



**FREESTANDING
TWO-TENANT RETAIL BUILDING
ENDCAP AVAILABLE**

WHIPPANY, NJ
352 ROUTE 10 AT TROY HILLS ROAD

On the corner of Route 10

AVAILABLE SPACE

Unit B 1,583 SF Endcap

ACREAGE

0.826 Acres

ASKING RENT

Upon Request

NEIGHBORS

CVS, Starbucks, Kindercare, Jersey Mike's, Ivy Rehab, Duck Donuts, Dunkin', Quick Chek, Valley Bank

ATTRIBUTES

- New construction retail space at traffic light intersection with full turning access
- Consumption liquor license available
- 2,400 employees working at Bayer Healthcare Headquarters and 900 employees at Metlife Corporation across the street
- 4,800 employees at Novartis Pharmaceuticals Corporate Headquarters only 2.4 miles away
- 2,000 employees at Barclay's Investment Banking Office 3 miles away

Developed by:



CONTACT EXCLUSIVE AGENTS

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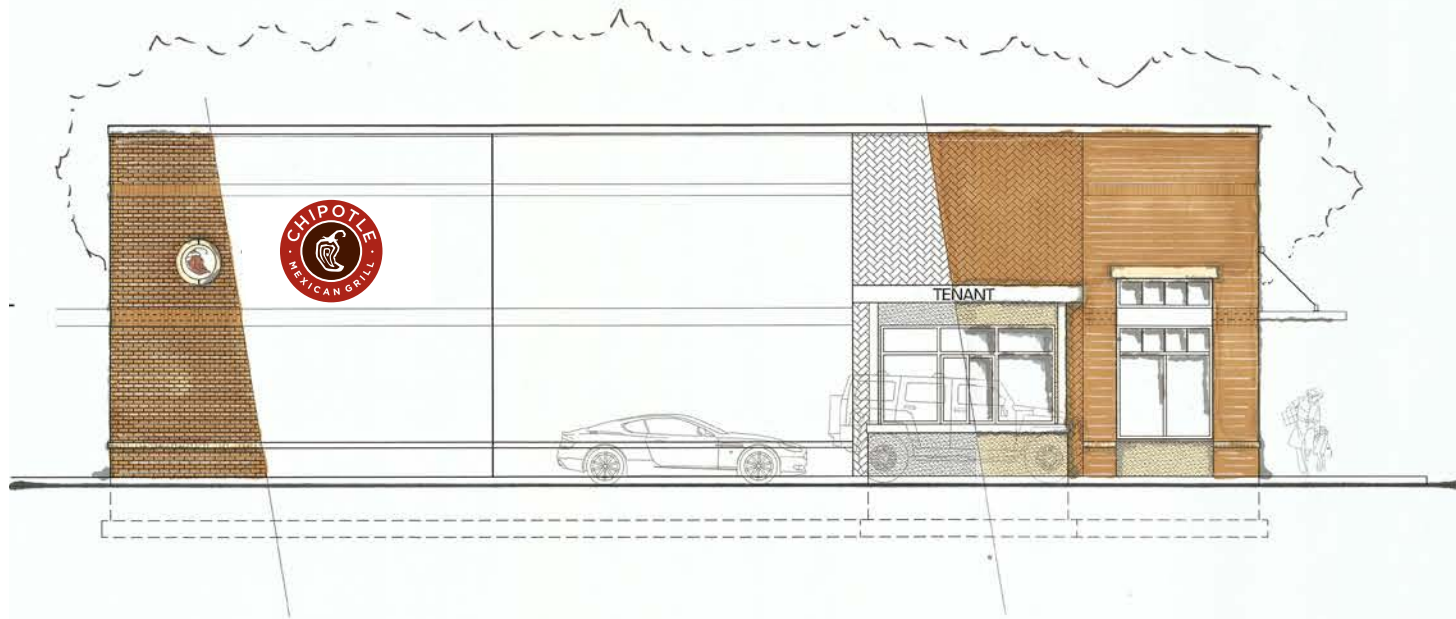


611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

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.

