



RETAIL SPACE FOR SALE OR LEASE

DENVILLE, NJ

125 ROUTE 46

SIZE
2,000 SF (Former Dunkin)

FRONTAGE
50 FT

POSSESSION/TIMING
Q2 2022

ASKING RENT
Upon Request

TAXES/CAM
\$21,255 taxes

PARKING
19 spaces

NEIGHBORS
7-Eleven, Walgreens, Starbucks, Chase Bank, Verizon, Moe's Southwest Grill and Santander Bank

COMMENTS
Free-Standing Building

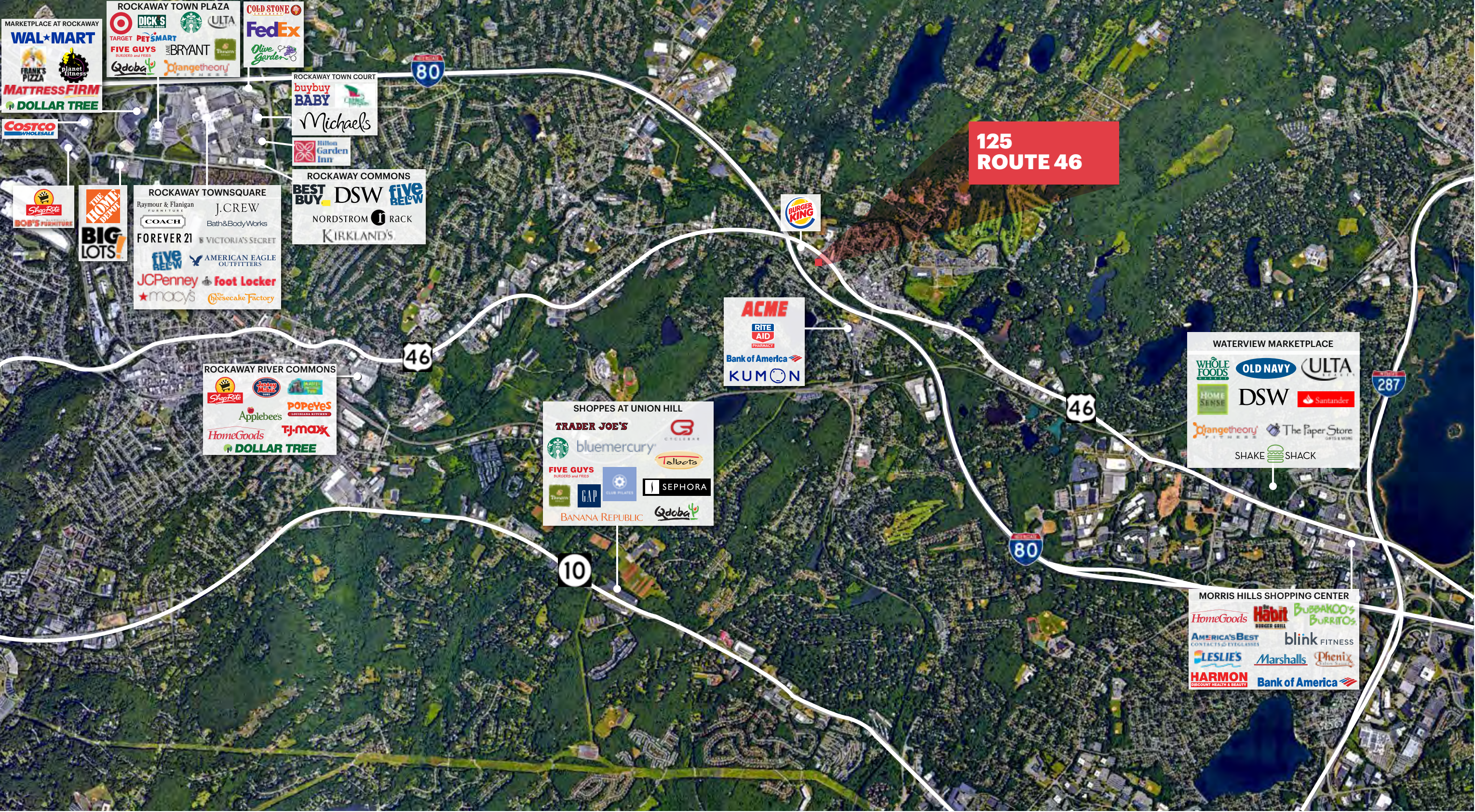
Great highway exposure/visibility with 25,827 VPD on Route 46

