



400 SF Available
for sublet
inside the Shoprite

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 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.

INSTORE RETAIL SPACE AVAILABLE

Located inside  and available
for Sublet

ROCKAWAY, NJ

ROCKAWAY RIVER COMMONS
437 US-46

SIZE

Interior Retail Booth 400 SF - *located inside ShopRite*
available for sublease

ASKING RENT

Upon Request

CAM, TAXES AND INSURANCE

Gross over base year expenses

TYPE OF LEASE

Gross

TERM

5 years minimum

POSSESSION

Immediate

SIGNAGE POTENTIAL OUTSIDE

To be reviewed and approved by Landlord and the Township

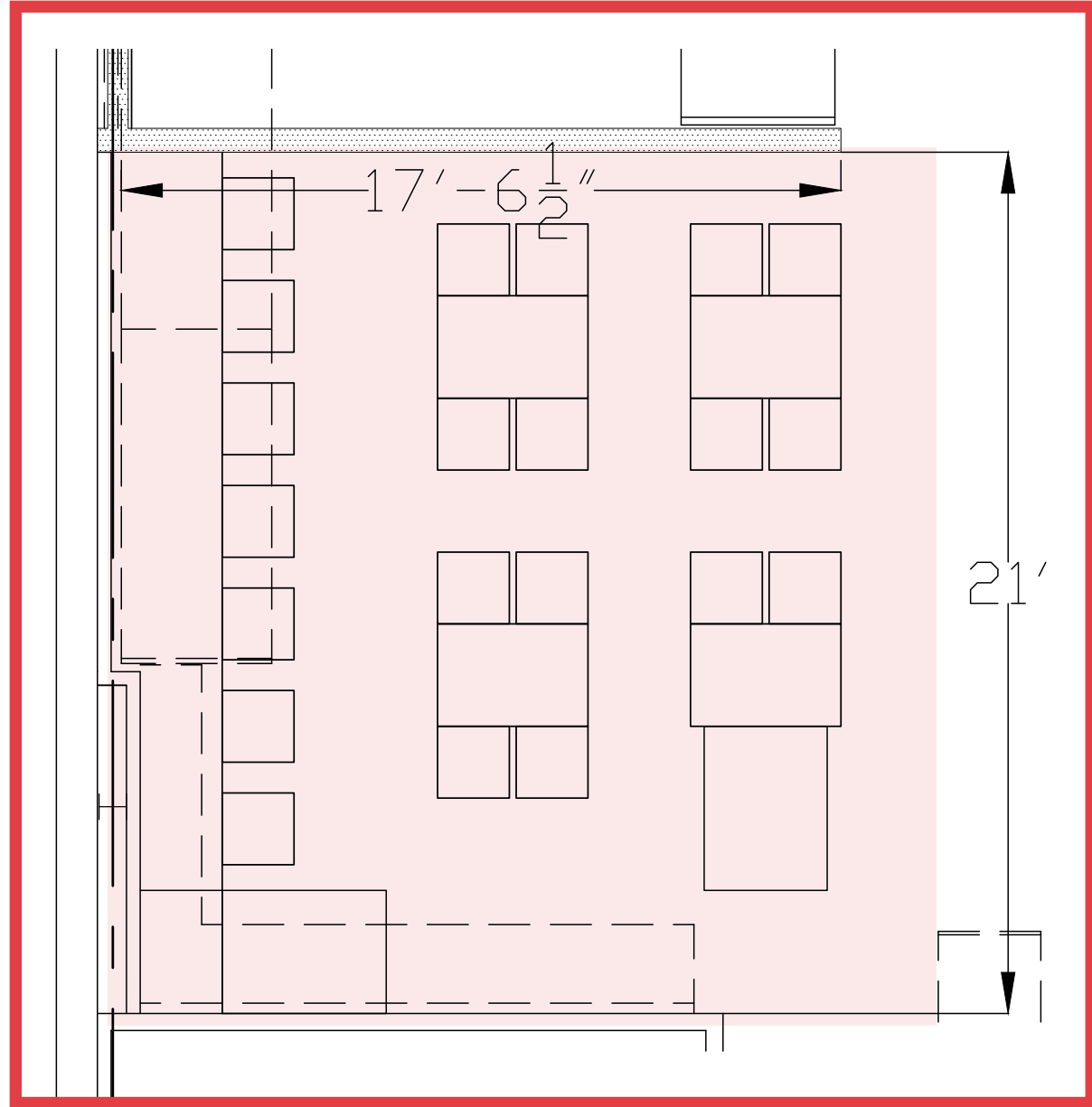
CO-TENANTS

ShopRite, TJMaxx, HomeGoods, Dollar Tree, Jersey Mike's, Popeye's, Applebee's, Mavis, DaVita, Master Kang Taekwondo, Elegant Nails, Wash-N-Tumble, New Smile Dental P.C., Marcade Family Fun Center

