



3,490 SF

Drive-Thru
Available for Sale or Lease

RETAIL SPACE

**87
ROUTE 46**

DENVILLE | NEW JERSEY

RIPCO
REAL ESTATE

SPACE DETAILS

LOCATION

East bound side of Route 46

RENT

Negotiable

NEIGHBORS

Little Learner Academy, Dunkin', Charlie Brown's, Burger King, Denville Automotive, Walgreens, Moe's Southwest Grill, Starbucks, Smartworld Coffee, Denville Diner, Mara's Cafe & Bakery

COMMENTS

Free Standing Drive Thru Building

SIZE

3,490 SF

Located on Busy Route 46

FRONTAGE

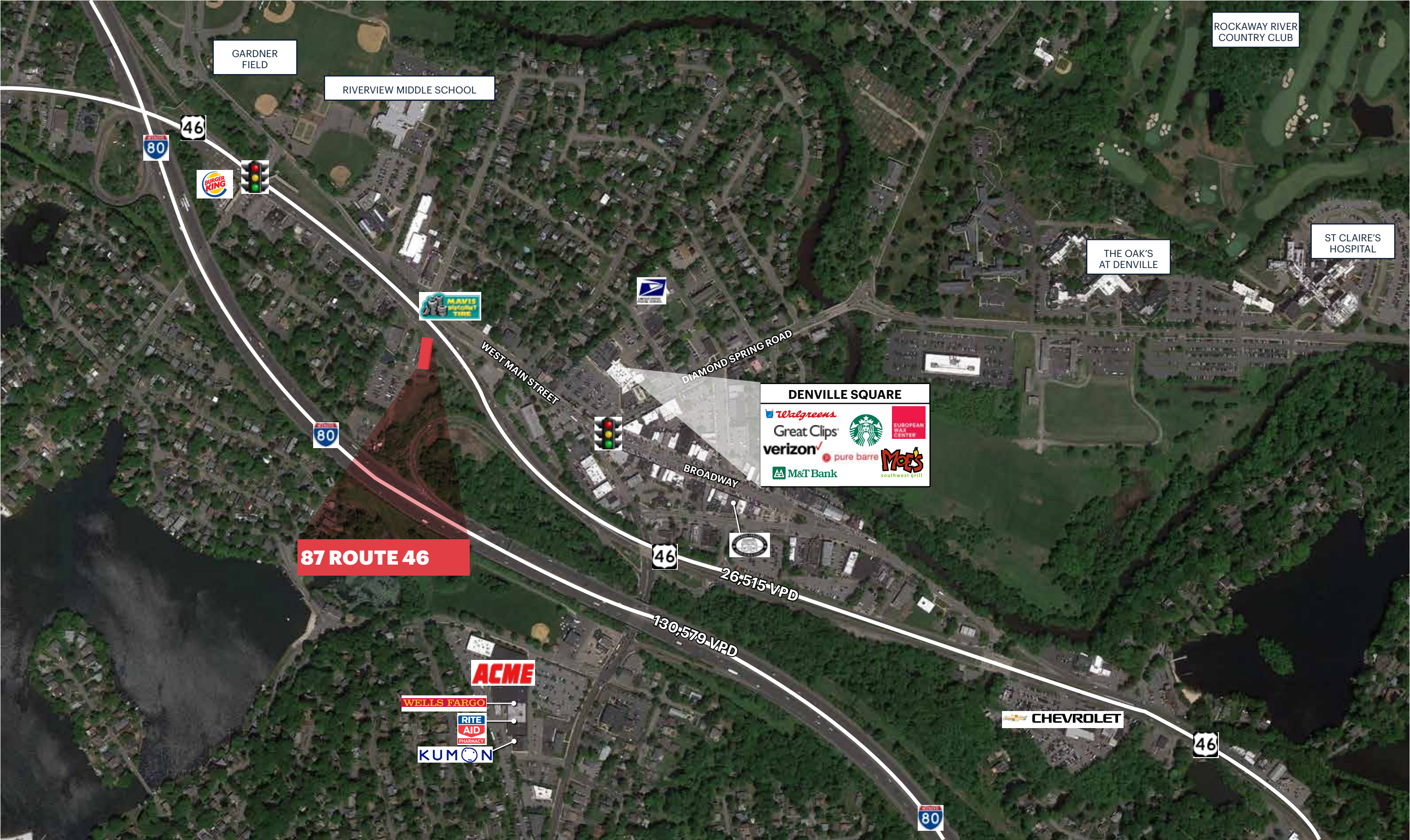
Route 46

250 FT

Easy Access to I-80



MARKET AERIAL

