

FOR SALE
ASKING PRICE $200,000

MAIN PLAZA 440 MAIN ROAD

Towaco, NJ 07082 | **Morris County**

BUSINESS FOR SALE

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Turnkey Neighborhood Food Market

An established, fully operating food market offered as a going concern. A buyer can step in on day one with existing customers, vendors, and operations in place.

#2

Strong Reported Sales Volume

Reported weekly sales of approximately $25,000, annualizing to roughly $1,300,000 in gross revenue.

#3

Attractive Entry Price

Offered at $200,000. That's an accessible price for an owner-operator or a multi-unit grocery operator looking to expand.

#4

Main Road Frontage

Highly visible location on Main Road, one of Towaco's primary commercial corridors, with steady neighborhood traffic and a dense residential customer base nearby.



BUSINESS FOR SALE

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of Quick Foods, located at **440 Main Road** in Towaco, New Jersey.

Quick Foods is an established, fully operating neighborhood food market occupying approximately 3,000 SF along Main Road, a primary commercial corridor in Montville Township, Morris County. The surrounding community offers an affluent customer base, with strong household incomes and established residential neighborhoods supporting daily-needs retail.

The offering includes the operating business and leasehold interest only; the underlying real estate is not included.

The business reports approximately $25,000 in weekly sales, annualizing to roughly $1.3 million in gross revenue, and is offered for sale at $200,000. This presents a turnkey opportunity for an owner-operator or an established grocery operator looking to expand.

440 MAIN ROAD | TOWACO, NJ	
BUSINESS FOR SALE	
Location	Endcap of Main Plaza Shopping Center
Gross SF	3,400 SF
Center GLA	12,000 SF
Land Area	1.83 Acres
Year Built	1990
Center Frontage	245' on Main Road
Parking	4.68/1,000 SF 75 surface
ZONING INFORMATION	
Zoning	B2
Building FAR	0.15

LEASE ABSTRACT - QUICK FOODS



TENANT	USE	LEASE START	LEASE END	MONTHLY RENT
Quick Foods	Market	6/2025	6/2030	$13,000

MARKET OVERVIEW

TOWACO
is an unincorporated community and census-designated place located within Montville Township in Morris County, primarily characterized by a suburban atmosphere, top-rated public schools, and a high median household income. Towaco is one of New Jersey's most affluent and desirable residential communities. The neighborhood fosters a strong sense of community through events like the annual TowacoFest — a beloved celebration featuring live music, local vendors, food trucks, and family activities — alongside a charming collection of local eateries including 900 Degrees Wood-Fired Pizza, Off the Rails Ice Cream, Landauer Cafe, and the beloved Diane's Dairy. Outdoor enthusiasts are drawn to Pyramid Mountain Natural Historic Area, Tourne County Park, and the Towaco Valley Aquifer Greenway — offering hiking, birding, and nature trails that make Towaco a magnet for active, nature-oriented families year-round.

The Towaco Station, served by NJ Transit on the Montclair-Boonton Line, provides direct train service to Hoboken Terminal, facilitating easy access to Midtown Manhattan — making Towaco a highly appealing location for commuters and contributing to its strong, stable residential demand. The commercial landscape along Main Road is intentionally modest and neighborhood-serving — a curated mix of local dining, personal services, and small businesses that reflects the community's preference for a quiet, small-town character over dense commercial development.







