

145 ROUTE 10

amc THEATRES. + **CHUCK E. CHEESE** RETAIL CENTER

EAST HANOVER, NJ 07936

NATIONAL TENANTS

ANCHORED BY AMC THEATERS + CHUCK E. CHEESE

CONVENIENTLY LOCATED

IMMEDIATE ACCESS TO NJ ROUTE 10

AVAILABLE FOR SALE
ASKING PRICE **\$14,250,000**

RIPCO
INVESTMENT SALES

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EXCLUSIVE AGENTS

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or RIPCO Real Estate, LLC., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or RIPCO Real Estate, LLC. If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return it to RIPCO Real Estate, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither RIPCO Real Estate LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

SECTION 1

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

ALTERNATIVE USES

INVESTMENT OVERVIEW




RIPCO Investment Sales is pleased to offer for sale 145 Route 10, East Hanover NJ. 145 Route 10 is home to AMC Movie theatre, a 12 plex featuring reclining seats; Chuck E. Cheese- a popular family-friendly entertainment center; and GolfTec- a golf instruction and Club fitting center.

Route 10 in East Hanover is a vibrant and highly trafficked major retail corridor in Morris County, New Jersey, known for a diverse concentration of national brand retailers, shopping centers, and dining options. It is a central, one-stop destination for a wide range of shopping needs, from daily essentials to home goods and sporting equipment. Over 35,000 cars per day, the corridor sees significant average daily traffic, making it a prime location for businesses. The surrounding area is an affluent suburb, contributing to a strong customer base for the businesses along the route. The corridor features a mix of large anchor stores, smaller strip malls, and various dining establishments. There are ongoing redevelopment efforts along the corridor, including 145 Route 10's neighbor, the former Novartis property, which is undergoing a significant transformation, with different sections of the large campus being redeveloped into two distinct projects: a modern industrial/logistics hub, called High Point on 10 and an innovation/life sciences campus, called the Arena Campus.

PROPERTY SUMMARY

Address	145 Route 10, East Hanover, NJ
Building Size	70,549 SF
Land Area/SF	15.274 AC / 665,347 SF
Occupancy	100%
Year Built	1995
Parking	818 spaces 664 garage & 154 surface
Block/Lot	99 / 9
Traffic Counts	35,000 AADT on Route 10
Population within a 3-mile radius	37,665
Avg Household Income within a 3-mile	\$172,831

THE OFFERING

 LISTING PRICE \$14,250,000	 NOI \$1,119,147	 AVG. TENANCY LENGTH 4.8 YRS
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INVESTMENT HIGHLIGHTS

#1

STRONG NATIONAL & SUCCESSFUL LOCAL TENANTS

- Four of the five tenants are national tenants - AMC Theatres, Chuck E. Cheese, Golftec, and AT&T (Cell Antenna)
- 71% of the Gross Leasable Area (GLA) of the center is occupied by a publically traded company. AMC Entertainment Holdings, Inc. (NYSE:AMC)
- Chuck E. Cheese
- Golftec
- Neilsen Dodge Chrysler Jeep

#2

100% OCCUPIED, STABLE CASH FLOW

- 100% occupied center with five (5) tenants
- The property is anchored by AMC Theatres, with junior anchors Chuck E. Cheese, and Golftec.
- Neilsen Dodge Chrysler Jeep leases 200 parking spaces in the center, thus monetizing an overabundance of parking

#3

STRATEGIC LOCATION

Prime Visibility & High Traffic

- Route 10 is a major commercial corridor in Morris County, this location benefits from strong visibility and easy accessibility for both local customers and visitors traveling between nearby towns

Proximity to Major Highways

- Minutes from I-287, Route 24, and Route 280, providing efficient connections to regional markets such as Newark, Morristown, and New York City, supporting both retail and logistics operations
- Easy access off Route 10 eastbound and westbound with signalized jughandle

#4

DESIRABLE DEMOGRAPHICS

Within 1-mile radius

- Population: 3,126
- Households: 1,199
- Avg. HH Income: \$219,151

Within 3-mile radius

- Population: 38,425
- Households: 14,569
- Avg. HH Income: \$234,585



DEMOGRAPHICS (WITHIN A 5-MILE RADIUS)

159,934

TOTAL POPULATION

59,179

HOUSEHOLDS

\$229,338

AVERAGE HH INCOME

TENANTS



ALTERNATIVE USES

Zoning and Property Details

- The property is located in a flexible HD/OCI zoning area with multiple permitted uses.
- The site is 15.27 acres, with approximately 9 acres designated as wetlands.
- Redevelopment is limited to about 6 acres of the developed area.

