

**RETAIL SPACE**

# FLORHAM VILLAGE SHOPPING CENTER

187 COLUMBIA TURNPIKE  
FLORHAM PARK | NEW JERSEY

**Prime Retail Spaces**  
Available in the Center





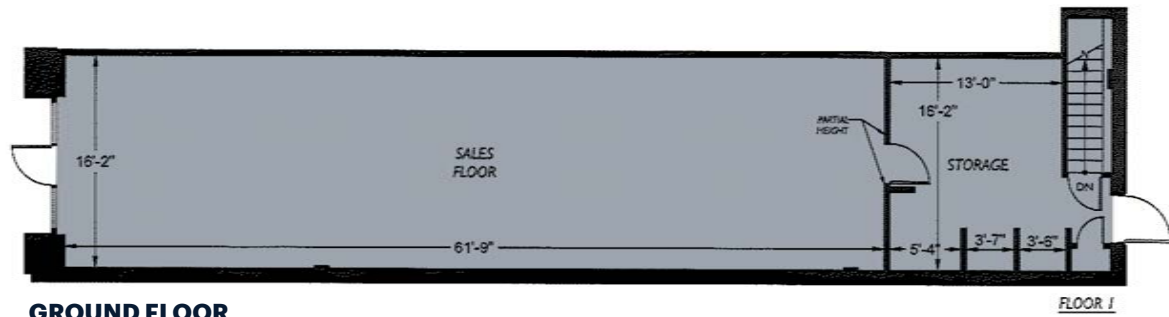


# SPACE DETAILS

## SPACE 3: PET VALU | 3,154 SF

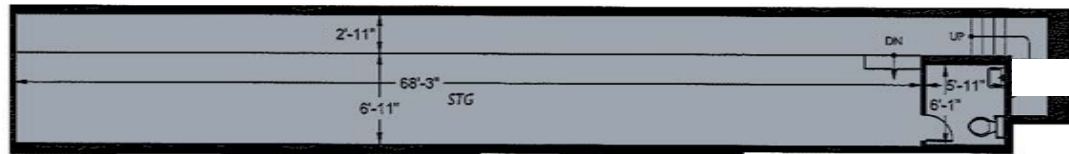


## SPACE 5: LUCY'S GIFT | 1,490 SF



GROUND FLOOR

FLOOR 1



BASEMENT

FLOOR BASEMENT

### SIZE

Space 2	2,077 SF
Space 3	3,154 SF
Space 5	1,490 SF
Space 6	3,600 SF

*\*Available Spring 2025*

Lower Level	5,500 SF
Lower Level	8,300 SF
Total	24,121 SF

### GLA

56,600 SF

### CO-TENANTS

CVS, Panera Bread, USPS

### POSSESSION

Immediately

### RENT

Upon Request

### NEIGHBORS

Trader Joe's, Kings Supermarket, Starbucks, and Pastosas

### COMMENTS

Prime location at lighted intersection with high visibility and heavy daytime traffic