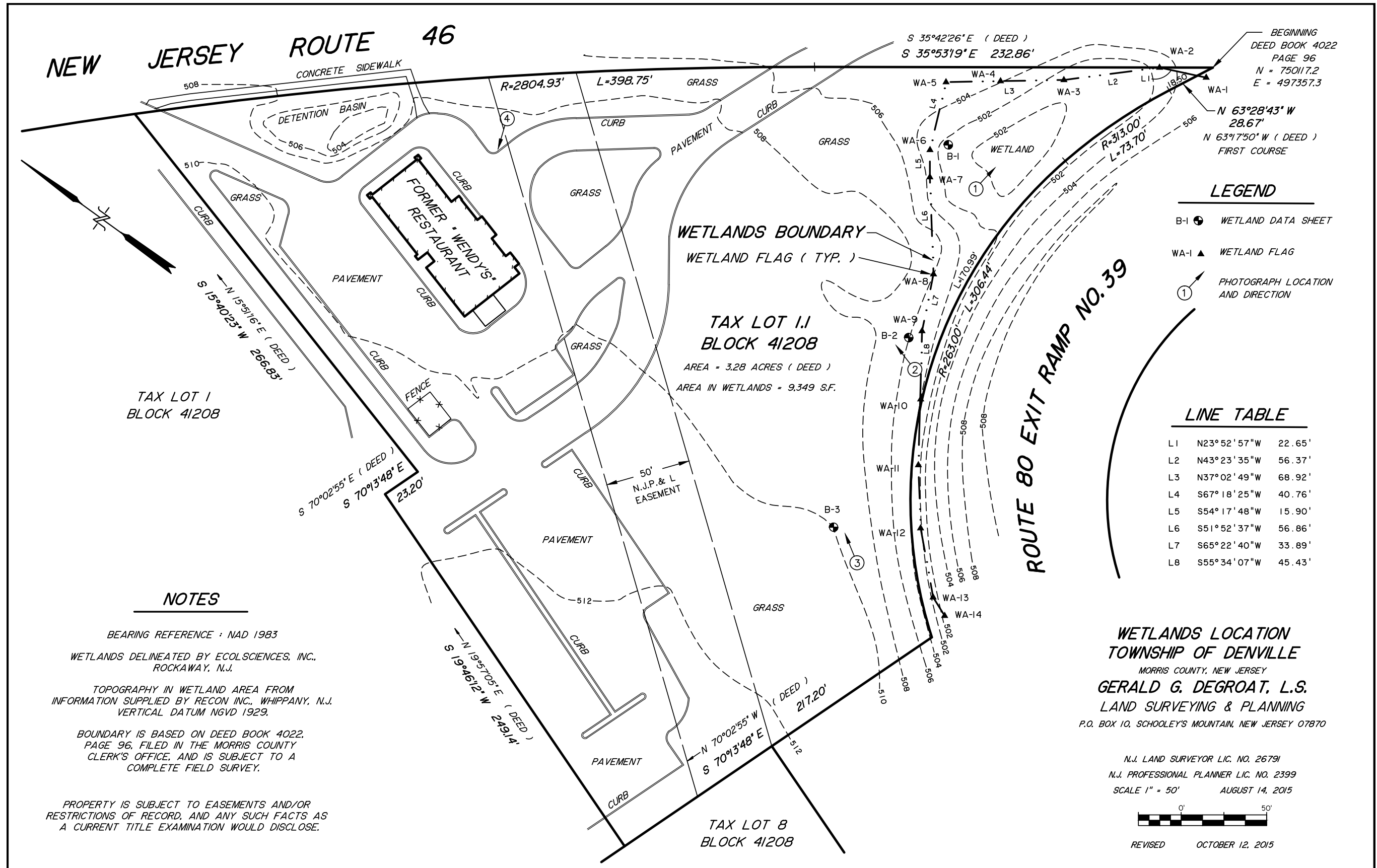


SITE PLAN

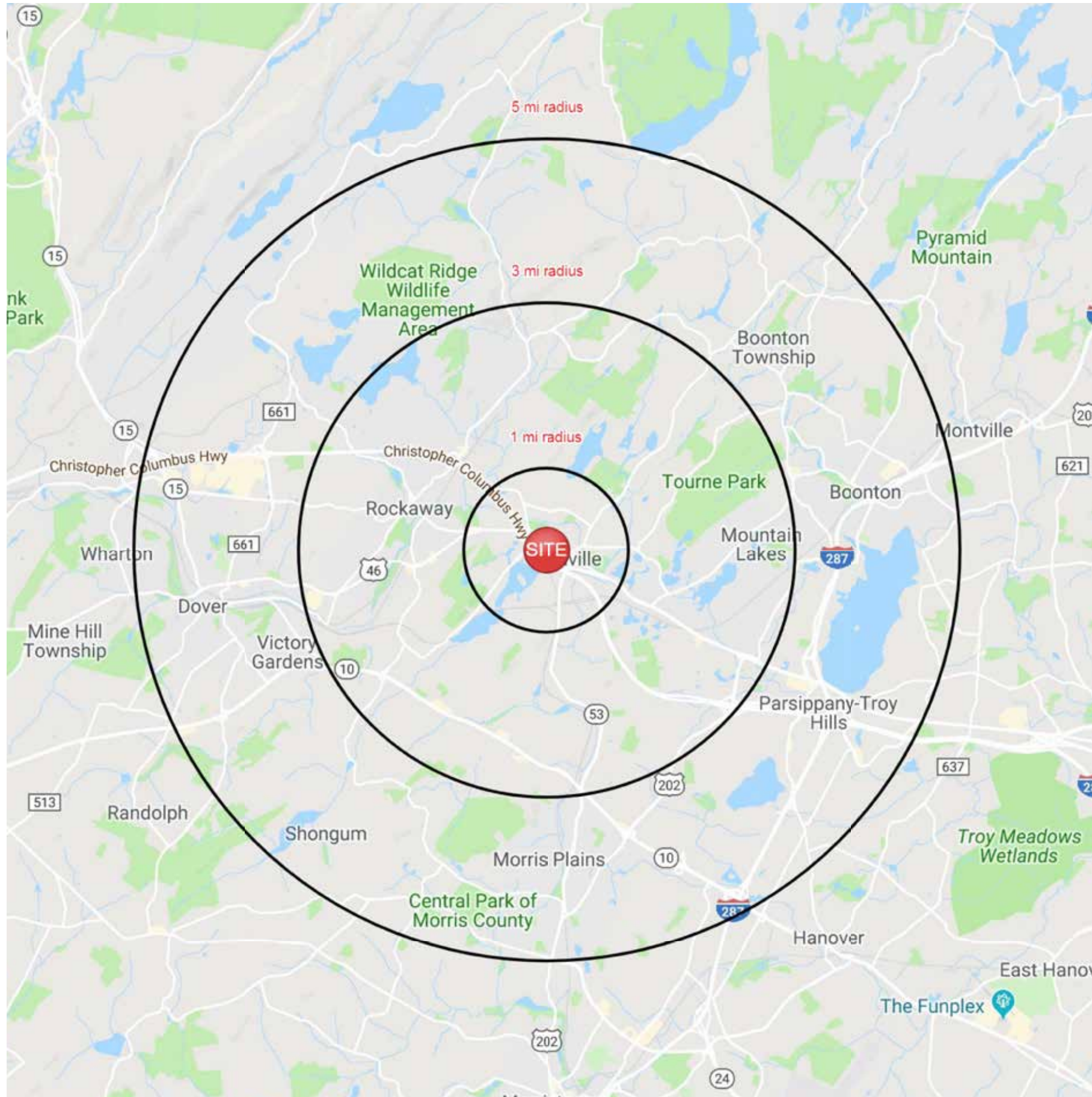


DATE	REVISION
PRELIMINARY MAJOR SITE PLAN	
LOT 1 BLOCK 41208	
TOWNSHIP OF DENVILLE	MORRIS COUNTY, N.J.
HARPER & PALMIERI	
CONSULTING ENGINEERS AND LAND SURVEYORS, P.A.	
20 Union Street, Rockaway, N.J. 07866 (201) 625-3700	
<i>Robert Palmeri</i>	
ROBERT PALMIERI - PROFESSIONAL ENGINEER AND LAND SURVEYOR - N.J. LICENSE NO. 2386	
WARREN H. HARPER - PROFESSIONAL LAND SURVEYOR - N.J. LICENSE NO. 23818	
DATE 4-30-93	SCALE 1" = 30'
DRAWING NO. 697.2	SHEET NO. 4 OF 5

SITE SURVEY



AREA DEMOGRAPHICS



TOTAL POPULATION

1 mile	6,598
3 miles	49,525
5 miles	138,388

DAYTIME POPULATION

1 mile	9,141
3 miles	52,770
5 miles	147,690

AVERAGE HOUSEHOLD INCOME

1 mile	\$142,873
3 miles	\$151,090
5 miles	\$135,548

TOTAL HOUSEHOLDS

1 mile	2,682
3 miles	18,952
5 miles	52,601

TOTAL BUSINESSES

1 mile	744
3 miles	2,954
5 miles	7,604

NUMBER OF EMPLOYEES

1 mile	7,203
3 miles	38,834
5 miles	110,272

*2019 estimates

SITE PHOTO



**CONTACT
EXCLUSIVE
AGENT**

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REAL ESTATE

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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.