Potential Alternative Uses

- Auto Sales/Service: Attractive location for auto dealerships
- Service or experiential retail
- Medical Office/Office: Potential for a 100,000 SF medical office
- Multifamily: Possible demolition of AMC building for approx. 204 units
- Self-Storage
- Accessory Garage Use: Auto dealer, car rental, 3PL fleet parking
- Industrial: Conversion to industrial use would require a zoning change or variance

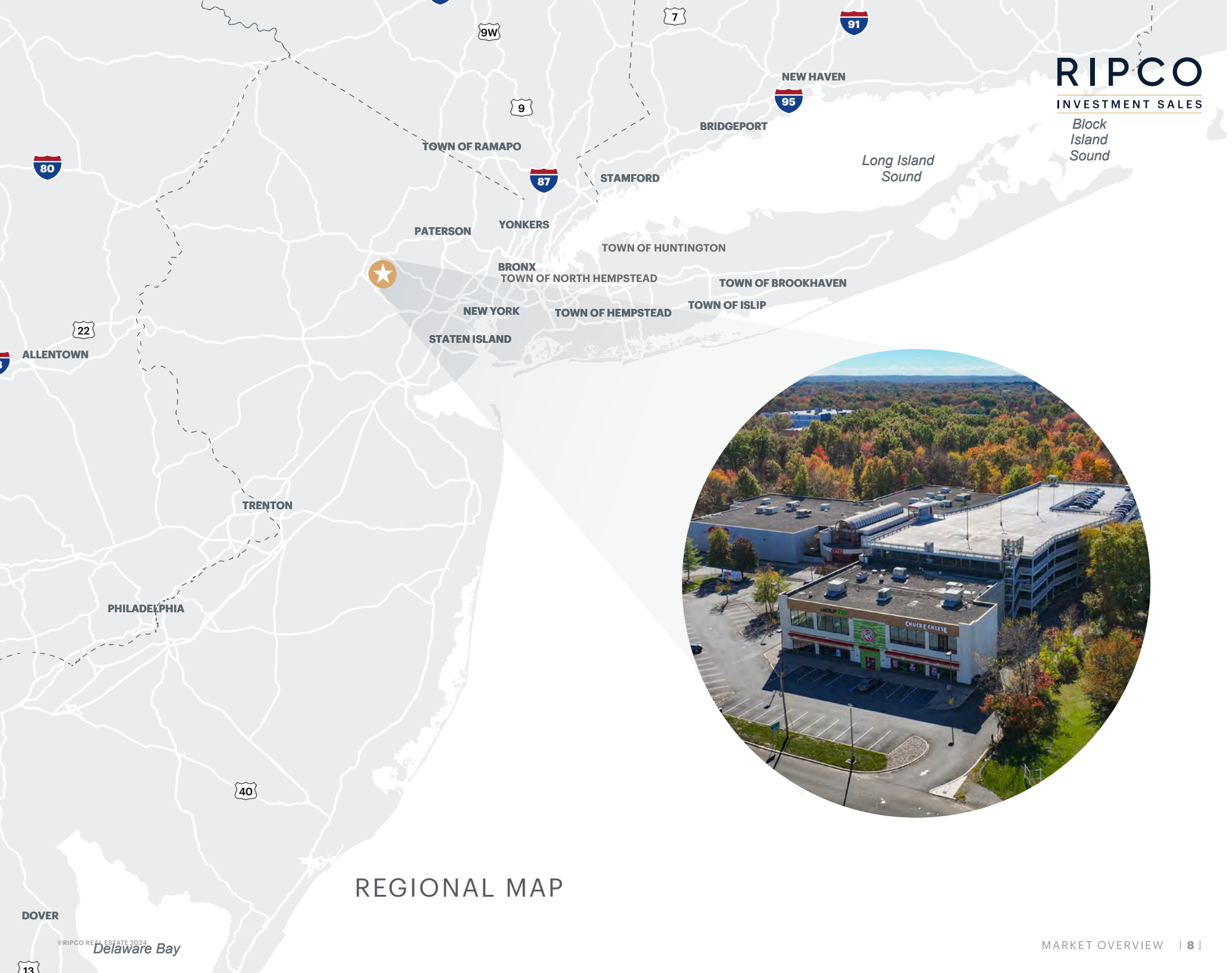


SECTION 4

PROPERTY INFORMATION

RETAIL MAPS

SITE PLAN



REGIONAL MAP

East Hanover Plaza

Logos for Costco Wholesale, HomeGoods, HomeSense, Petco, Sierra, American Family Care Urgent Care, and The UPS Store.