DEMOGRAPHICS



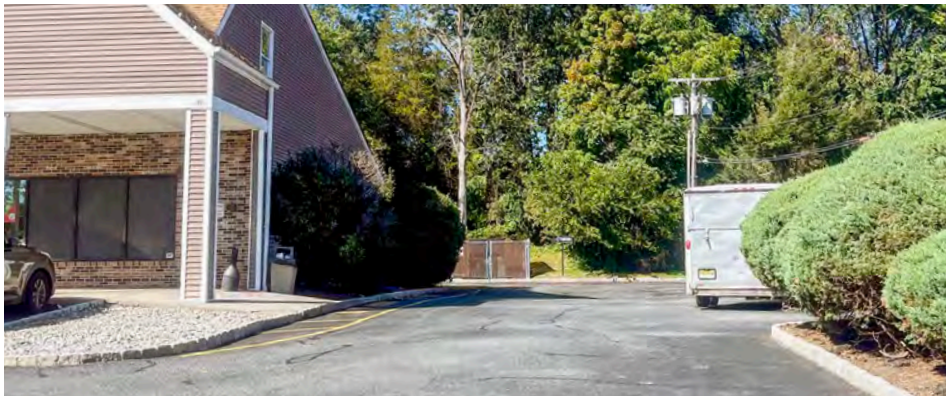
	1 MILE	3 MILES	5 MILES
Population	4,248	40,186	110,357
Number of Households	1,473	15,192	42,024
Average Household Income	$222,311	$190,588	$185,918
Median Household Income	$175,556	$142,605	$135,258
College Graduates	2,196	18,652	49,439
Total Businessess	161	1,394	5,816
Total Employees	1,284	11,199	65,372
Daytime Population	3,743	32,550	124,258