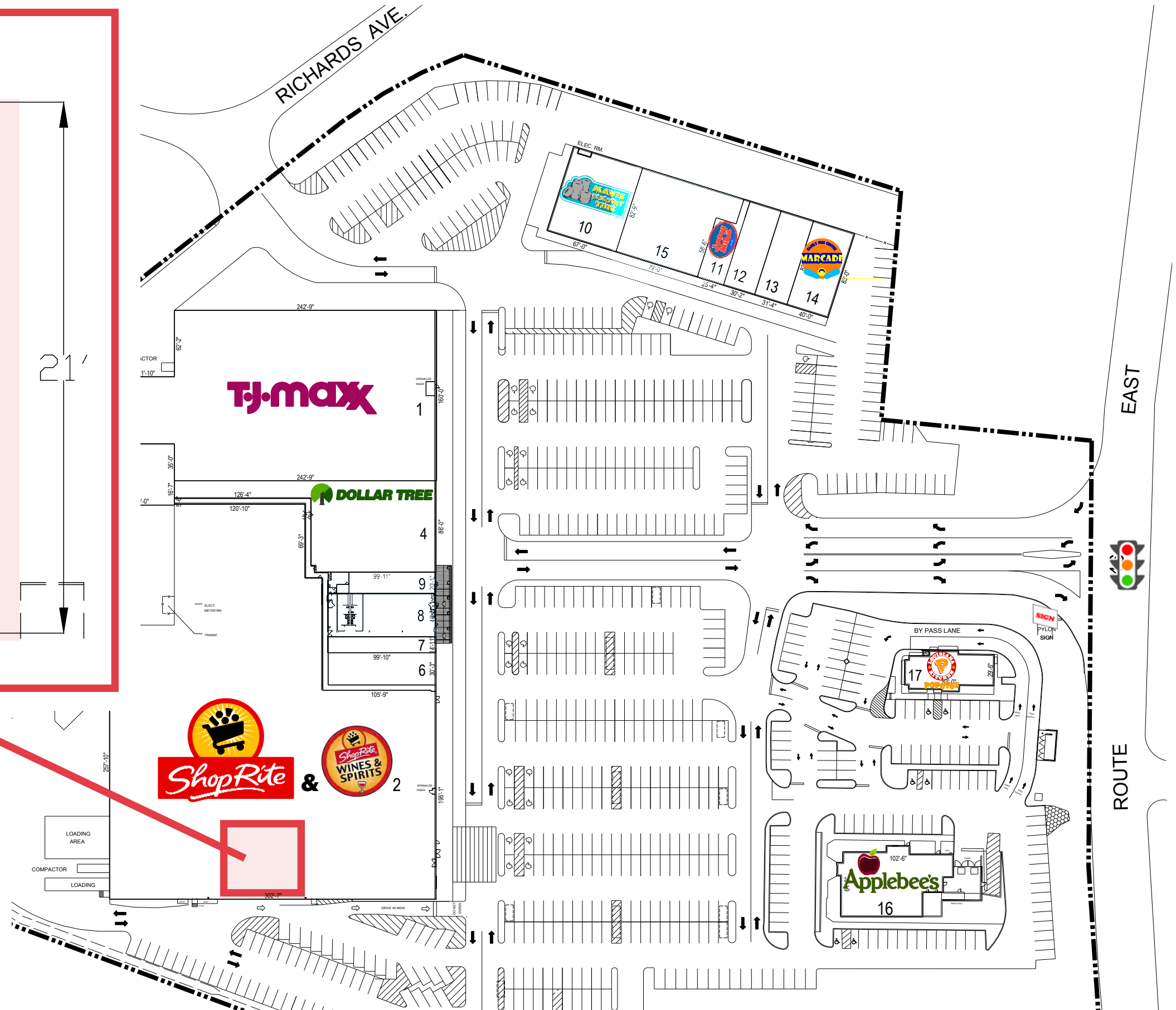
NEIGHBORS

CVS, AutoZone, Dunkin', Dollar General, Tractor Supply, Walgreens, Sherwin Williams, Aldi, Goodwill, Retro Fitness, Aaron's