Hanover Commons

Logos for Dick's, Burlington, Marshalls, Five Guys, Office, Kumon, Slaks Off 5th, Raymour & Flanigan, and DXL.

ups THE UPS STORE



10

35K

145 Route 10

Logos for AMC, Chuck E. Cheese, GolfTec, AT&T, and Nielsen.

THE HOME DEPOT

ExtraSpace Storage

The Funplex

HOBBY LOBBY

HOME 2 SUITES BY GILSON

TACO BELL

PETSMART

NISSAN

REI CO-OP

MAVIS TIRES BRAVES

NIelsen



East Hanover Plaza

Costco WHOLESALE HomeGoods HOME SENSE
petco SIERRA
american family care URGENT CARE
target

CUBE SMART self storage
PGA TOUR SUPERSTORE
wren KITCHENS

ups THE UPS STORE

NATIONWIDE BOWLING CENTERS

10

35K

HOME 2 SUITES BY HILTON

145 Route 10

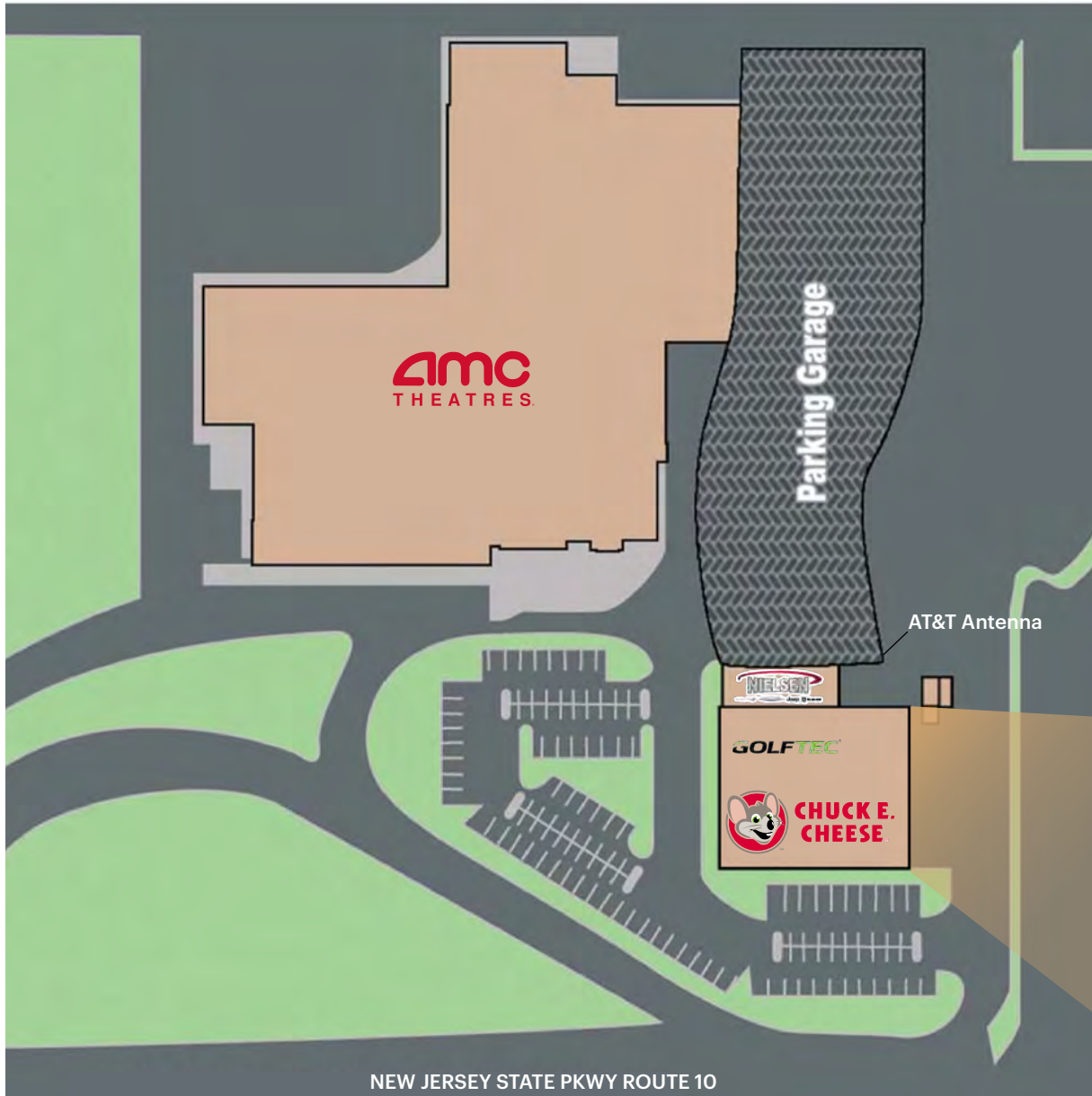
amc CHUCK E. CHEESE
GOLFTEC
AT&T
NIELSEN