High end demographics

Renovated center with ample parking

350 parking spaces

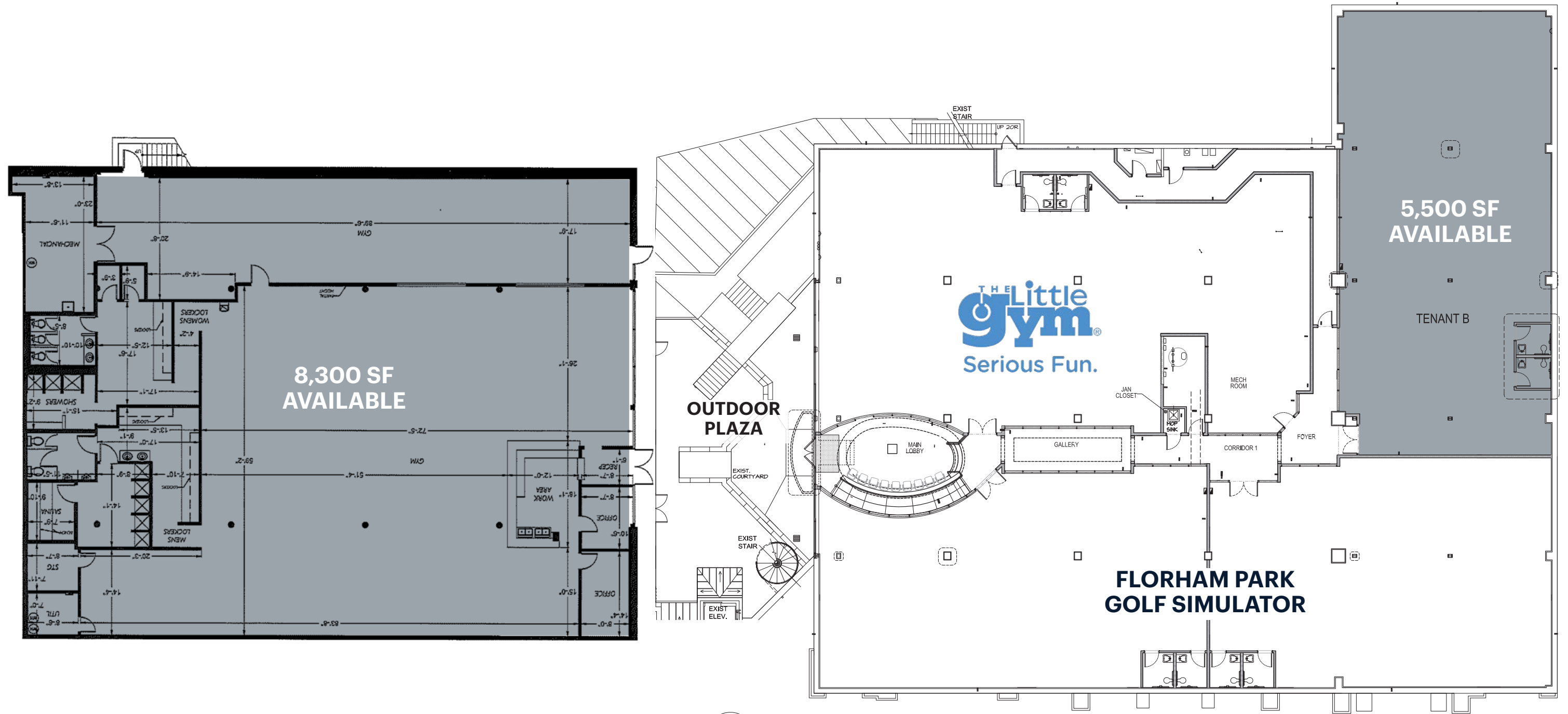
Zoned Retail/Commerical

Property sits in the heart of Florham Park Business Center

Minutes from Route 24, 287, 10, 80 and 280

# FLOOR PLAN- LOWER LEVEL

## 8,300 SF OR 5,500 SF AVAILABLE



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

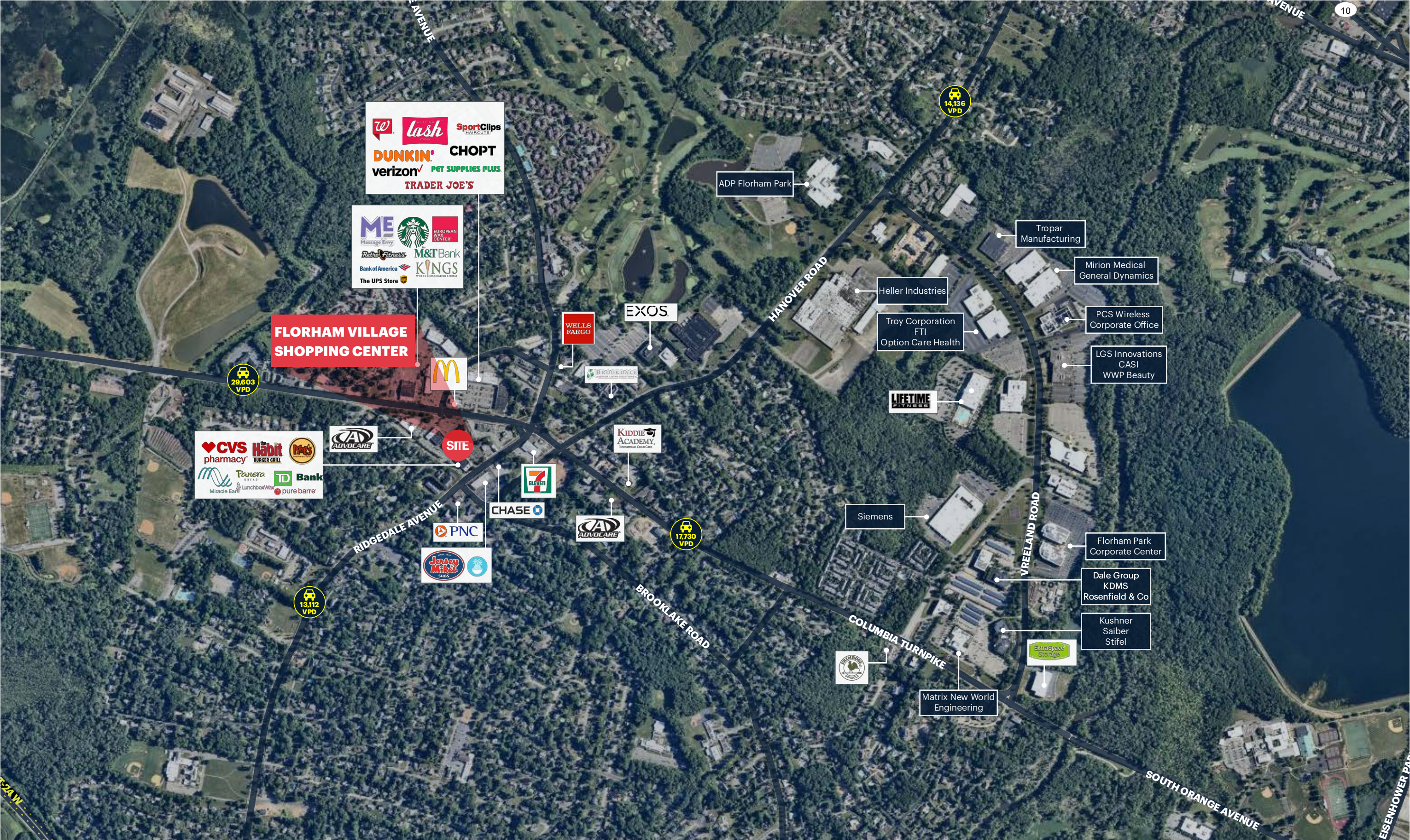


**AREA NEIGHBORS/ADDITIONAL PHOTOS**





MARKET AERIAL





**LOW LEVEL AERIAL**





# DEMOGRAPHICS



### 1 MILE RADIUS

<b>POPULATION</b>	5,568	<b>TOTAL BUSINESSES</b>	505
<b>HOUSEHOLDS</b>	2,222	<b>TOTAL EMPLOYEES</b>	8,772
<b>MEDIAN AGE</b>	47.2	<b>AVERAGE HOUSEHOLD INCOME</b>	\$213,387
<b>COLLEGE GRADUATES (Bachelor's +)</b>	2,905 - 70.5%		

### 3 MILE RADIUS

<b>POPULATION</b>	51,424	<b>TOTAL BUSINESSES</b>	3,121
<b>HOUSEHOLDS</b>	18,352	<b>TOTAL EMPLOYEES</b>	59,682
<b>MEDIAN AGE</b>	42.5	<b>AVERAGE HOUSEHOLD INCOME</b>	\$223,917
<b>COLLEGE GRADUATES (Bachelor's +)</b>	23,515 - 68.0%		

### 5 MILE RADIUS

<b>POPULATION</b>	154,152	<b>TOTAL BUSINESSES</b>	8,887
<b>HOUSEHOLDS</b>	56,572	<b>TOTAL EMPLOYEES</b>	162,015
<b>MEDIAN AGE</b>	43.0	<b>AVERAGE HOUSEHOLD INCOME</b>	\$233,914
<b>COLLEGE GRADUATES (Bachelor's +)</b>	74,121 - 69.4%		

\*2023 estimates



## **CONTACT EXCLUSIVE AGENT**

**FLORIAN SUSERMAN**

fsuserman@ripconj.com

201.777.2301

**RIPCO**  
REAL ESTATE

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

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