Close proximity to Route 80

CONTACT EXCLUSIVE AGENTS

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MARKET AERIAL

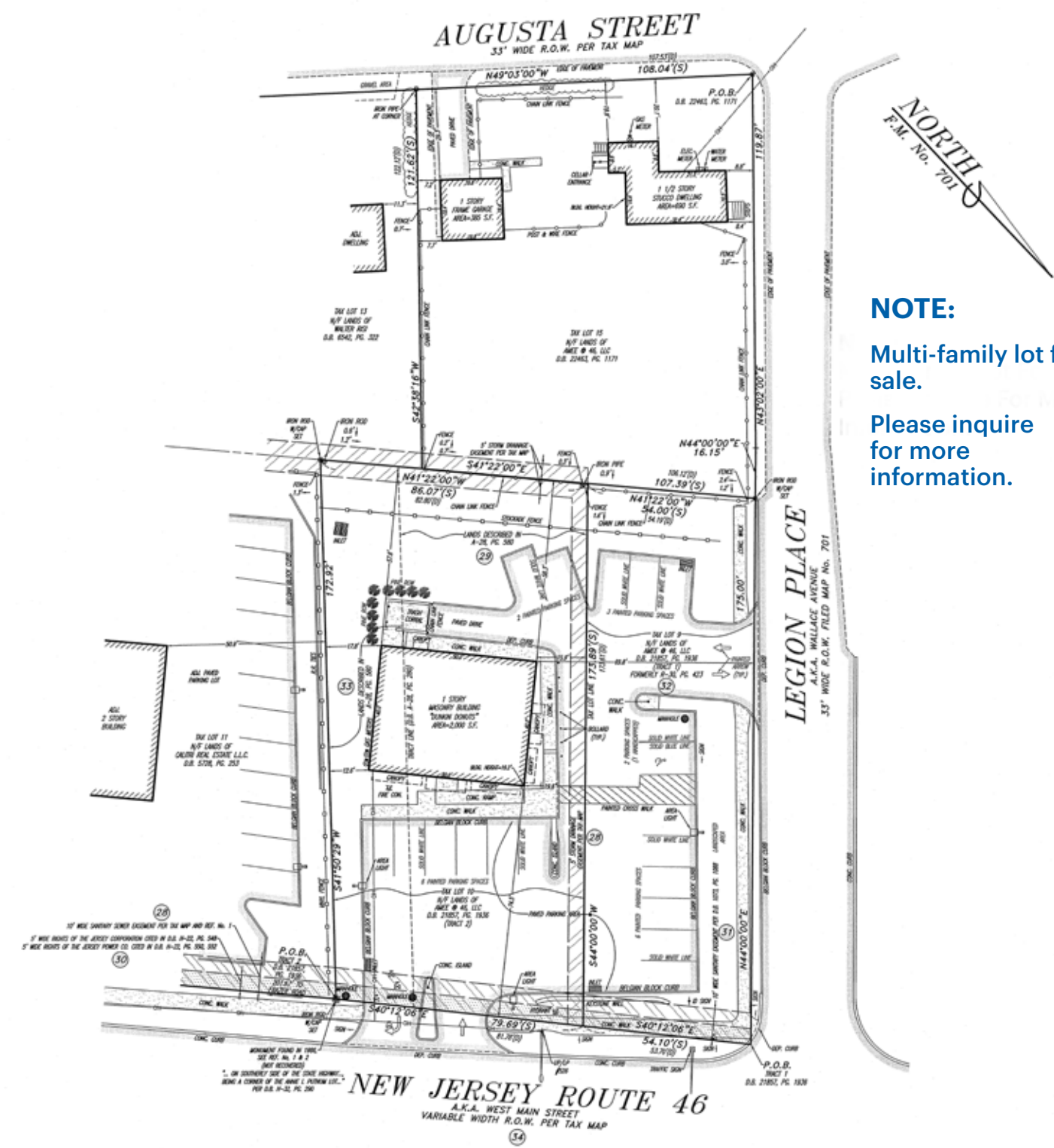


MID LEVEL AERIAL

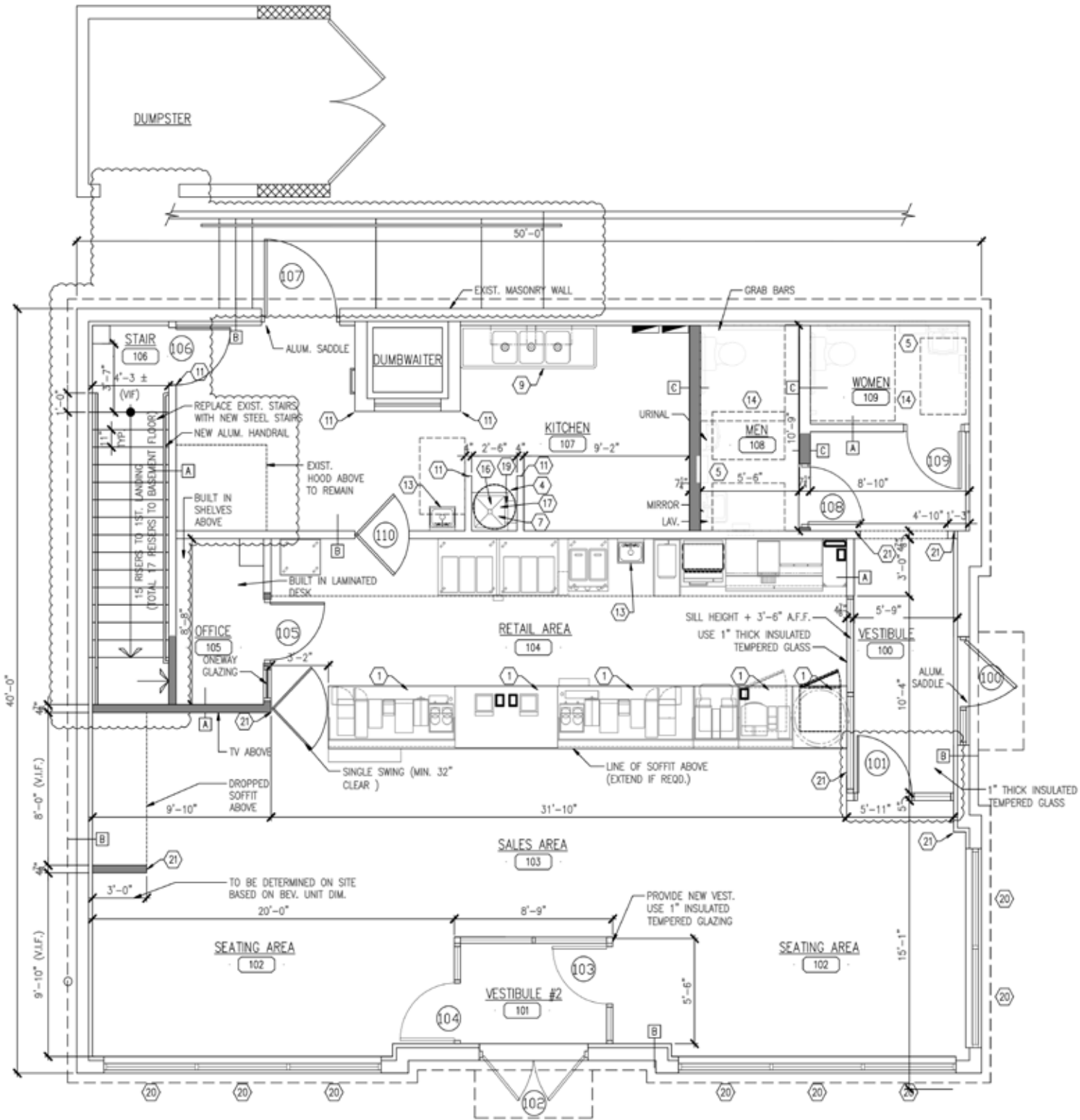


SPACE DETAILS

SITE PLAN



FLOOR PLAN



ADDITIONAL PHOTOS



AREA DEMOGRAPHICS



1 MILE RADIUS

| | |
|---|--|
| POPULATION | TOTAL BUSINESSES |
| 6,942 | 595 |
| HOUSEHOLDS | TOTAL EMPLOYEES |
| 2,762 | 6,553 |
| MEDIAN AGE | DAYTIME POPULATION (w/ 16 yr +) |
| 46.0 | 8,783 |
| COLLEGE GRADUATES (Bachelor's +) | |
| 2,870 - 56.1% | |

3 MILE RADIUS

| | |
|---|--|
| POPULATION | TOTAL BUSINESSES |
| 50,160 | 2,786 |
| HOUSEHOLDS | TOTAL EMPLOYEES |
| 18,858 | 39,476 |
| MEDIAN AGE | DAYTIME POPULATION (w/ 16 yr +) |
| 43.5 | 56,350 |
| COLLEGE GRADUATES (Bachelor's +) | |
| 21,089 - 58.4% | |

5 MILE RADIUS

| | |
|---|--|
| POPULATION | TOTAL BUSINESSES |
| 141,933 | 7,086 |
| HOUSEHOLDS | TOTAL EMPLOYEES |
| 53,385 | 107,602 |
| MEDIAN AGE | DAYTIME POPULATION (w/ 16 yr +) |
| 42.1 | 153,850 |
| COLLEGE GRADUATES (Bachelor's +) | |
| 54,297 - 52.8% | |

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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.