MAVIS TIRES, GAS & MORE
DISCOUNT PRICES

NIELSEN
Jeep RAM



SITE PLAN



TENANT	SIZE
AMC	50,052 SF
Chuck E. Cheese	14,469 SF
GolfTec	4,410 SF
Nielsen Dodge Chrysler Jeep	1,500 SF
AT&T	Cell Antenna



SECTION 3

MARKET OVERVIEW

MARKET OVERVIEW

DEMOGRAPHICS

MARKET OVERVIEW EAST HANOVER

East Hanover, NJ is a well-established suburban community in Morris County known for its accessibility, strong demographics, and vibrant commercial presence. The township benefits from its central location near major highways including Route 10, I-280, and I-287, providing convenient connections to Newark, Morristown, and New York City. The area features a mix of national retailers, corporate offices, and local businesses that serve a high-income residential base, with average household incomes well above regional averages. East Hanover's stable population, excellent school system, and proximity to major employment centers make it a desirable location for both residents and businesses, supporting consistent consumer traffic and daytime workforce activity throughout the area.



PRIME ACCESSIBILITY

Centrally located with direct access to Route 10, I-280, and I-287, offers easy access to Morristown, Newark, and Manhattan.



AFFLUENT TRADE AREA

Surrounded by a strong residential base with above-average household incomes, supporting steady consumer spending and business stability.

