

For Lease

RIPCO
RETAIL LEASING

55-71 Route 10

Morris County
Whippany, NJ

0.89 Acres Land, Ground Lease

310 Linear Feet on Route 10

Space Details

Land, Ground lease



Size	0.89 Acres
Frontage	310 Linear Feet on Route 10
Taxes	$22,343

Zone	B-10 - zoning highway business
Ground Lease	Upon Request
Neighbors	Stay America, Powerhouse Gym, Alfa Romeo, Lexus, Ford, Anchor Golf Center, Sonesta Select

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Contact Exclusive Agents

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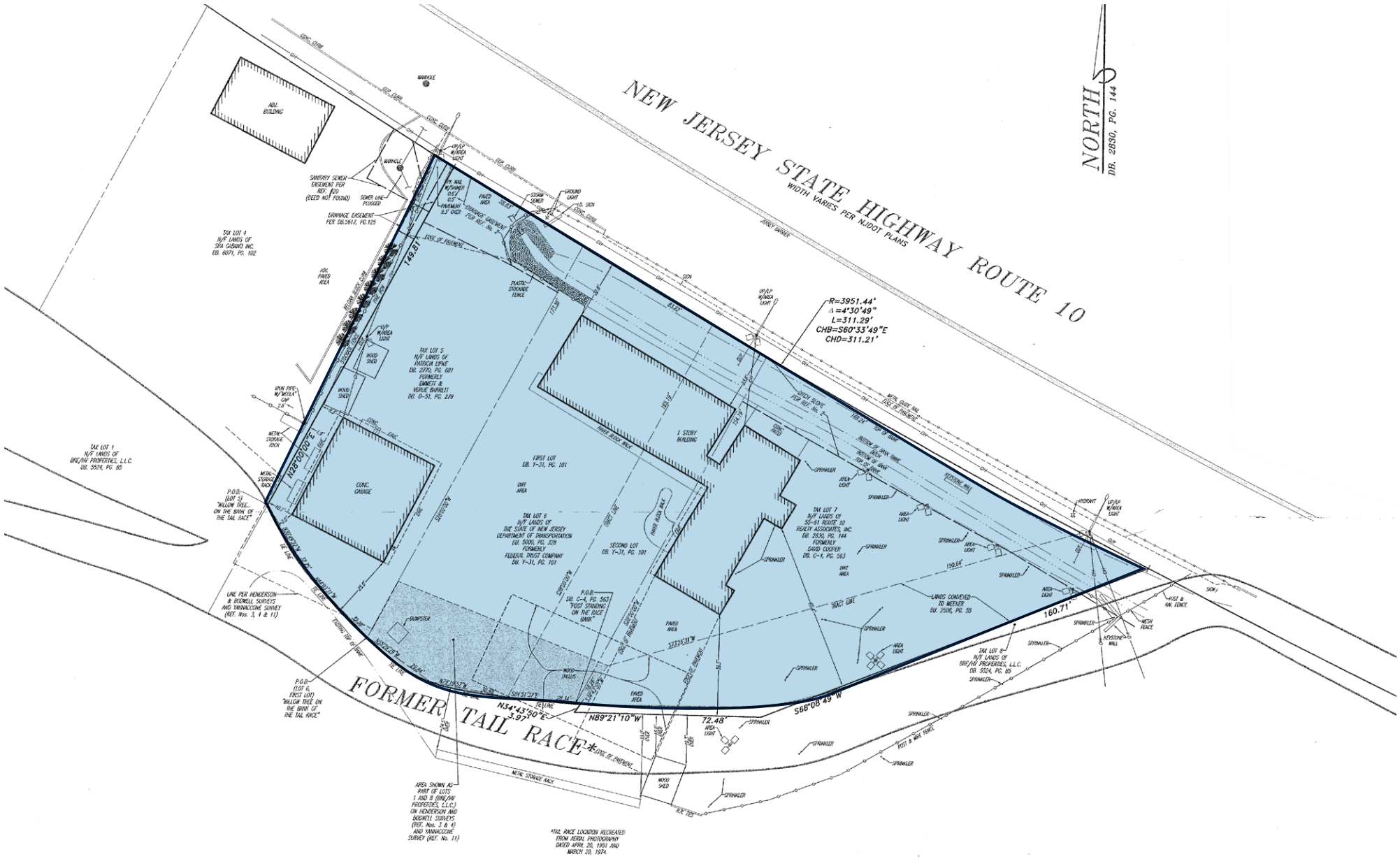
Site Survey