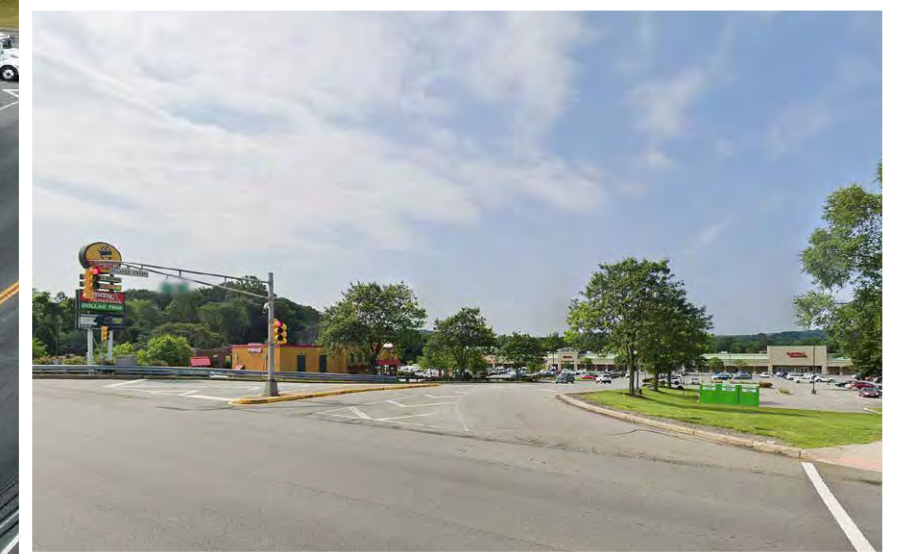
INSTORE RETAIL FLOOR PLAN - 400 SF



SITE PLAN



ROCKAWAY RIVER COMMONS AERIAL PHOTO



HIGH LEVEL AERIAL



MARKET AERIAL



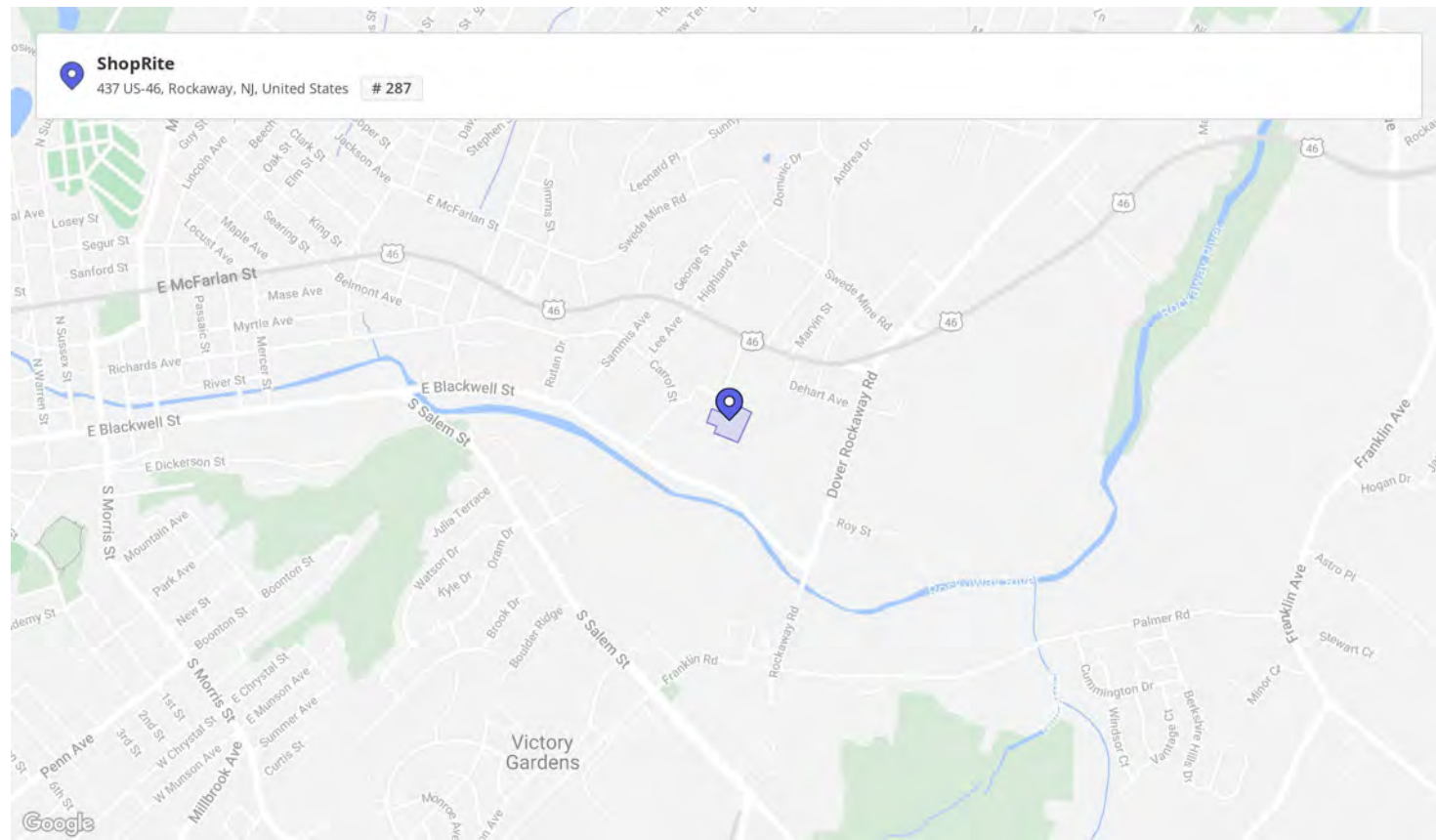
LOW LEVEL AERIAL



PLACER INFORMATION

Property Overview

