

RETAIL/MEDICAL SPACE

HOPATCONG PLAZA

WALGREEN'S ANCHORED CENTER

47 HOPATCHUNG ROAD
HOPATCONG | NEW JERSEY

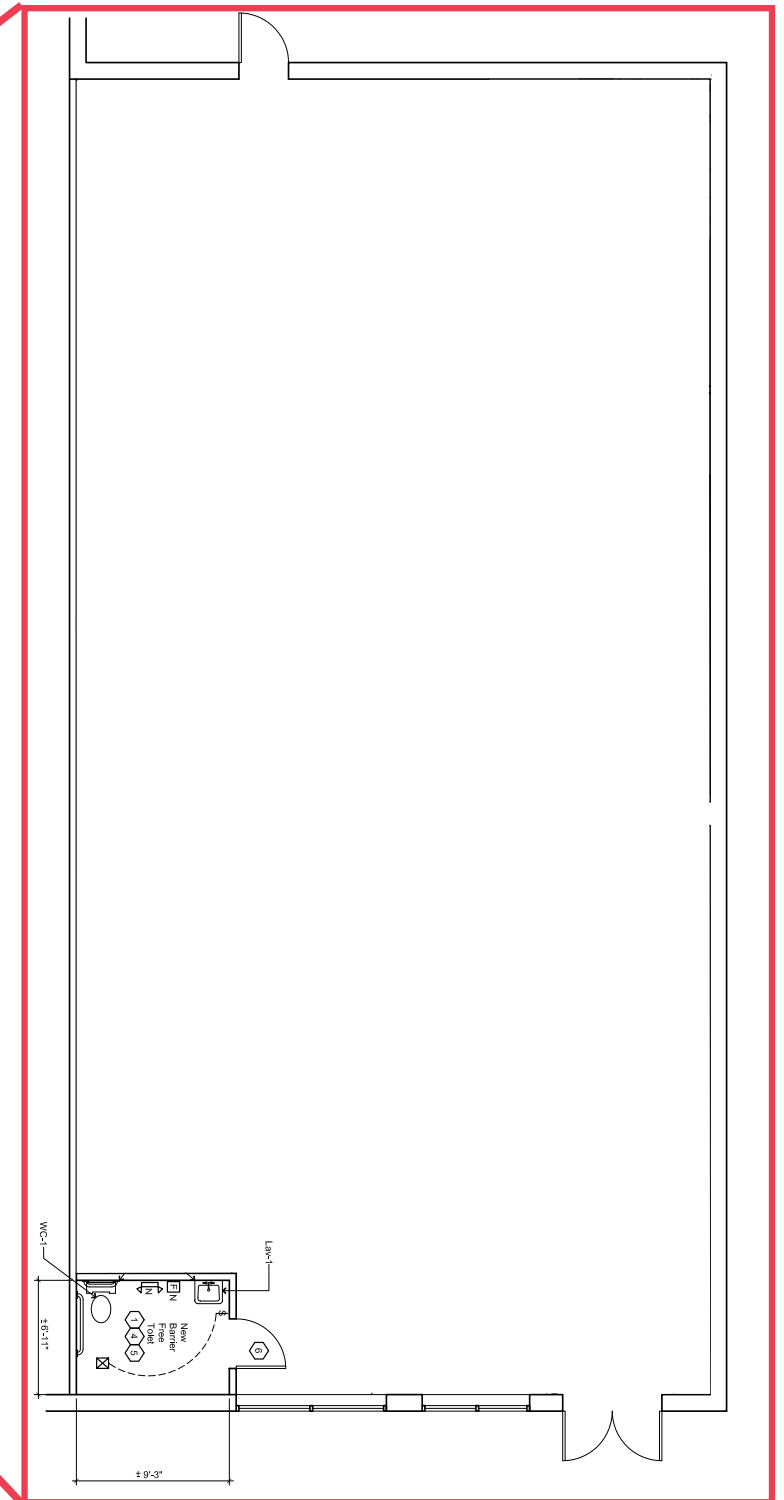
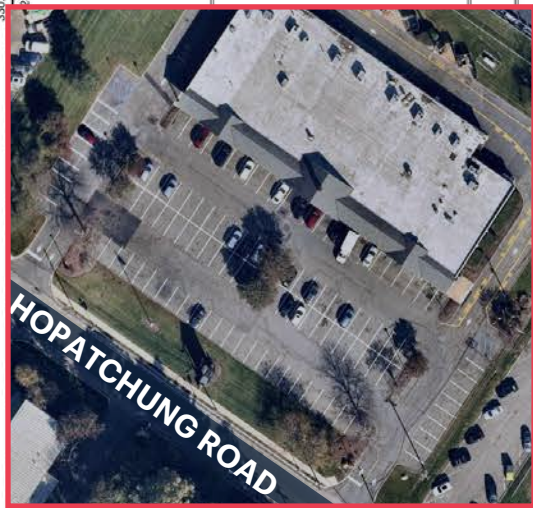
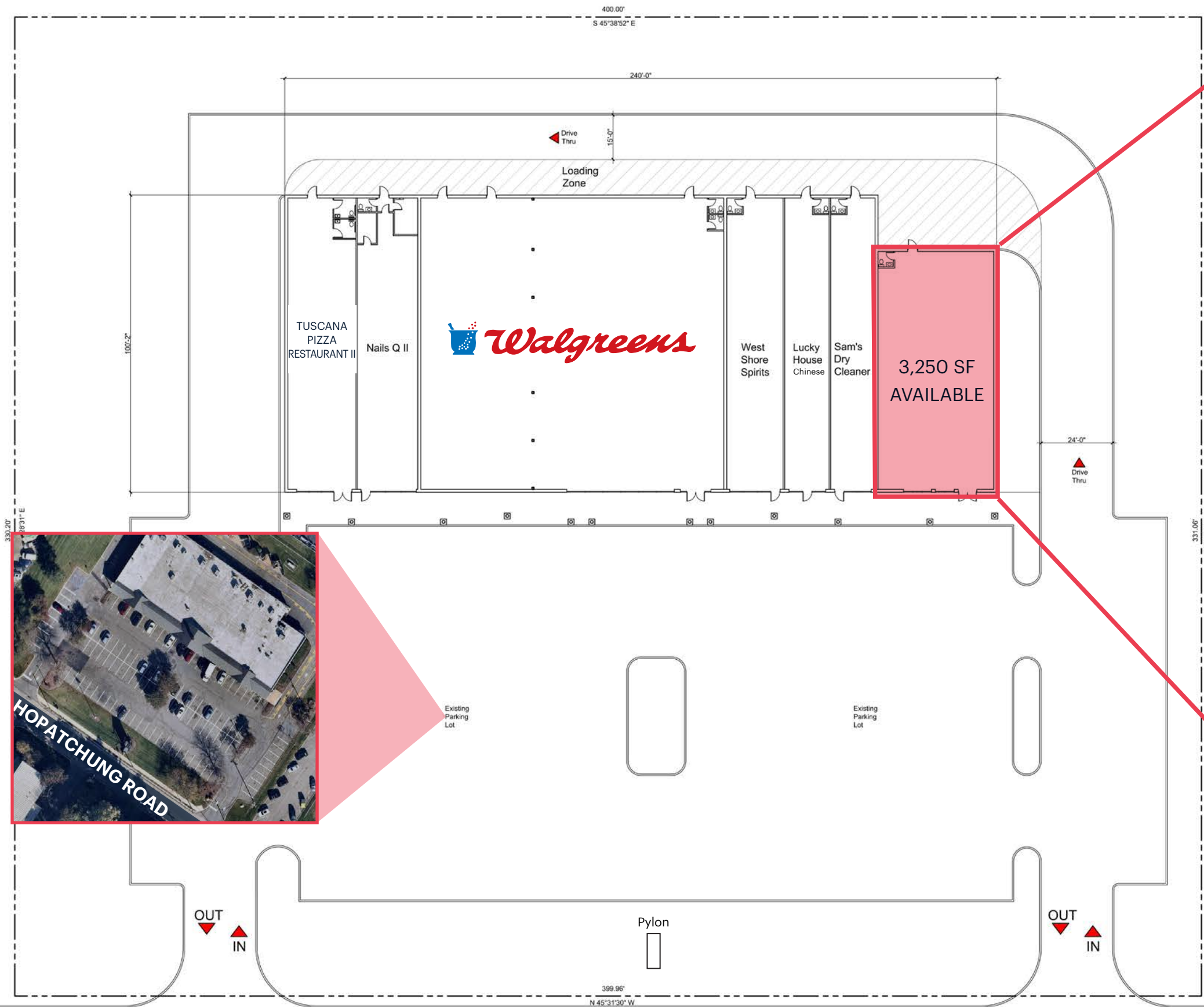
 **Walgreens**
Anchored