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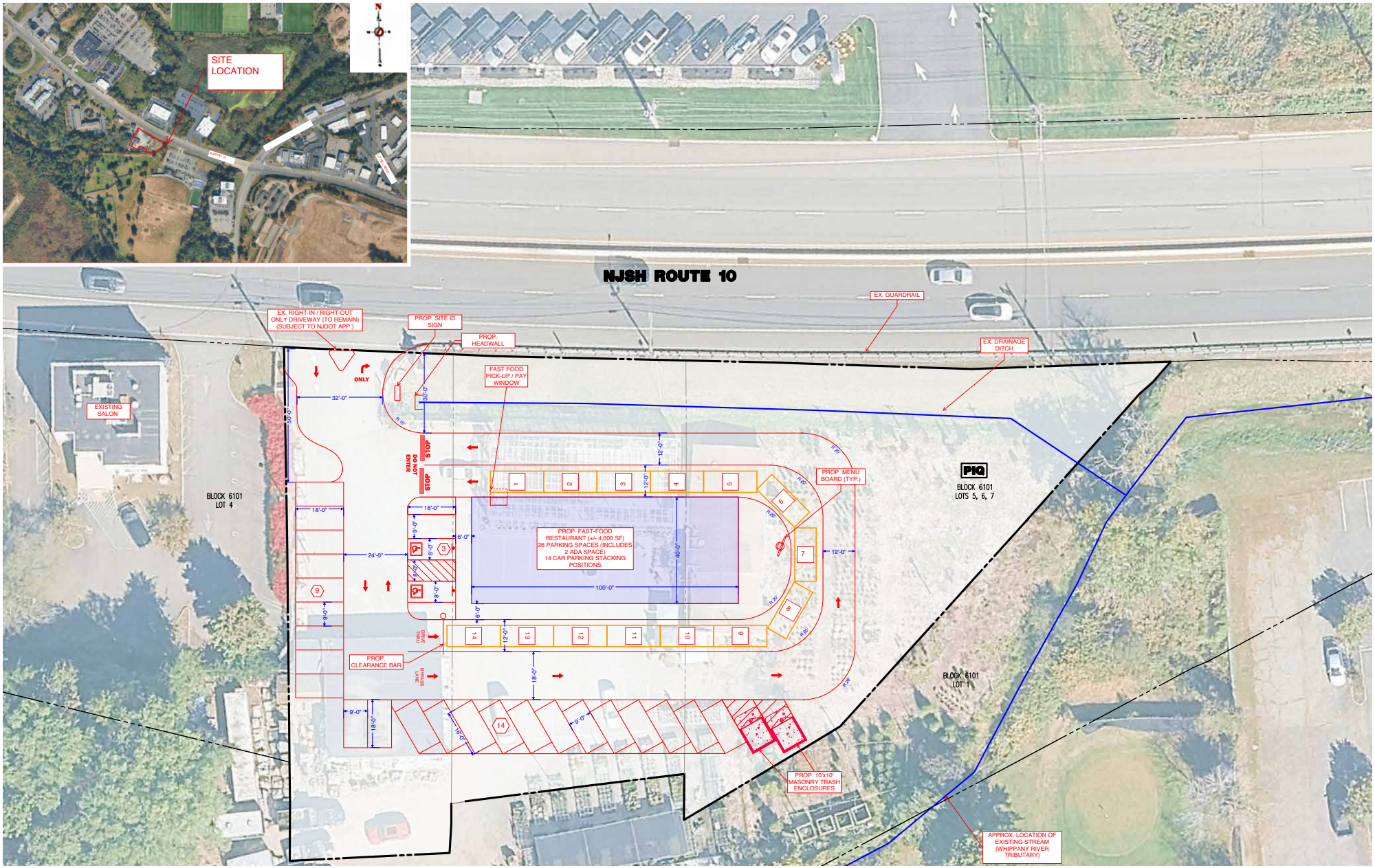
Potential QSR Layout