Mar 1, 2023 - Feb 29, 2024



Visits Trend



Audience Overview

Summary

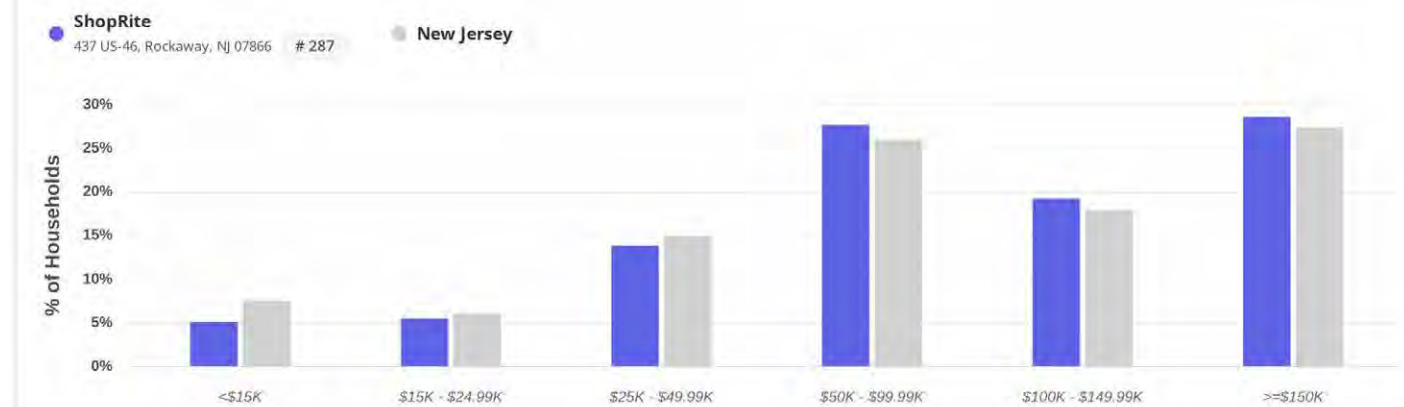
Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
ShopRite US-46, Rockaway, NJ	\$95.7K	39.0%	40.7	White (51.6%)	2.89
New Jersey	\$90.4K	41.5%	40.0	White (53.8%)	2.72

