

**RETAIL & MEDICAL SPACE**

# MARK'S CORNER EAST

2A West Hanover Avenue at Sussex Turnpike

**MORRIS COUNTY**

RANDOLPH | NEW JERSEY

**1,200sf -  
8,400sf**

**NEW CONSTRUCTION | DELIVERY SUMMER 2024**



ARTIST'S RENDERING

**RIPCO**  
REAL ESTATE



# SPACE DETAILS

8,400 SF (divisible)



**SIZE**  
Space available up to 8,400 SF (divisible)

**RENT**  
Upon request

**NNN**  
\$9.50/SF est.

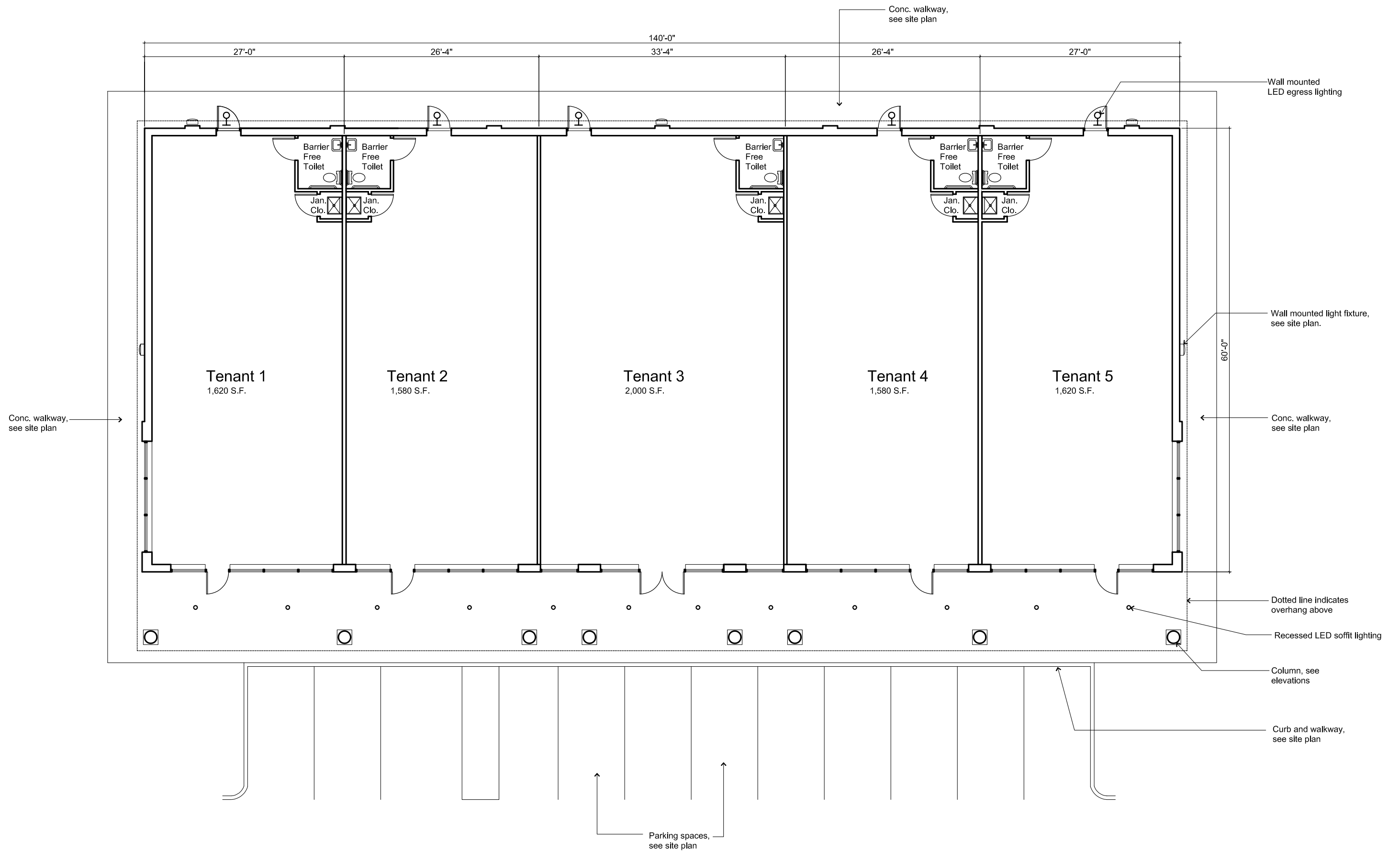
**TIMING**  
Delivery Summer 2024

**PARKING**  
Ample parking

**NEIGHBORS**  
ACME Supermarket, Provident Bank, Rosie's Trattoria, Kensington Square by Pulte Homes, Burrini's Olde World Market

- COMMENTS**
- 4-way Traffic Light Intersection
  - Sussex Turnpike – 18,668 AADT
  - West Hanover Avenue – 8,504 AADT
  - Located in the Center of Town

