



For Lease

RIPCO
RETAIL LEASING

Rockaway River Commons

437 US-46
Rockaway, NJ

2,596 SF & 4,000 SF Available

Medical, Retail, Fitness, Restaurant

Space Details



Size	Space 8	4,000 SF
	Space 13 (former Dental)	2,596 SF
Rent	Upon request	
NNN	\$9.50 PSF (est.)	
Co-Tenants	ShopRite, T.J.Maxx, HomeGoods, Dollar Tree, Jersey Mike's, Popeye's, Applebee's, Mavis, DaVita, Ivy Rehab, Master Kang Taekwondo, Elegant Nails, Wash-N-Tumble, Woof Gang Bakery & Grooming	
Neighbors	CVS, AutoZone, Dunkin', Dollar General, Tractor Supply, Walgreens, Sherwin Williams, Aldi, Goodwill, Retro Fitness, Aaron's	
Area Drivers	Rockaway Mall - 1.2M SF Regional Simon Mall County College of Morris - 6,697 Students Morris Hills High School - 1,185 Students Morris Knolls High School - 1,388 Students	

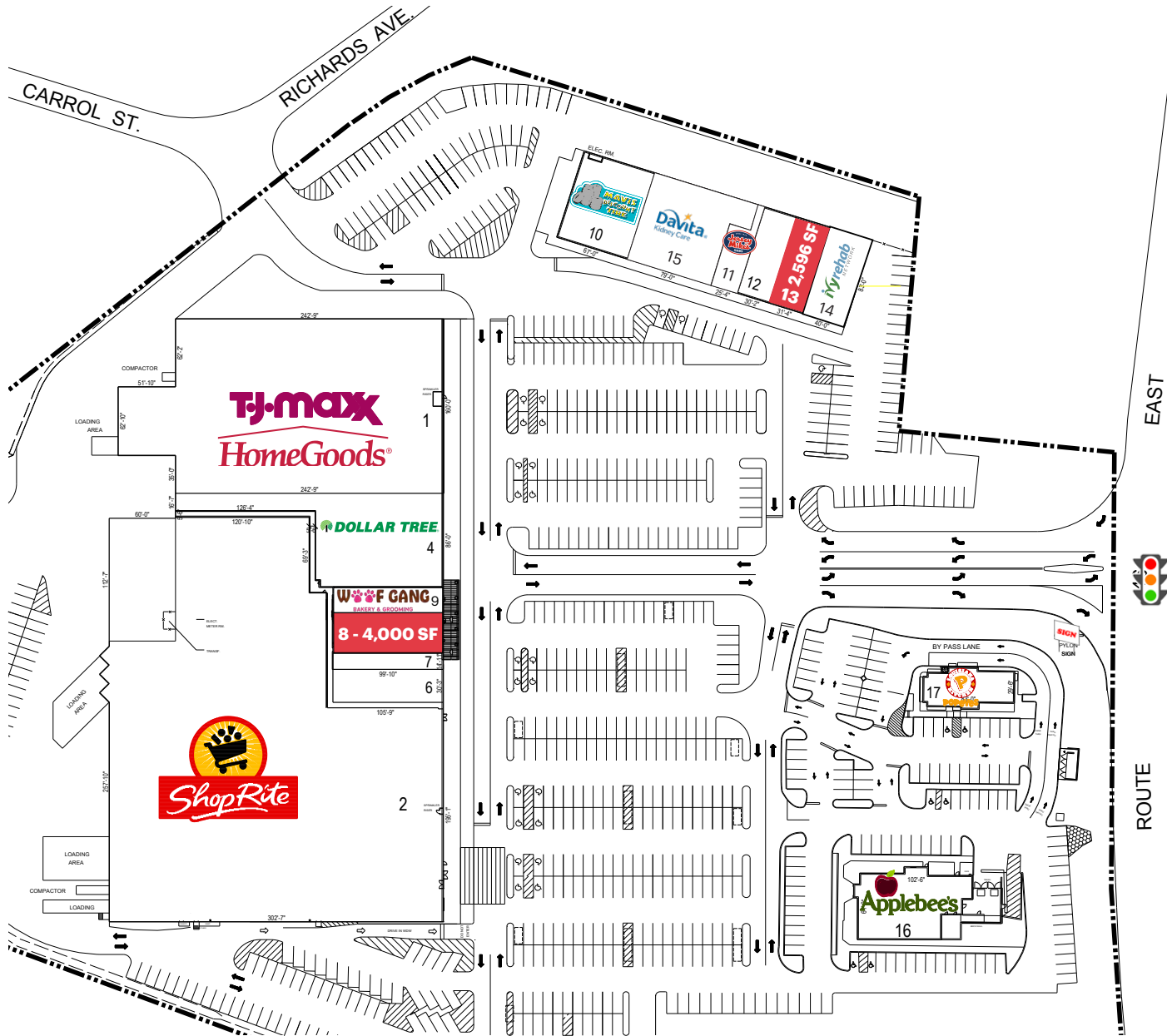
Market Retail



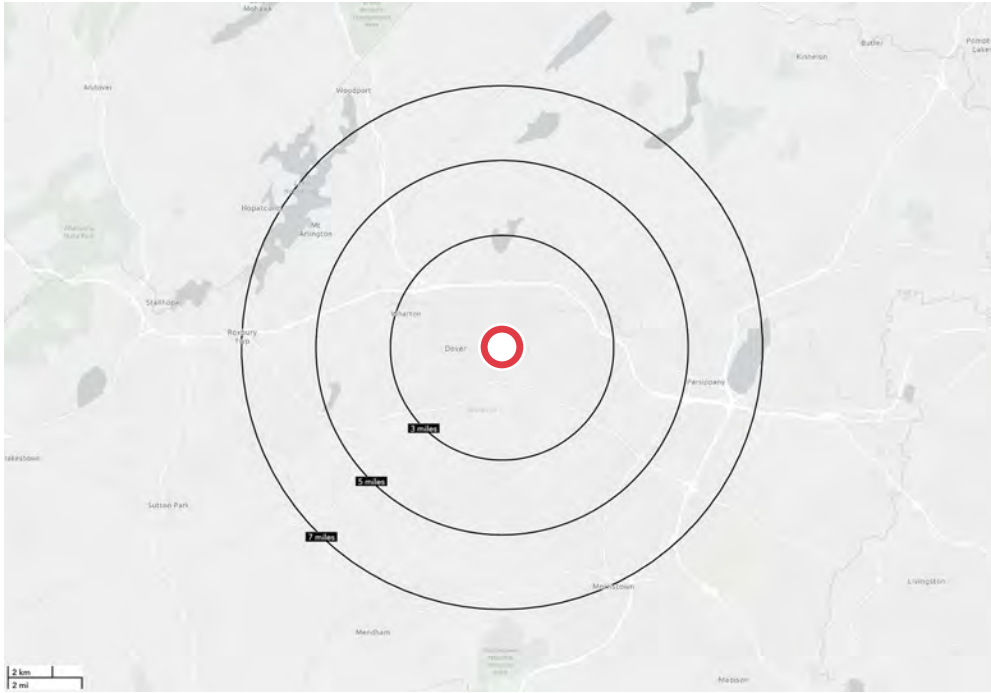
Local Retail



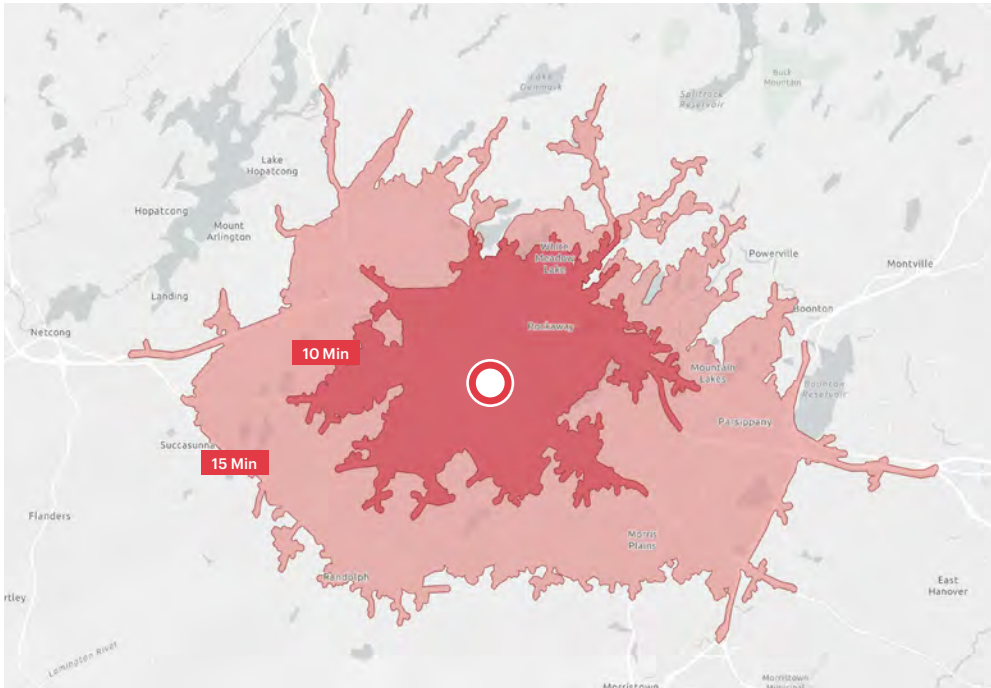
Site Plan



	Tenant	Size
1	T.J. Maxx & HomeGoods	42,092
2	ShopRite	76,771
4	Dollar Tree	12,085
5	ShopRite	8,404
6	Master King Taekwondo	3,036
7	Elegant Nails	1,506
8	Available	4,000
9	Woof Gang Bakery	2,000
10	Mavis Discount Tire	5,470
11	Jersey Mike's	1,628
12	Wash-N-Tumble	2,483
13	Available	2,596
14	Ivy Rehab	3,320
15	DaVita Dialysis	7,031
16	Applebee's	5,700
17	Popeye's	2,700
	Total	180,935
	Parking	834



3,5,7 Mile Radius



10-15 Minute Drive Time

Area Demographics

2025 ESRI Summary Report

	3 miles	5 miles	7 miles
Total Population	74,732	132,082	228,584
Total Households	27,453	48,378	86,127
Average Household Income	\$156,078	\$178,553	\$180,335
College Graduates Bachelor's +	23,868	50,104	91,297
Total Businesses	2,965	5,278	10,225
Total Employees	31,204	73,527	135,812
Total Daytime Population	68,410	135,537	246,692

Drive Time

	10 minute	15 minute
Total Population	71,587	152,738
Total Households	26,227	57,056
Average Household Income	\$152,635	\$172,824
College Graduates Bachelor's +	22,686	58,840
Total Businesses	3,203	6,791
Total Employees	33,067	93,160
Total Daytime Population	68,626	171,860

Contact Exclusive Agent

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 Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Area Retail



Contact
Exclusive Agent

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