EXTERIOR PHOTOS

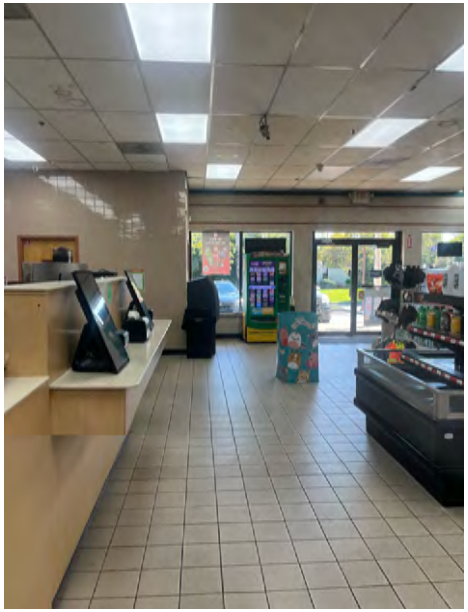


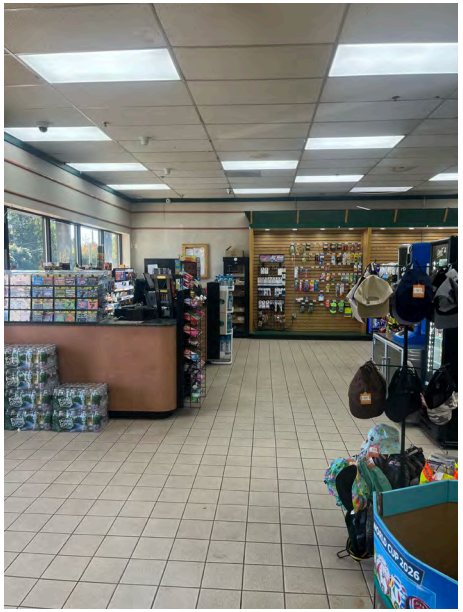


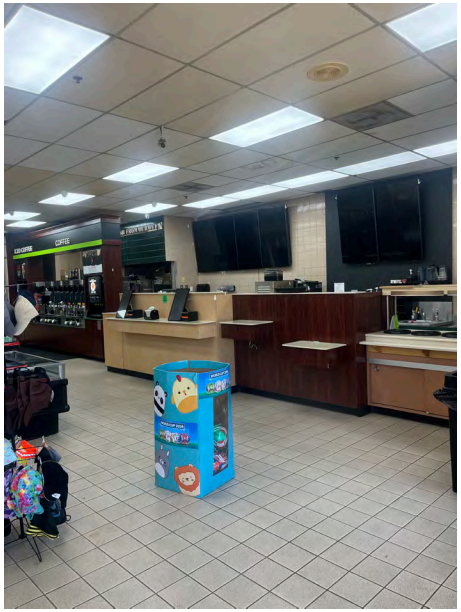


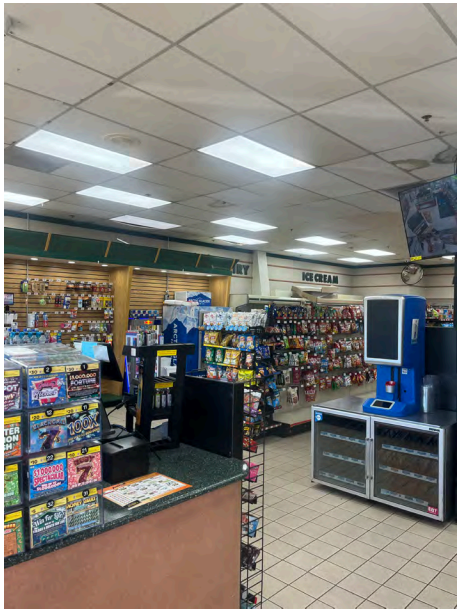


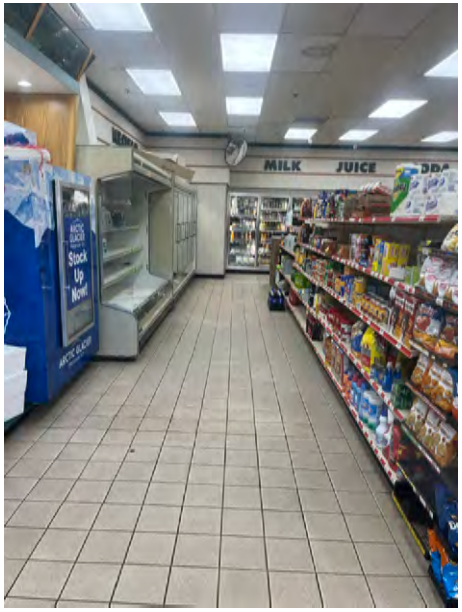
INTERIOR PHOTOS

