846 - 62%

TOTAL BUSINESSES

421

TOTAL EMPLOYEES

6,691

TOTAL DAYTIME POPULATION

8,469

AVERAGE HOUSEHOLD INCOME

\$186,422

3 MILE RADIUS

POPULATION

45,303

HOUSEHOLDS

16,014

MEDIAN AGE

46.4

COLLEGE GRADUATES (Bachelor's +)

21,788 - 67%

TOTAL BUSINESSES

3,279

TOTAL EMPLOYEES

49,351

TOTAL DAYTIME POPULATION

71,544

AVERAGE HOUSEHOLD INCOME

\$233,329

5 MILE RADIUS

POPULATION

153,100

HOUSEHOLDS

55,304

MEDIAN AGE

43.7

COLLEGE GRADUATES (Bachelor's +)

74,265 - 70%

TOTAL BUSINESSES

8,403

TOTAL EMPLOYEES

154,753

TOTAL DAYTIME POPULATION

228,142

AVERAGE HOUSEHOLD INCOME

\$226,761

7 MILE RADIUS

POPULATION

378,161

HOUSEHOLDS

140,272

MEDIAN AGE

42.8

COLLEGE GRADUATES (Bachelor's +)

175,957 - 67%

TOTAL BUSINESSES

19,926

TOTAL EMPLOYEES

304,681

TOTAL DAYTIME POPULATION

485,312

AVERAGE HOUSEHOLD INCOME

\$211,742

*2023 estimates