Metrics

ShopRite
437 US 46, Rockaway, NJ 07866 # 287

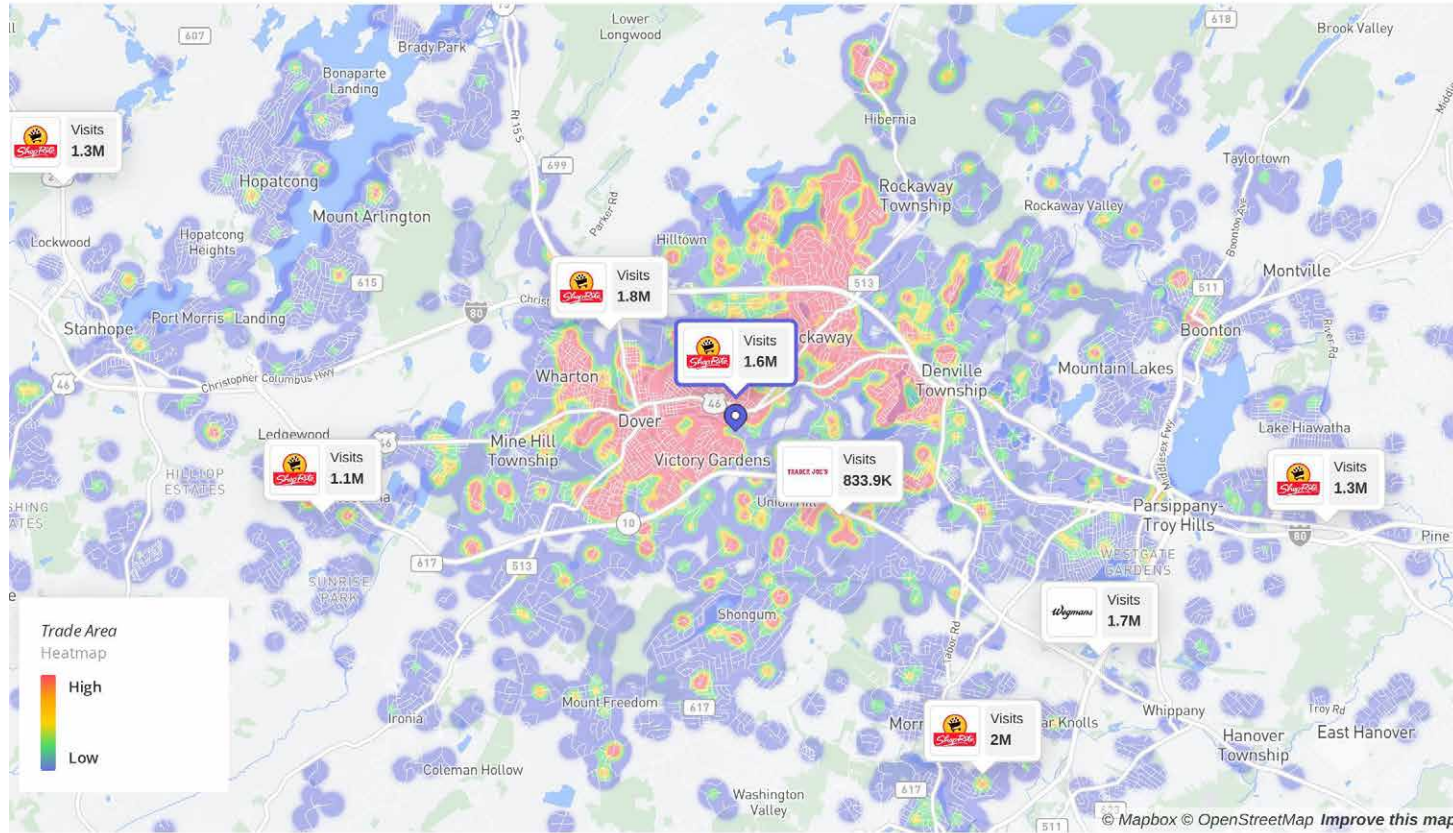
Visits	1.6M	Avg. Dwell Time	36 min
Visits / sq ft	18.65	Panel Visits	43.7K
Size - sq ft	87.6K	Visits YoY	-2.8%
Visitors	189.7K	Visits Yo2Y	+7.5%
Visit Frequency	8.61	Visits Yo3Y	+9%