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Area Retail

B-10 ZONE DISTRICT OVERLAY
IN I - INDUSTRIAL ZONE DISTRICT
PERMITTED PRINCIPAL USES

(1) Retail trade uses, limited to:
  (a) Motor vehicle and parts dealers, limited to:
    [1] New car dealers, including used car dealers when an accessory use to a new car dealer on the same premises.
    [2] Motorcycle, atv, and all other motor vehicle dealers.
    [3] Automotive parts and accessories stores.
    [4] Tire dealers, but excluding motor vehicle repair or maintenance establishments regulated as a conditional use.
  (b) Furniture and home furnishings stores.
  (c) Electronics and appliance stores.
  (d) Building material and garden equipment and supplies dealers.
  (e) Food and beverage stores.
  (f) Health and personal care stores.
  (g) Clothing and clothing accessories stores.
  (h) Sporting goods, hobby, musical instrument, and book stores.
  (i) General merchandise stores.
  (j) Miscellaneous store retailers, limited to:
    [1] Florists.
    [2] Office supplies and stationery stores.
    [3] Gift, novelty, and souvenir stores.
    [4] Used merchandise stores.
    [5] All other miscellaneous store retailers, excluding manufactured (mobile) home dealers and live retail auctions.
  (k) Nonstore retailers, limited to electronic shopping and mail-order houses, but excluding warehouse/ logistics uses as defined by § 166-4, unless permitted by Subsection B(16) below.
(2) Taxi and limousine services.
(3) Motion picture theaters.
(4) Banks, savings and loan institutions, credit unions, lending establishments and similar uses.
(5) Real estate and rental and leasing services, limited to:
  (a) Passenger car rental and leasing.
  (b) Consumer goods rental.
  (c) General rental centers.
  (d) Office machinery and equipment rental and leasing.
(6) Educational services, limited to:
  (a) Business schools and computer and management training.
  (b) Technical and trade schools.
  (c) Other schools and instruction.
  (d) Educational support services.
(7) Health care and social assistance services, limited to:
  (a) Ambulatory health care services.
  (b) Child and youth services.
  (c) Services for the elderly and persons with disabilities.
  (d) Other individual and family services.
  (e) Community food services.
  (f) Vocational rehabilitation services.
  (g) Child-care centers, as regulated by N.J.S.A. 40:55D-66.6.
(8) Arts, entertainment, and recreation services, limited to:
  (a) Performing arts, spectator sports, and related industries.
  (b) Museums, historical sites, and similar institutions.
  (c) Other amusement and recreation industries.
  (9) Food services and drinking places. Drive-in restaurants shall only be permitted in the locations specified by § 166-183.8G.
(10) Other services, limited to:
  (a) Personal care services.
  (b) Dry-cleaning and laundry services, excluding industrial launderers.
  (c) Other personal services.
(11) Business, administrative and professional offices.
(12) Food and beverage manufacturing establishments that engage in selling to the general public products made on the same premises from which they are sold, including but not limited to chocolate and confectionery manufacturing, ice cream and frozen dessert manufacturing, bread and bakery product manufacturing, perishable prepared food manufacturing, breweries, wineries, and distilleries, which comply with all of the following requirements:
  (a) The gross floor area of the manufacturing and other nonretail operations shall not exceed 10,000 square feet.
  (b) The gross floor area of the retail operations shall not be less than 1,000 square feet.
  (c) The manufacturing operation shall comply with the performance standards in § 166-193.
(13) Hotels.
(14) Research laboratories devoted exclusively to research design and experimentation, limited to those laboratories permitted in the OB-RL Zone District pursuant to § 166-190.
(15) Veterinary services.
(16) Small-scale storage buildings with an associated office and/or retail trade use permitted in the zone and which comply with all of the following requirements:
  (a) The storage use shall not include, as either a principal or accessory use, public and contract general merchandise warehousing and storage facilities, general freight trucking, specialized freight trucking, support activities for road transportation, other support activities for transportation, renting or leasing space for self-storage, or any use prohibited by § 166-183.5.
  (b) The storage of hazardous, toxic or highly flammable substances, e.g., chemicals, solvents, petroleum, etc., shall prohibited, except for small quantities typically necessary for maintenance of the storage facility.
  (c) The gross floor area of the storage building shall not exceed 10,000 square feet.
  (d) In addition to the warehouse operation, the building shall contain at least 1,000 square feet of gross floor area devoted to office and/or retail trade use permitted in the zone. Such office and/or retail trade use shall be accessory to the storage operation.
  (e) No elevated loading docks, such as typically used for large truck deliveries and shipments, shall be permitted.
  (f) No outdoor storage of materials, equipment or vehicles associated with the storage or warehouse operation shall be permitted.
  (g) Any storage building permitted by this subsection shall be dedicated primarily to storage purposes; any maintenance, repair, fabrication or assembly of materials shall be minor and accessory to the storage function.
  (h) The building and site design and exterior building materials shall be consistent with and compatible with the purpose and intent of the B-10 Zone District set forth in § 166-183.1.
  (i) The foregoing shall not be construed to prohibit storage which is accessory to a permitted principal use on the same site, unless specifically prohibited.

