

CATERING FACILITY/RESTAURANT/RETAIL/FITNESS/MEDICAL AVAILABLE FOR LEASE

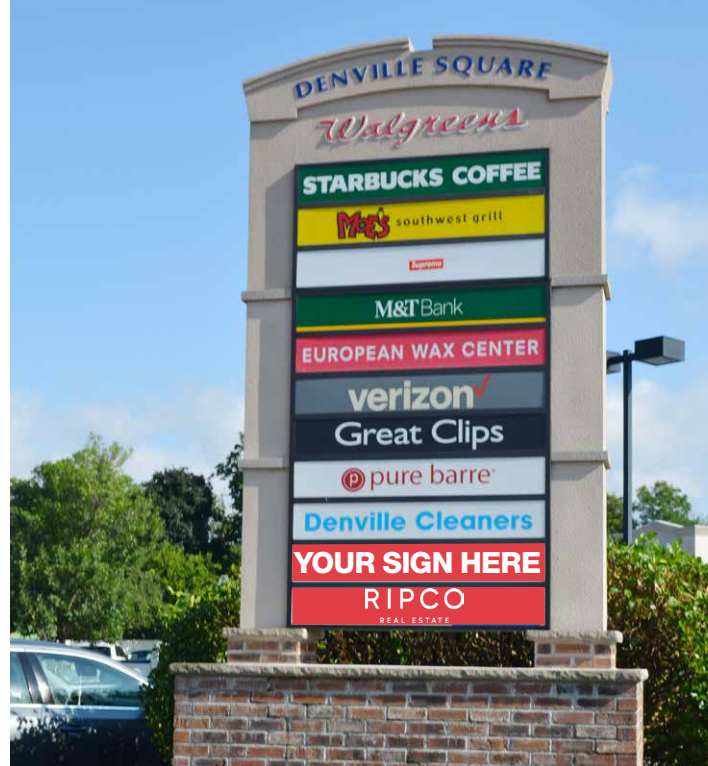
DENVILLE, NJ

DENVILLE SQUARE (STARBUCKS & WALGREENS CENTER)

13 CHURCH STREET

±1,837 SF

Catering Facility/Restaurant
Site Available



SIZE

±1,837 SF Available 5/1/25

ASKING RENT

Upon Request

NNN

\$11.33 psf estimated

UTILITIES

- Gas Line - 1 inch
- No Grease Trap - but has a

Grease Container NJ Bio size 8

- Water - 1½ inch size in the line
- Hot Water Heater - Bradford White 75 Gallons
- Electric - 225 amps, 120/240 - Siemens
- HVAC - 5 Tons and age is 2017

CO-TENANTS

Walgreens, Starbucks, Pure Barre, Doxwell IV Therapy Lounge & MediSpa, Verizon Wireless, Moe's Southwest Grill, Denville Cleaners, European Wax Center, M&T Bank, Diamond Braces, Great Clips

NEIGHBORS

Church Street Bagels, Denville Dairy, Playa Bowls, Mara's Cafe, Chase Bank, Santander Bank

PYLON SIGNAGE

Available

PROPERTY ATTRIBUTES

- Located in the heart of Downtown Denville with dedicated free surface parking
- Anchored by Walgreens and Starbucks
- Located at 4-way traffic light intersection
- Only place in Downtown Denville with pylon signage
- Situated within ¼ mile of Route 46 and Route 80
- Within range to capture an office population from several major employers including Avis, Honeywell, Quest Diagnostics, Picatinny Arsenal and Morristown Medical Center

CONTACT EXCLUSIVE AGENT

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RIPCO
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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.

SITE PLAN



Legend	
	Leased
	Available

Unit	Tenant	SF (Aprox.)
1	Walgreens	16,315
2	Pure Barre	1,345
3	Wireless Zone/Verizon	1,378
4	Moe's Southwest Grill	3,530
5	Cleaners	2,921
6	European Wax Center	2,090
7	M&T Bank	3,186
8	Doxwell IV Therapy Lounge & Medispa	±578
9	Great Clips	1,199
10	Diamond Braces	2,647
11	Starbucks	1,833
12	AVAILABLE - 5/1/25	±1,837
-	Total Area	38,827