Household Income



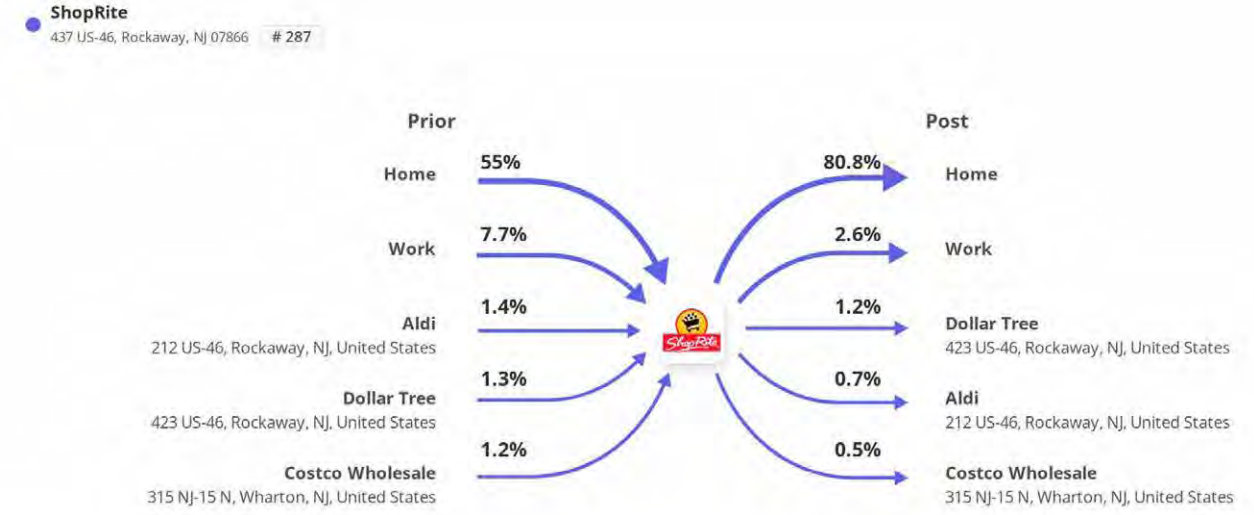
PLACER INFORMATION

Market Landscape

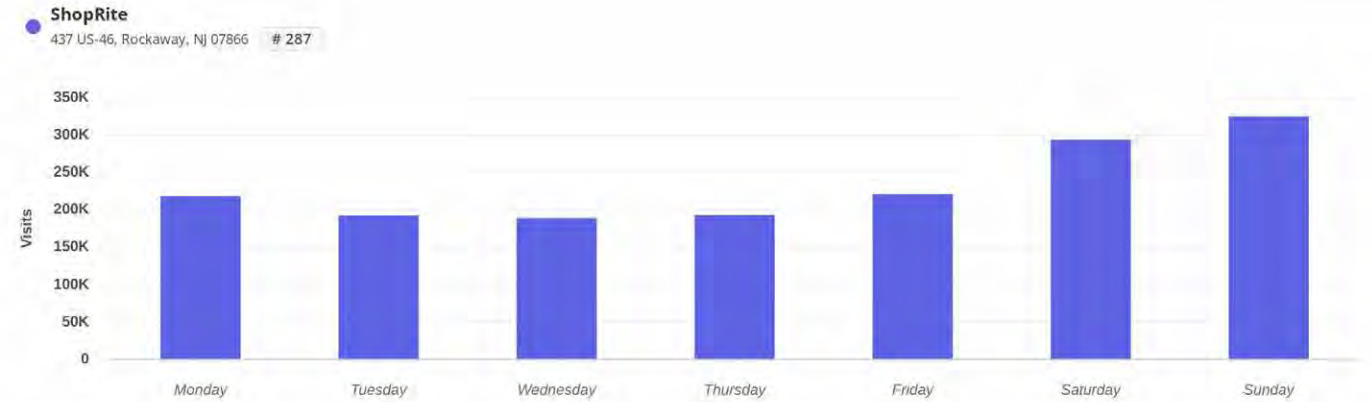


Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Visitor Journey



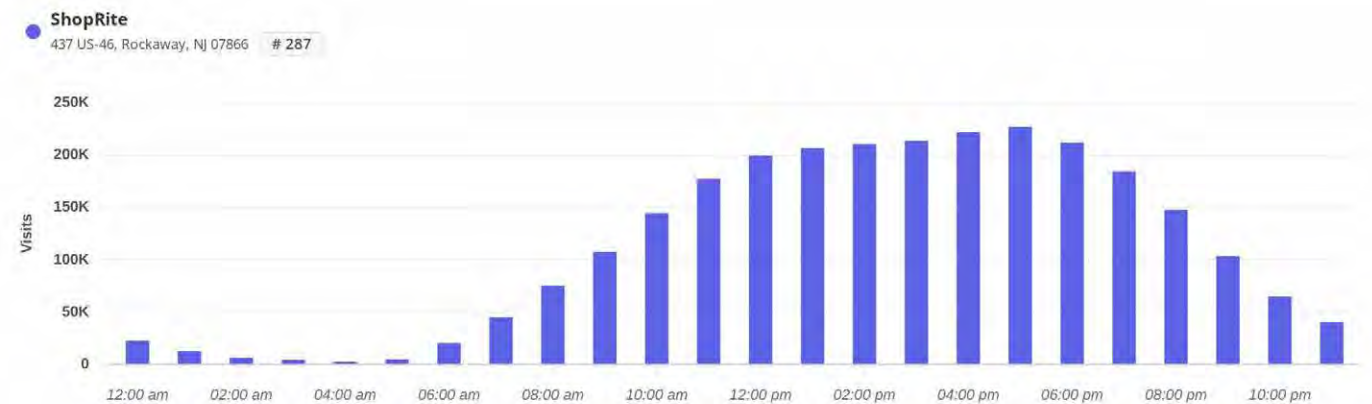
Daily Visits



Ranking Overview



Hourly Visits

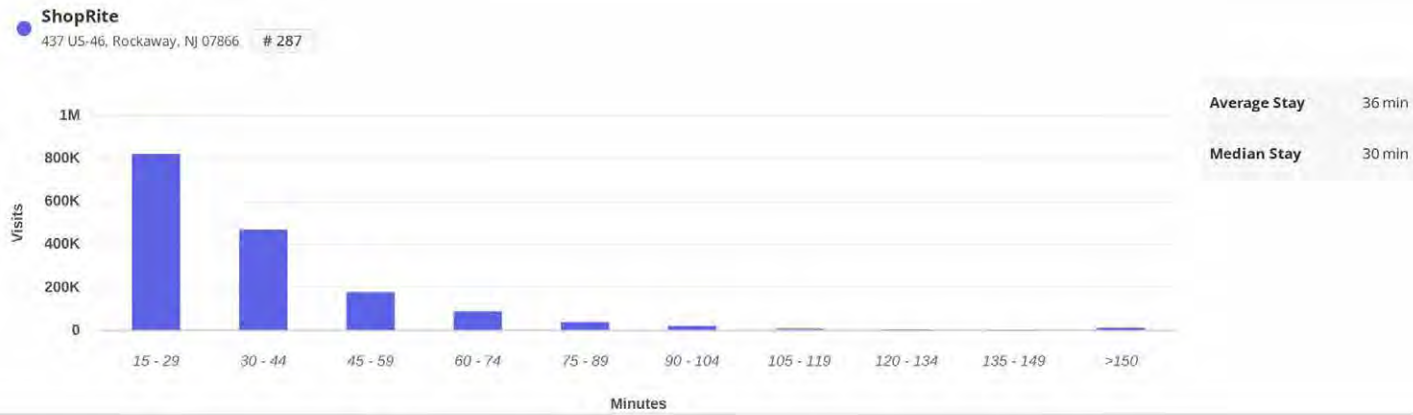


PLACER INFORMATION

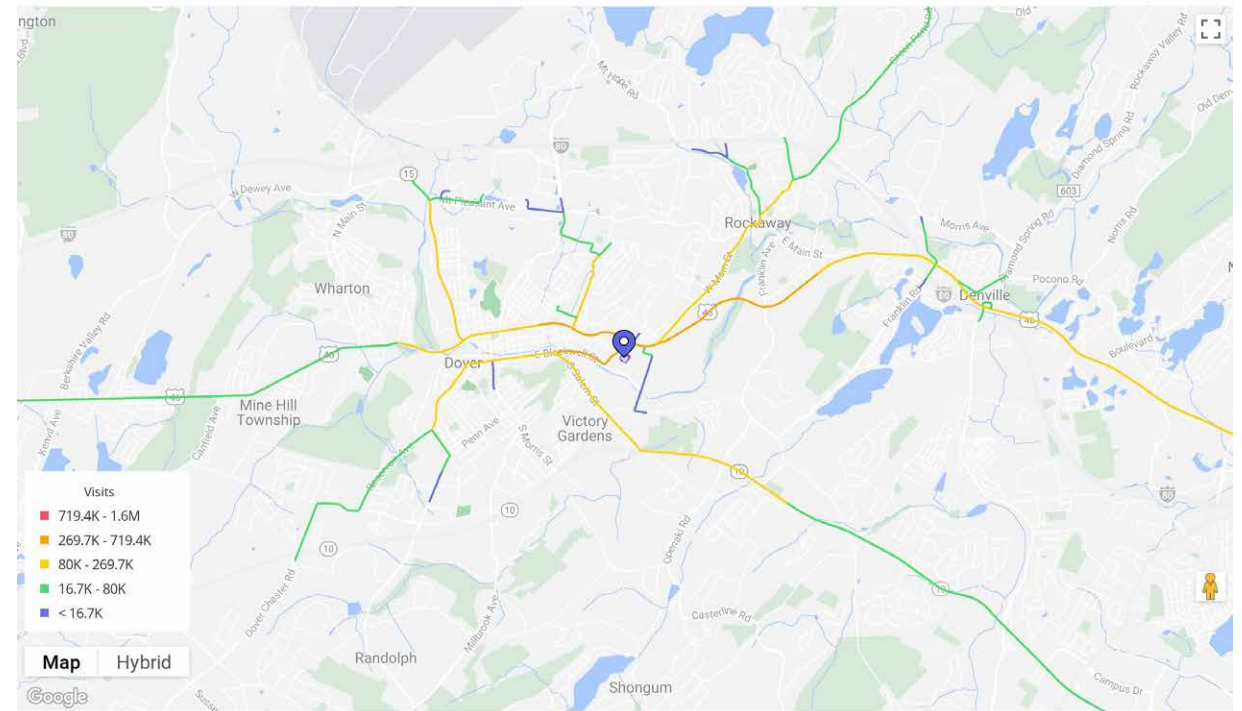
Favorite Places

ShopRite / US-46, Rockaway, NJ			
Rank	Name	Distance	Visitors
1	Rockaway Townsquare / 301 Mt Hope Ave, Rockaway, NJ 07866	1.8 mi	150.6K (79.4%)
2	Rockaway Town Plaza / 301 Mount Hope Ave, Rockaway, NJ 07866	2 mi	140.6K (74.1%)
3	Market Place At Rockaway / 202 Enterprise Dr, Rockaway Township, NJ 07866	2.2 mi	116.4K (61.3%)
4	Walmart / 220 Enterprise Dr, Rockaway Township, NJ 07866	2.1 mi	104.3K (55%)
5	Rockaway Commons / 343 Mount Hope Ave, Rockaway, NJ 07866	1.5 mi	104.2K (54.9%)
6	Target / 381 Mt Hope Ave, Rockaway Township, NJ 07866	1.9 mi	103.8K (54.7%)
7	The Shops At Ledgewood Commons / 461 NJ-10, Ledgewood, NJ 07852	6.1 mi	95.6K (50.4%)
8	Costco Shopping Center / 315 NJ, Wharton, NJ 07885	2.3 mi	92.5K (48.7%)
9	Newark Liberty International Airport / 3 Brewster Rd, Newark, NJ 07114	22.8 mi	91.8K (48.4%)
10	Briarcliff Commons / 1711 Route 10 & Route 22, Morris Plains, NJ 07950	4.6 mi	89.3K (47.1%)