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Market Retail



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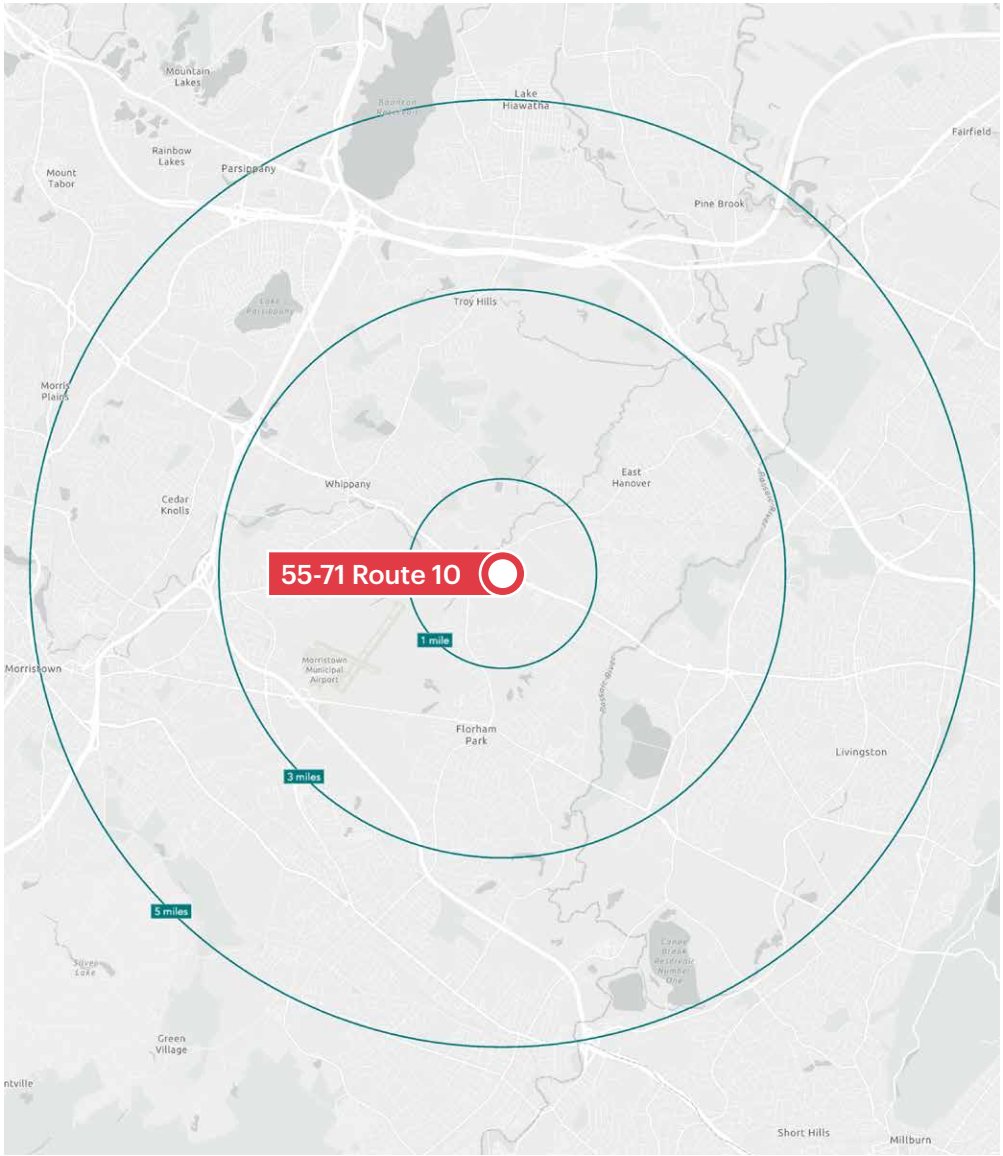
Area Demographics

2026 ESRI Summary Report



55-71 Route 10, Whippany, NJ

	1 mile	3 miles	5 miles
Total Population	1,805	36,888	172,460
Total Households	633	14,104	65,837
Average Household Income	$266,021	$238,701	$225,421
Median Household Income	$207,874	$166,386	$152,165
% Population with Bachelors +	936	17,166	81,414
Daytime Population	11,219	68,893	259,154
Total Daytime Employees	494	2,818	10,603
Total Businesses	11,446	54,812	181,781

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