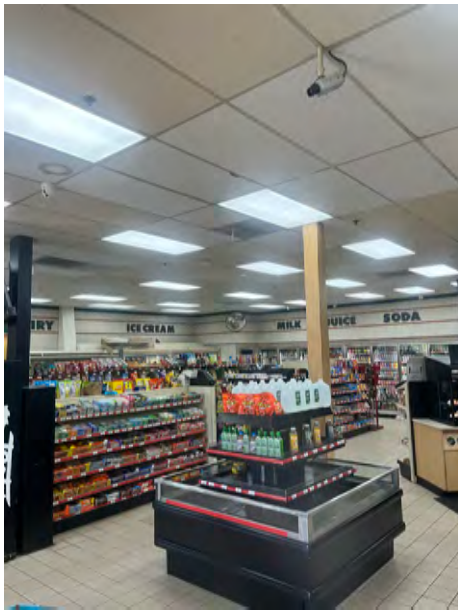


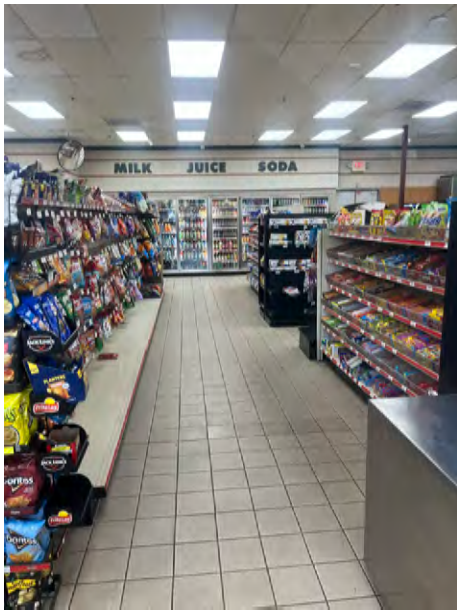


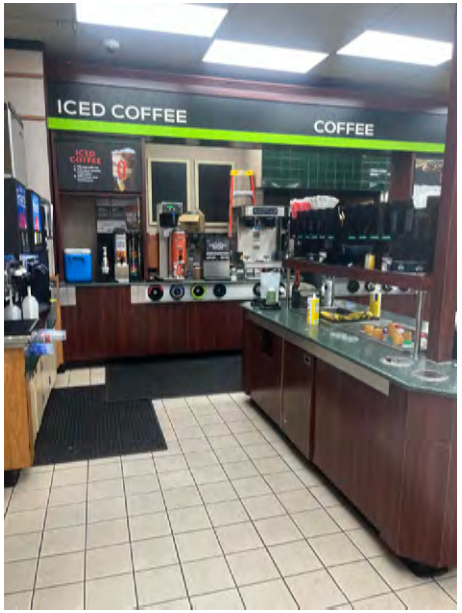




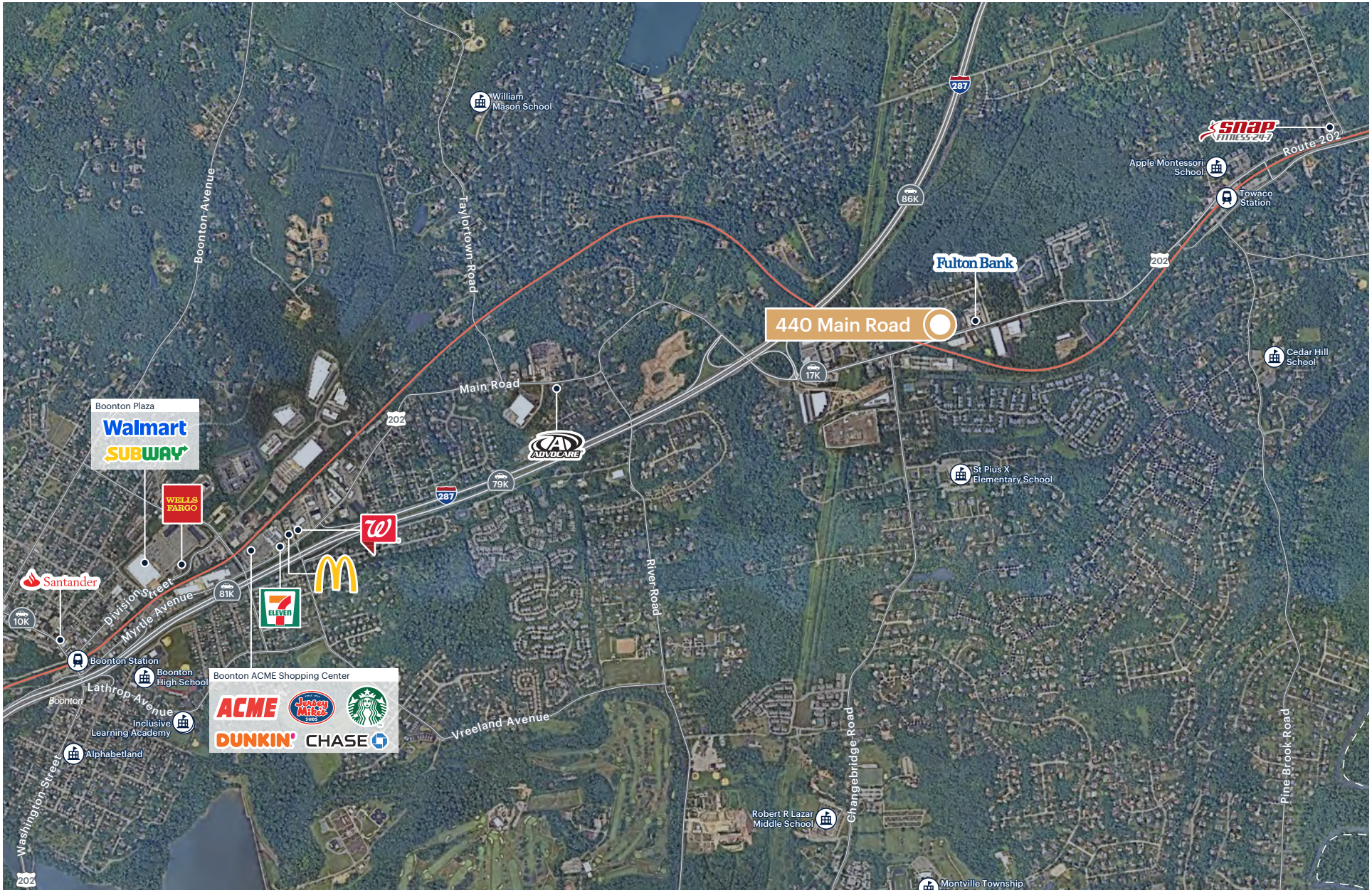








SURROUNDING AREA



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