Length of Stay

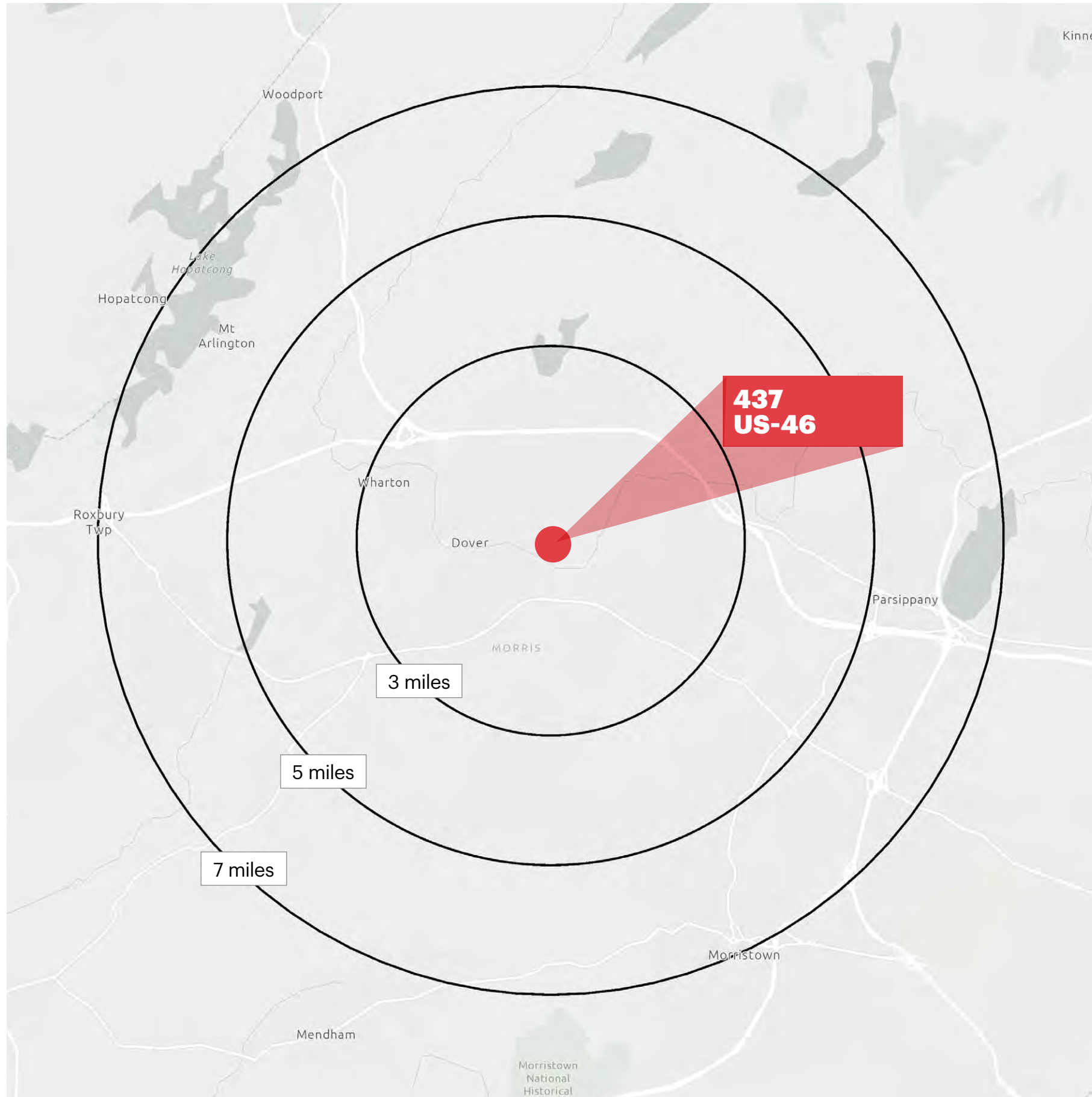


Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

DEMOGRAPHICS



3 MILE RADIUS

POPULATION

75,038

HOUSEHOLDS

27,288

MEDIAN AGE

41.2

COLLEGE GRADUATES (Bachelor's +)

24,044 - 45%

TOTAL BUSINESSES

3,063

TOTAL EMPLOYEES

36,781

TOTAL DAYTIME POPULATION

72,533

AVERAGE HOUSEHOLD INCOME

\$146,783

5 MILE RADIUS

POPULATION

130,551

HOUSEHOLDS

47,585

MEDIAN AGE

42.4

COLLEGE GRADUATES (Bachelor's +)

49,191 - 53%

TOTAL BUSINESSES

5,302

TOTAL EMPLOYEES

74,764

TOTAL DAYTIME POPULATION

137,600

AVERAGE HOUSEHOLD INCOME

\$169,641

7 MILE RADIUS

POPULATION

224,913

HOUSEHOLDS

83,978

MEDIAN AGE

42.5

COLLEGE GRADUATES (Bachelor's +)

87,942 - 54%

TOTAL BUSINESSES

10,424

TOTAL EMPLOYEES

146,295

TOTAL DAYTIME POPULATION

251,813

AVERAGE HOUSEHOLD INCOME

\$170,966

*2024 estimates