



RETAIL/MEDICAL SPACE AVAILABLE

LAKE HIAWATHA, NJ

TOWNSHIP OF PARSIPPANY

480 N BEVERWYCK ROAD

Between Vail Road and Lakeshore Drive

SIZE

11,151 SF - End Cap
- Former Rite Aid with Triple Drive Thru

TERM

Upon Request

CEILING HEIGHTS

10'-10"

POSSESSION

Immediate

NNN

2024 estimated PSF:

Taxes	\$6.39
Insurance	\$.78
CAM	\$2.58
Common Utilities	\$.28
Trash	\$.76
City Water & Sewer	- Pro-rata based upon usage
Total	\$10.79

NEIGHBORS

US Post Office, Verizon, Foodtown (Lidl coming soon), Dunkin', 7-Eleven

COMMENTS

Triple drive thru
Close to Route 46, Route 80, and Route 287
Site has high visibility
Located in the main downtown shopping district
Close proximity to NJ Transit

CONTACT EXCLUSIVE AGENT

DEBORAH STONE
dstone@ripconj.com
201.914.4406



611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

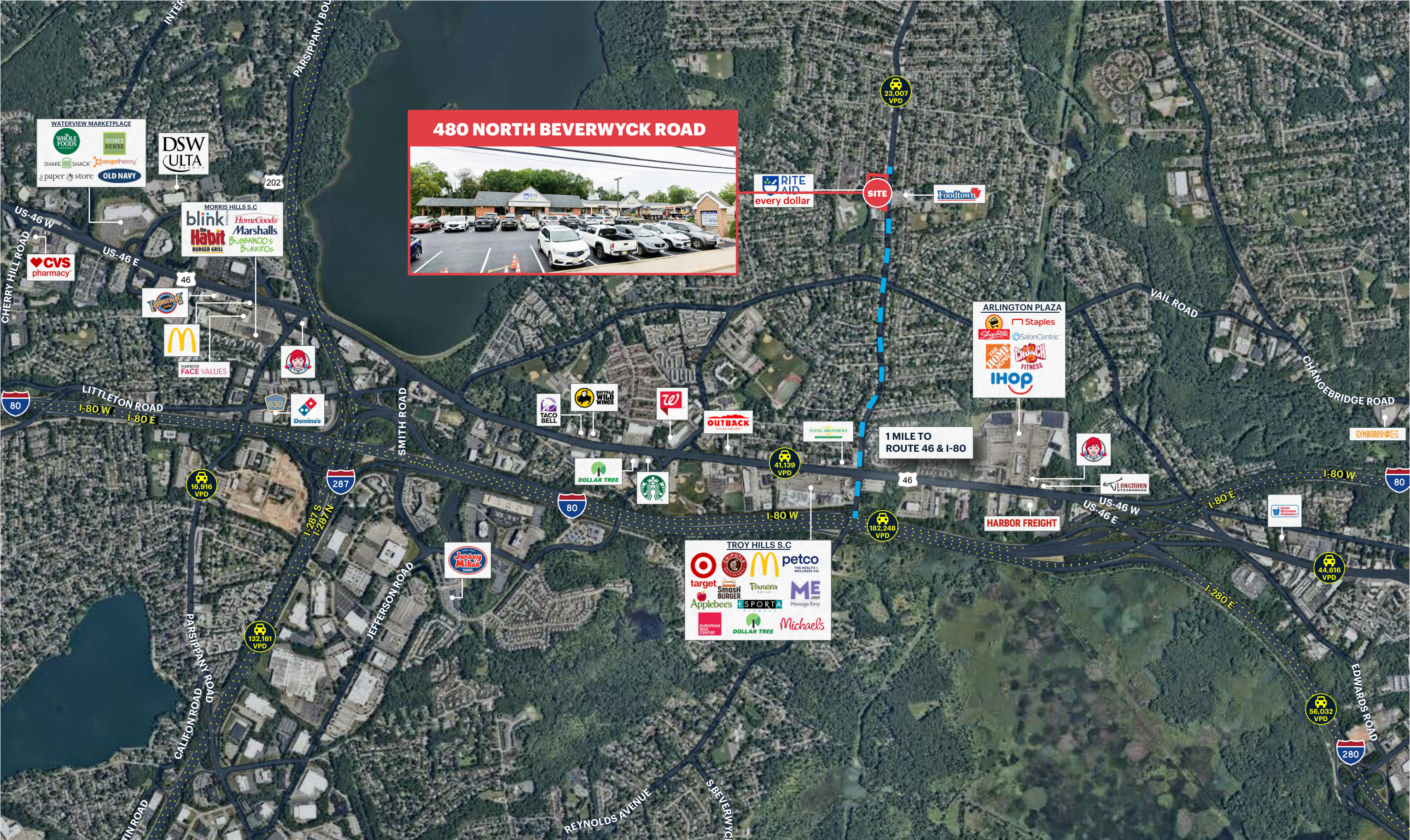
Please visit us at ripconj.com for more information

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.