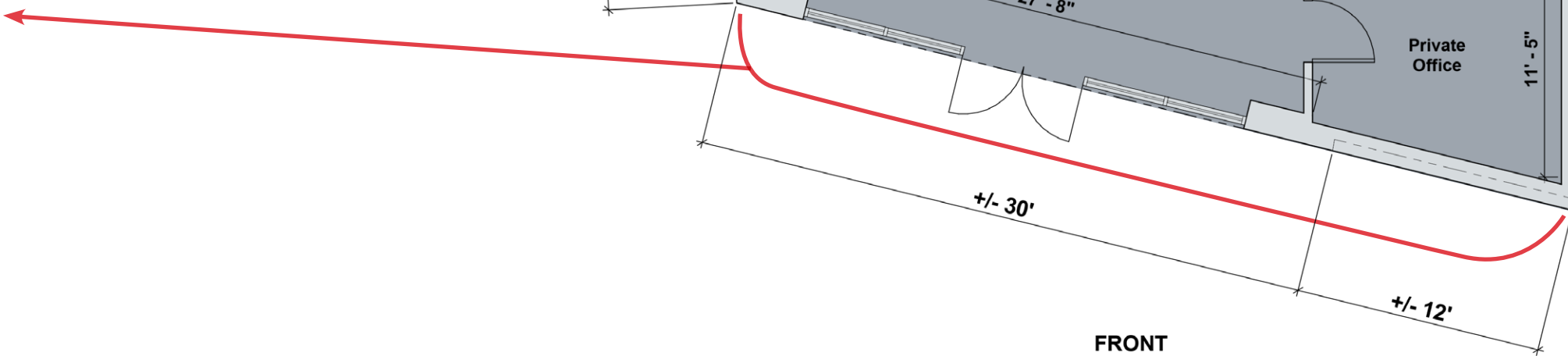


PYLON SIGNAGE AVAILABLE

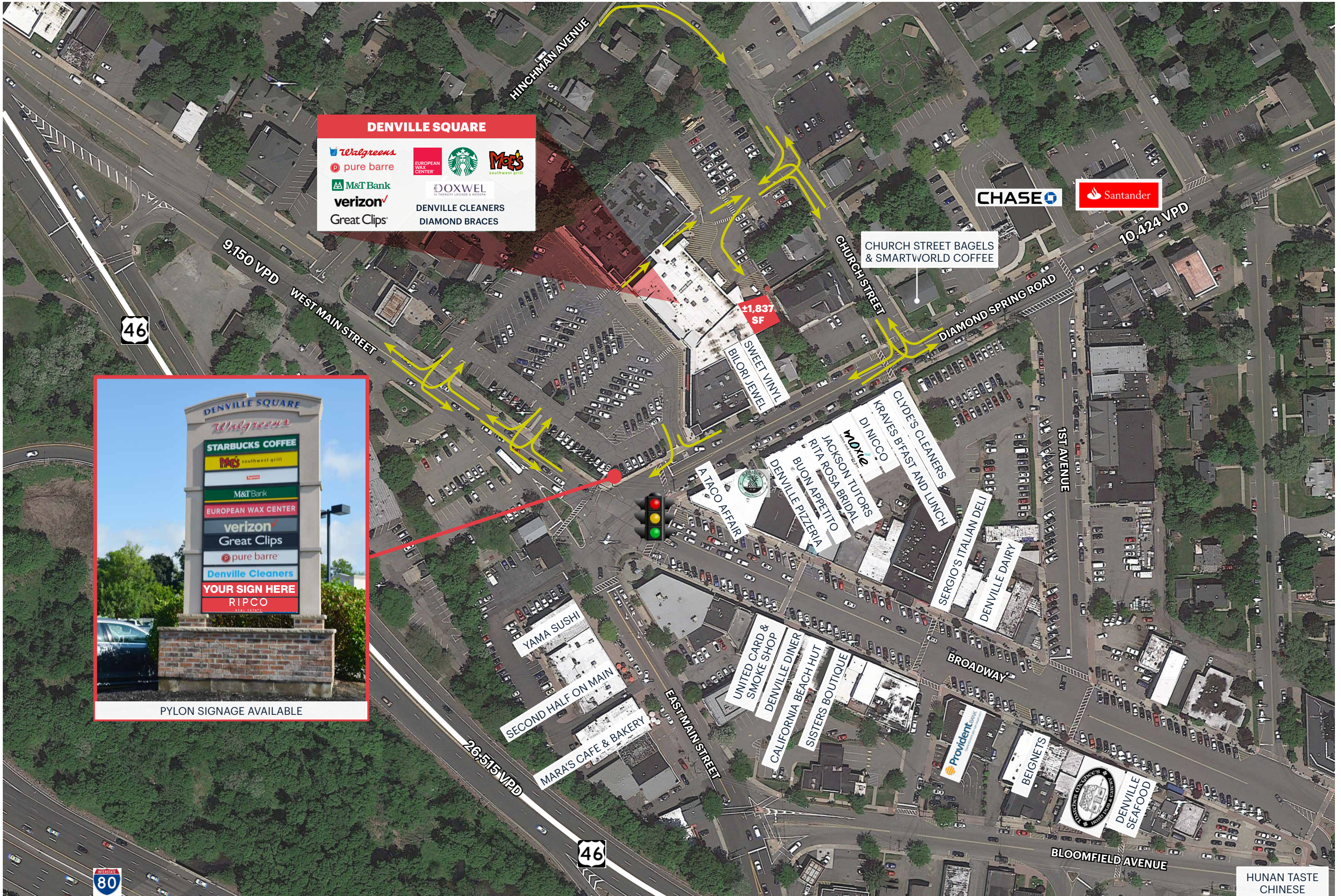
FLOOR PLAN - SPACE 12



MAIN ENTRANCE



LOW LEVEL AERIAL



PYLON SIGNAGE AVAILABLE

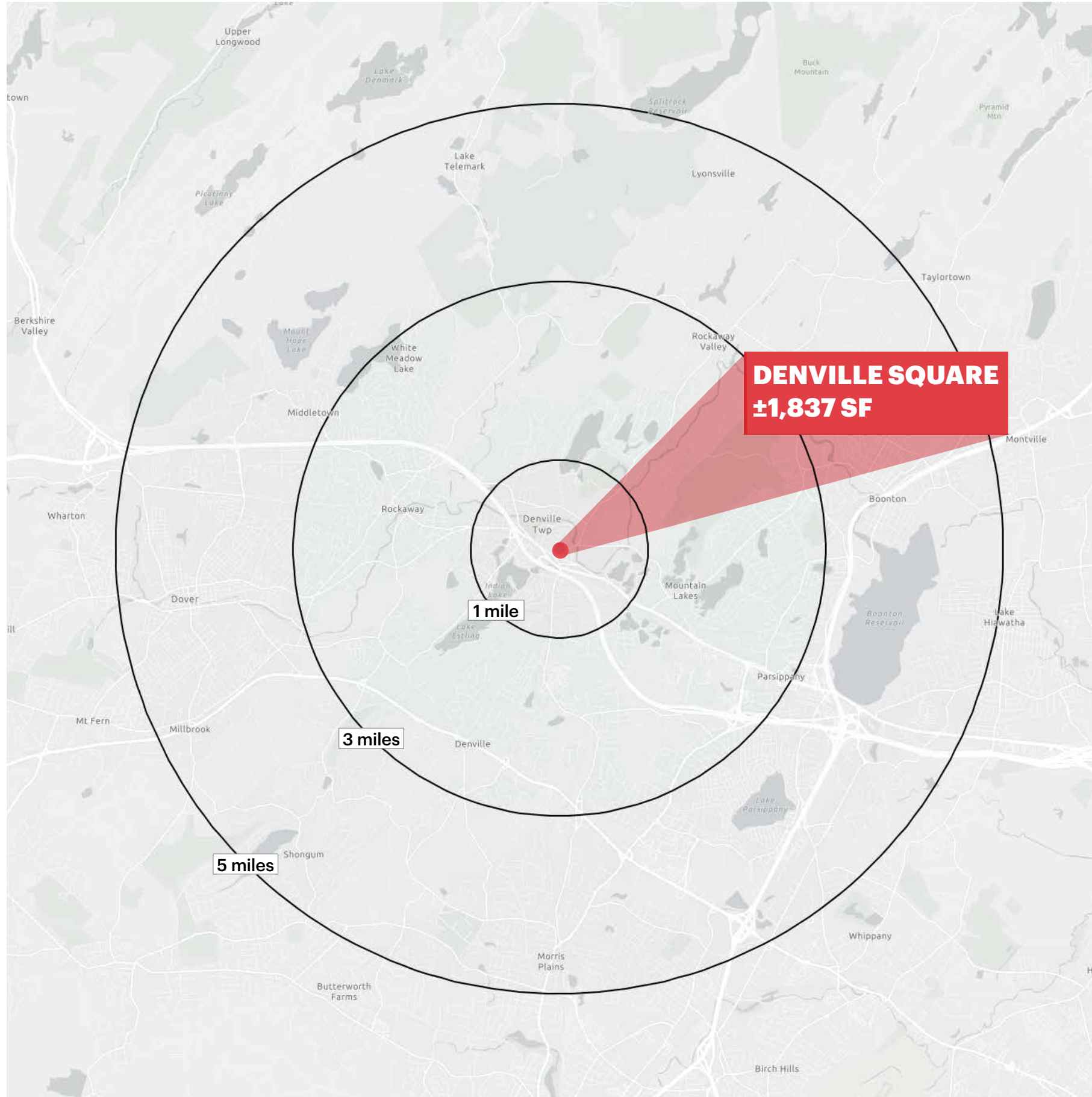
MID LEVEL AERIAL



MARKET AERIAL



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
7,467
HOUSEHOLDS
2,948
MEDIAN AGE
47.1
COLLEGE GRADUATES
59.0%

TOTAL BUSINESSES
573
TOTAL EMPLOYEES
6,438
DAYTIME POPULATION (w/ 16 yr +)
9,877
MEDIAN HOUSEHOLD INCOME
\$137,822

3 MILE RADIUS

POPULATION
49,729
HOUSEHOLDS
18,668
MEDIAN AGE
44.8
COLLEGE GRADUATES
61.6%

TOTAL BUSINESSES
2,486
TOTAL EMPLOYEES
36,983
DAYTIME POPULATION (w/ 16 yr +)
60,762
MEDIAN HOUSEHOLD INCOME
\$134,015

5 MILE RADIUS

POPULATION
144,206
HOUSEHOLDS
53,323
MEDIAN AGE
42.6
COLLEGE GRADUATES
55.8%

TOTAL BUSINESSES
6,490
TOTAL EMPLOYEES
103,816
DAYTIME POPULATION (w/ 16 yr +)
172,482
MEDIAN HOUSEHOLD INCOME
\$114,755

*2024 estimates

CONTACT EXCLUSIVE AGENT

DEBORAH STONE

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