3,250 SF
End-Cap Location



RIPCO
REAL ESTATE

SITE PLAN and FLOOR PLAN



Hopatchung Rd

SPACE/PYLON SIGNAGE DETAILS



Available

3,250 SF End-Cap

GLA

22,025 SF

PARKING

114 cars

Just over 5 cars per thousand square feet

RENT

Upon Request

NNN

\$10.68 PSF (estimated)

(Trash by tenant and water/sewer separately metered)

CO-TENANTS & NEIGHBORING TENANTS

Walgreens, West Shore Spirits, Viva Nail & Spa II, Tuscana Pizza Restaurant II, Lucky House Chinese, Hopatcong Community Center, Dunkin', 3-in-1 Deli & Grocery, Signature Style Lounge, Gans Media, Sam's Dry Cleaners, US Post Office

ATTRIBUTES

- Walgreens anchored center
- 2 blocks from municipal complex
- Adjacent to town roller hockey rink, skate park, little league field, community garden, and Fire Department
- Across the street from US Post Office
- Less than a mile from Hopatcong High School and Hopatcong Lake
- Pylon signage available

LOW-LEVEL AERIAL



MARKET AERIAL



DEMOGRAPHICS



3 MILE RADIUS

POPULATION

34,107

HOUSEHOLDS

13,798

MEDIAN AGE

43.8

COLLEGE GRADUATES (Bachelor's +)

9,083 - 36%

TOTAL BUSINESSES

790

TOTAL EMPLOYEES

9,150

DAYTIME POPULATION (w/ 16 yr +)

25,334

AVERAGE HOUSEHOLD INCOME

\$127,636

5 MILE RADIUS

POPULATION

69,874

HOUSEHOLDS

27,736

MEDIAN AGE

43.0

COLLEGE GRADUATES (Bachelor's +)

20,579 - 41%

TOTAL BUSINESSES

2,478

TOTAL EMPLOYEES

25,076

DAYTIME POPULATION (w/ 16 yr +)

57,979

AVERAGE HOUSEHOLD INCOME

\$136,918

7 MILE RADIUS

POPULATION

144,512

HOUSEHOLDS

55,156

MEDIAN AGE

42.1

COLLEGE GRADUATES (Bachelor's +)

44,226 - 43%

TOTAL BUSINESSES

5,013

TOTAL EMPLOYEES

55,468

DAYTIME POPULATION (w/ 16 yr +)

123,779

AVERAGE HOUSEHOLD INCOME

\$140,161

*2022 estimates

CONTACT EXCLUSIVE AGENT

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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.