# FLOOR PLAN



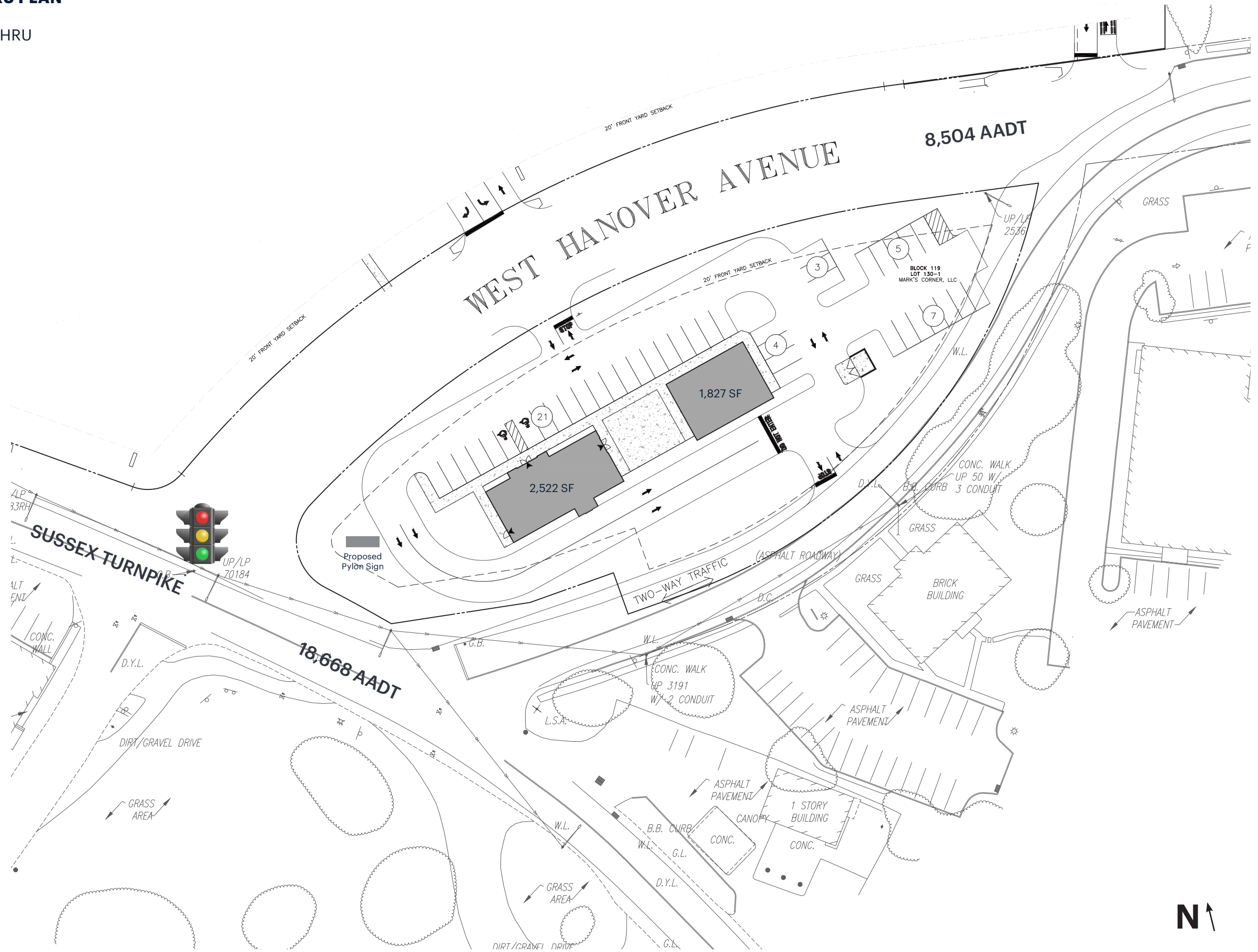


# SPACE DETAILS

## CONCEPT 2- DRIVE THRU PLAN

2,522 SF WITH A DRIVE THRU

1,827 SF



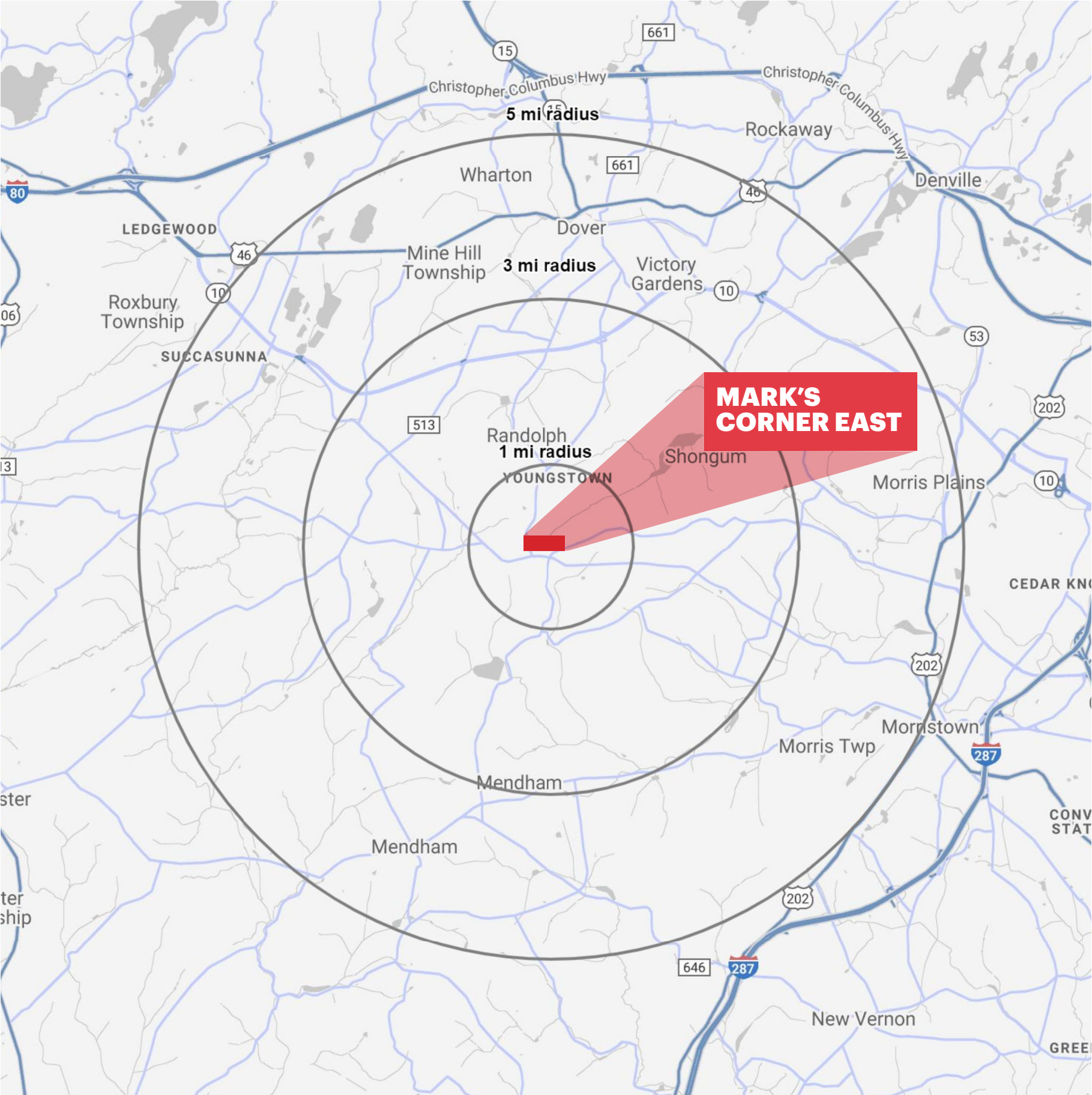


**LOW LEVEL AERIAL**





**DEMOGRAPHICS**



**1 MILE RADIUS**

<b>POPULATION</b>	3,654	<b>TOTAL DAYTIME POPULATION</b>	2,637
<b>HOUSEHOLDS</b>	1,358	<b>TOTAL BUSINESSES</b>	116
<b>MEDIAN AGE</b>	42.8	<b>TOTAL EMPLOYEES</b>	890
<b>COLLEGE GRADUATES (Bachelor's +)</b>	75%	<b>MEDIAN HOUSEHOLD INCOME</b>	\$200,001

**3 MILE RADIUS**

<b>POPULATION</b>	30,487	<b>TOTAL DAYTIME POPULATION</b>	26,083
<b>HOUSEHOLDS</b>	10,542	<b>TOTAL BUSINESSES</b>	817
<b>MEDIAN AGE</b>	44.3	<b>TOTAL EMPLOYEES</b>	10,752
<b>COLLEGE GRADUATES (Bachelor's +)</b>	71%	<b>MEDIAN HOUSEHOLD INCOME</b>	\$182,852

**5 MILE RADIUS**

<b>POPULATION</b>	116,090	<b>TOTAL DAYTIME POPULATION</b>	99,127
<b>HOUSEHOLDS</b>	40,984	<b>TOTAL BUSINESSES</b>	3,931
<b>MEDIAN AGE</b>	42.2	<b>TOTAL EMPLOYEES</b>	43,075
<b>COLLEGE GRADUATES (Bachelor's +)</b>	54%	<b>MEDIAN HOUSEHOLD INCOME</b>	\$124,045

\*2023 estimates



## **CONTACT EXCLUSIVE AGENT**

**DEBORAH STONE**  
dstone@ripconj.com  
201.914.4406

**RIPCO**  
REAL ESTATE

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

**Please visit us at [ripconj.com](http://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.