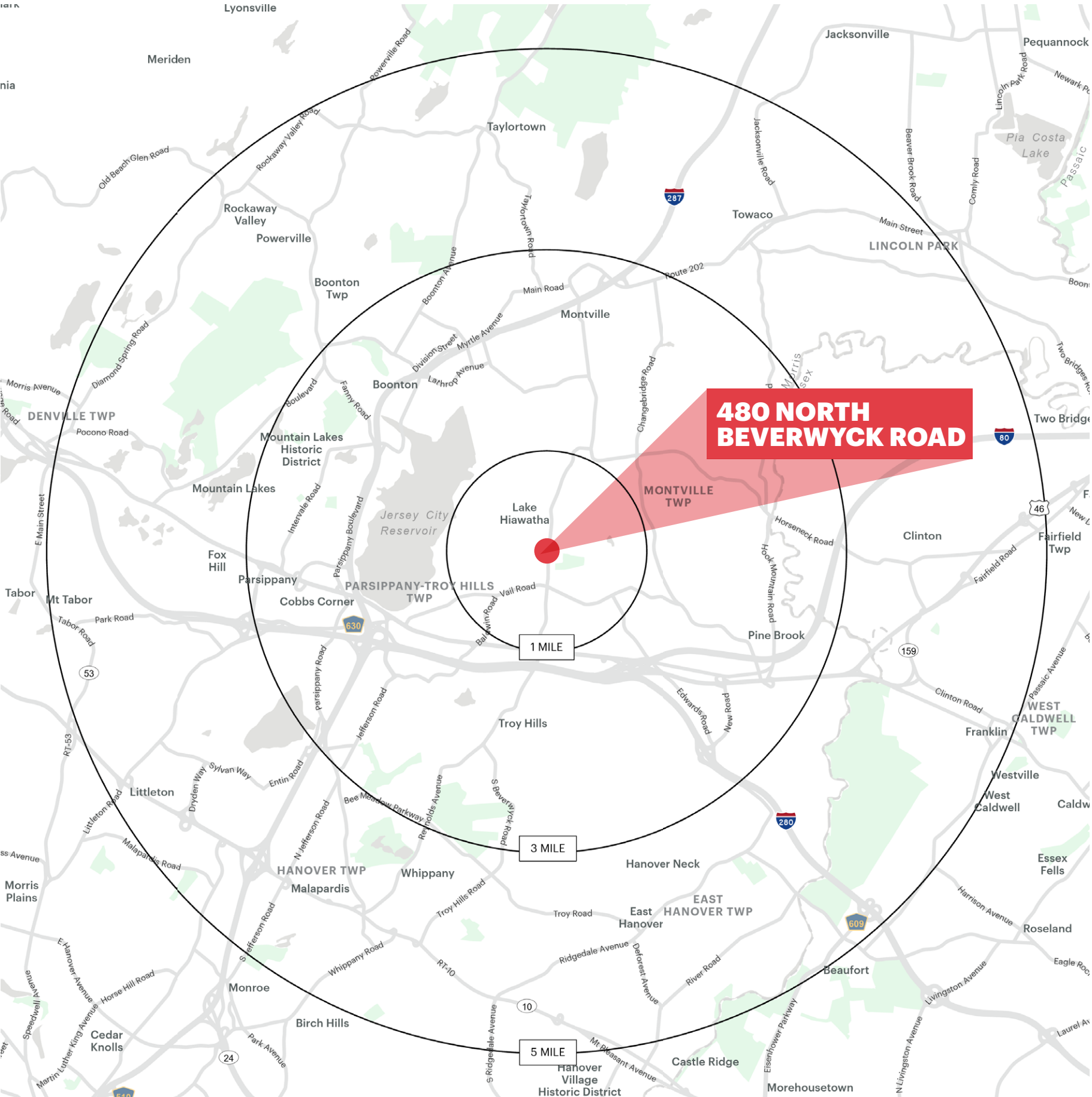
SITE



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	18,716	TOTAL BUSINESSES	424
HOUSEHOLDS	7,279	TOTAL EMPLOYEES	6,383
MEDIAN AGE	39.4	TOTAL DAYTIME POPULATION	12,464
COLLEGE GRADUATES (Bachelor's +)	8,195 - 60%	AVERAGE HOUSEHOLD INCOME	\$148,221

3 MILE RADIUS

POPULATION	62,073	TOTAL BUSINESSES	3,065
HOUSEHOLDS	23,737	TOTAL EMPLOYEES	35,030
MEDIAN AGE	41.4	TOTAL DAYTIME POPULATION	63,368
COLLEGE GRADUATES (Bachelor's +)	28,176 - 61%	AVERAGE HOUSEHOLD INCOME	\$170,847

5 MILE RADIUS

POPULATION	119,139	TOTAL BUSINESSES	7,927
HOUSEHOLDS	44,661	TOTAL EMPLOYEES	115,827
MEDIAN AGE	43.3	TOTAL DAYTIME POPULATION	171,314
COLLEGE GRADUATES (Bachelor's +)	53,899 - 61%	AVERAGE HOUSEHOLD INCOME	\$183,648

*2024 estimates