

**MEDICAL/RETAIL SPACE FOR LEASE**

# 196 ROUTE 46 W

**PARSIPPANY**  
NEW JERSEY

**8,500 SF**  
Former Supermarket  
Available



**RIPCO**  
REAL ESTATE

# SPACE DETAILS



### SIZE

Ground Floor 8,500 SF (divisible)

### FRONTAGE

Route 46 180 FT

### STATUS OF PREMISES

Newly Renovated

### RENT

Upon Request

### NEIGHBORS

Paul Miller Audi, Bentley, Porsche, Land Rover, Ricciardi Brothers Home Design Center, Home Depot, ShopRite, Crunch, Harbor Freight, Target, Marshalls & HomeGoods coming soon

### COMMENTS

Newly renovated both interior & exterior

Accessible from Route 46 and Old Bloomfield Ave; front and rear access points

Highway traffic and visibility

Excellent signage includes large pylon signs

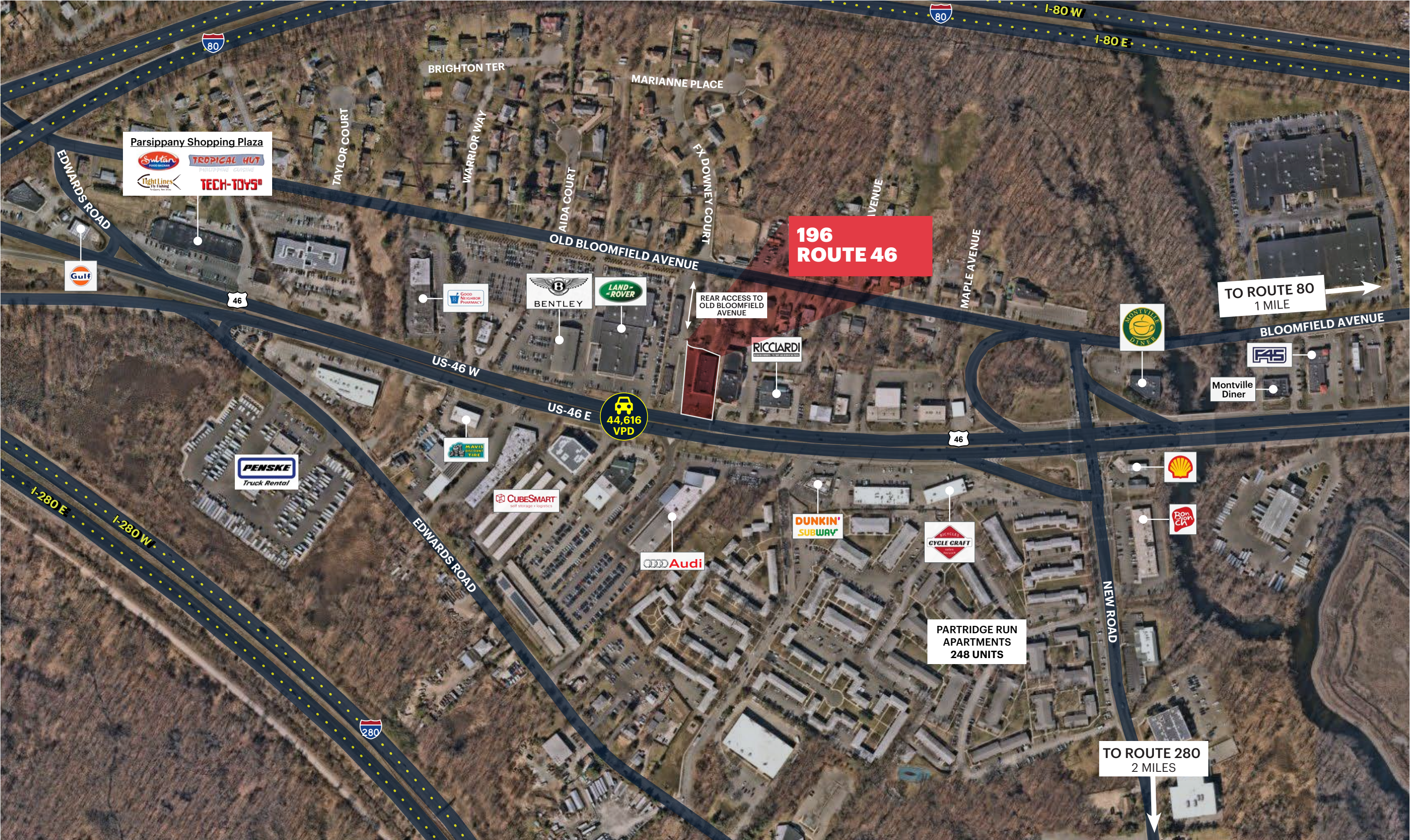
Permitted uses include recreation, medical, physical therapy, home improvements/design

Approximately, 70 car parking

Zoning: B-2 Highway Development

Immediate access to Route 287, Route 280, and Route 80

**LOW-LEVEL AERIAL**



# MARKET AERIAL



# DEMOGRAPHICS



### 1 MILE RADIUS

**POPULATION**  
3,100

**HOUSEHOLDS**  
1,338

**MEDIAN AGE**  
37.9

**COLLEGE GRADUATES (Bachelor's +)**  
1,380 - 60.0%

**TOTAL BUSINESSES**  
418

**TOTAL EMPLOYEES**  
3,529

**AVERAGE HOUSEHOLD INCOME**  
\$128,349

### 3 MILE RADIUS

**POPULATION**  
47,464

**HOUSEHOLDS**  
17,704

**MEDIAN AGE**  
42.5

**COLLEGE GRADUATES (Bachelor's +)**  
20,458 - 59.0%

**TOTAL BUSINESSES**  
2,857

**TOTAL EMPLOYEES**  
32,139

**AVERAGE HOUSEHOLD INCOME**  
\$163,395

### 5 MILE RADIUS

**POPULATION**  
146,576

**HOUSEHOLDS**  
54,298

**MEDIAN AGE**  
44.7

**COLLEGE GRADUATES (Bachelor's +)**  
65,156 - 61.0%

**TOTAL BUSINESSES**  
9,345

**TOTAL EMPLOYEES**  
122,629

**AVERAGE HOUSEHOLD INCOME**  
\$186,145

\*2022 estimates

## CONTACT EXCLUSIVE AGENTS

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**Please visit us at [ripconj.com](http://ripconj.com) for more information**

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