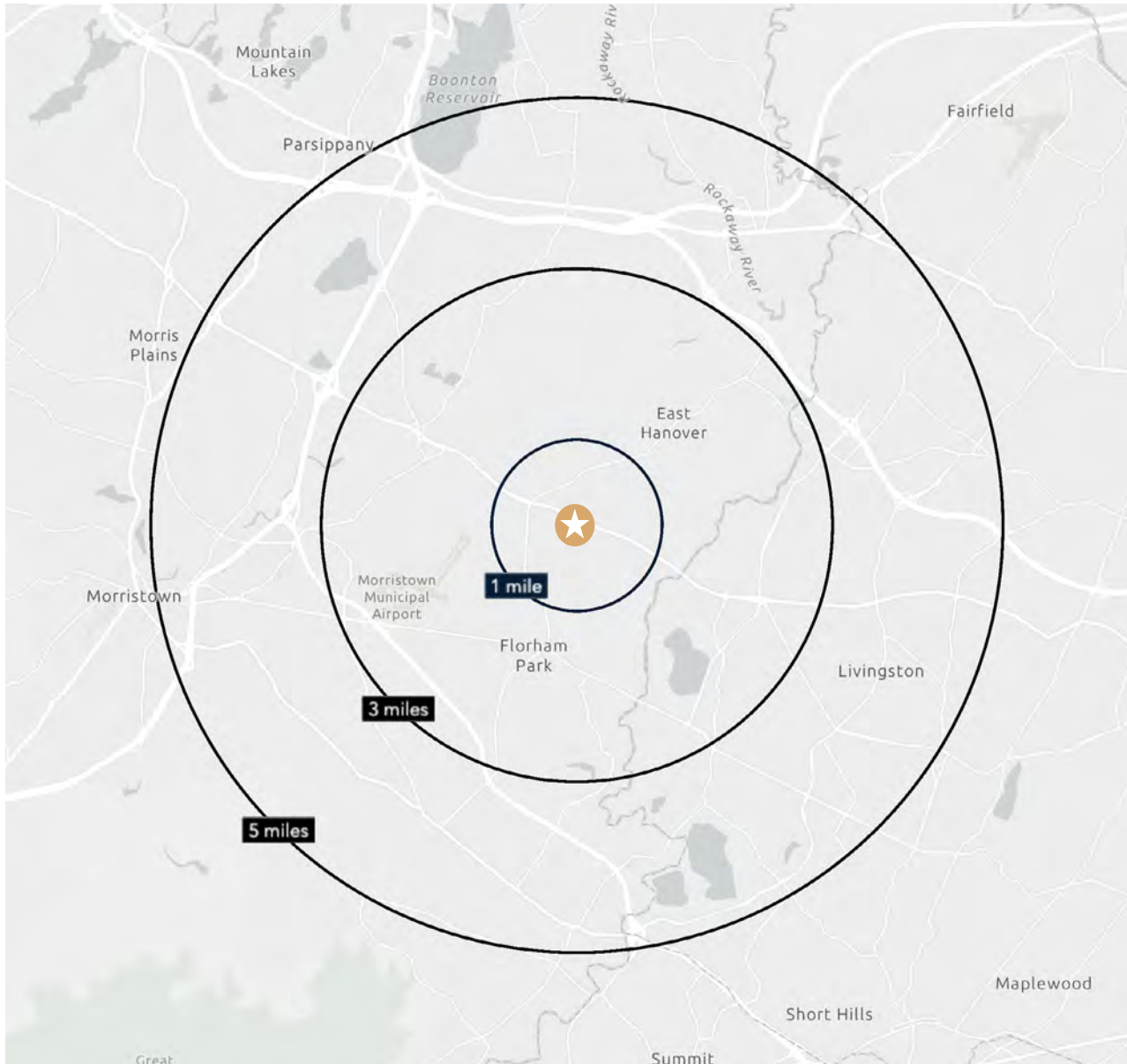


ESTABLISHED COMMERCIAL CORRIDOR

A thriving retail and business destination featuring national brands, corporate offices, and service-oriented tenants that attract consistent local and regional traffic.



DEMOGRAPHICS 2025



POPULATION

1 Mile	3,126
3 Miles	38,425
5 Miles	159,934



POPULATION DENSITY (POP/SQ.MI)

1 Mile	1,078.9
3 Miles	1,392.0
5 Miles	2,100.1



PER CAPITA INCOME

1 Mile	\$81,458
3 Miles	\$86,615
5 Miles	\$85,022



HOUSEHOLDS

1 Mile	1,199
3 Miles	14,569
5 Miles	59,179



MEDIAN HOUSEHOLD INCOME

1 Mile	\$170,449
3 Miles	\$170,485
5 Miles	\$161,978



AVERAGE HOME VALUE

1 Mile	\$784,752
3 Miles	\$826,790
5 Miles	\$814,934



TOTAL BUSINESSES

1 Mile	421
3 Miles	2,880
5 Miles	9,832

EXCLUSIVE AGENTS



SETH POLLACK
Managing Director
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Seth Pollack brings over 30 years of experience in commercial real estate to his role as Managing Director at RIPCO Real Estate, where he specializes in retail investment sales across New Jersey and New York.

Before joining RIPCO, Seth spent a decade at Cushman & Wakefield as part of the Metropolitan Capital Markets Group, focusing on multi-tenant retail and office property sales in suburban New York and throughout New Jersey. His track record includes more than \$1 billion in closed investment property transactions, reflecting a career marked by consistent performance and client-focused results.

Seth began his brokerage career as Vice President of Retail Investment Sales at Gebroe-Hammer Associates and later held a senior role at Massey Knakal Realty Services, which was acquired by Cushman & Wakefield in 2014. His industry knowledge is also shaped by his time as Director of Operations for a private real estate firm in New York City, where he managed a 500,000-square-foot portfolio of retail, office, and loft commercial space.

Throughout his career, Seth has represented a diverse client base, including institutional investors such as Urstadt Biddle Properties, Brixmor Property Group Inc., and Acadia Realty Trust. His ability to navigate complex transactions and provide strategic guidance makes him a trusted advisor and a valuable asset to RIPCO's expanding platform.



NINA BECKER
Executive Managing Director
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Nina joined RIPCO Real Estate in February 2020 and drives Retail & Hospitality solutions for both landlords and retailers on a national platform while maintaining a focus on the New York and Connecticut market.

With over 15 years of retail real estate experience, Nina understands her client's needs and delivers the extensive market knowledge they seek. Ms. Becker's expertise in site selection, creative marketing solutions, comprehension of local variances/zoning regulations, and retail analytics provides clients with a reliable resource for their next real estate move.

Nina has also extensively represented national tenants including Ralph Lauren, Delmonicos, Wendys', Famous Famiglia-Debartolo, Focus Rands, Gallaghers Steakhouse, Pizzeria Brandi, TD Bank, Wells Fargo, Luisa Spagnoli, and Corlex Group. On the Landlord side, she has represented Nuveen, Pacific Retail, Metropolitan Realty, Cambria Hotels, Marriott, Marx Realty, Tramwell Crow, Liberty Enterprises, and Ceruzzi Properties to name a few.

Nina is a member of the International Council of Shopping Centers (ICSC), National Retail Federation (NRF), Certified Commercial Investment Member (CCIM), and is part of the Asean 10 Philippine Business Chambers.

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