ELEVATIONS



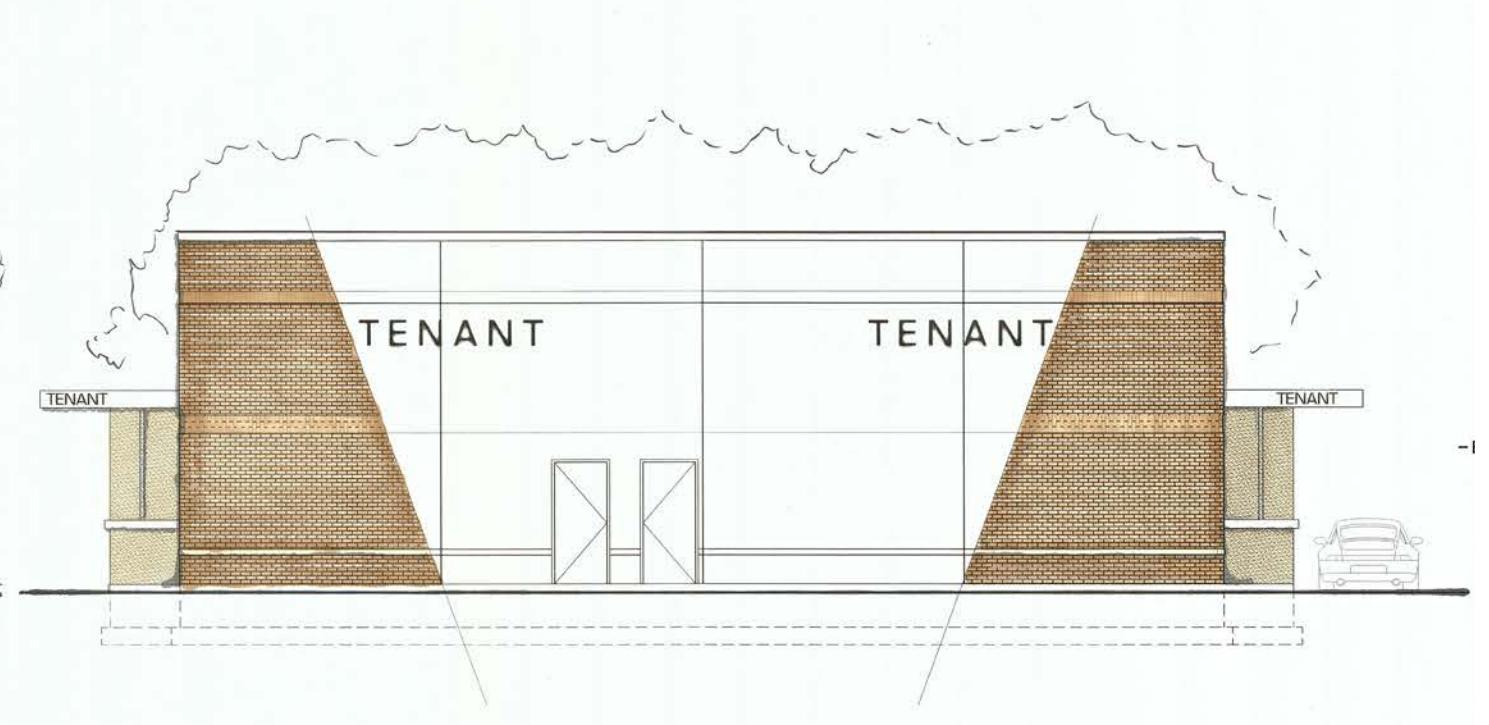
2 LEFT ELEVATION
Scale: 3/16" = 1'-0"



1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



4 RIGHT ELEVATION
Scale: 3/16" = 1'-0"



3 REAR ELEVATION
Scale: 3/16" = 1'-0"

LOW-LEVEL AERIAL



Memorial Junior High School
466 Students

Whippany Village Apartments | 46 Units



Logos: Duck Donuts, Myrehab Network, Hotworx, Hammer Nails, Whippany Pizzeria

352 ROUTE 10
NEW CONSTRUCTION



Bayer Corporation
2,400 Employees

Bayer HealthCare U.S. Headquarters on a 94-acre campus. The 700,000 SF office buildings feature state-of-the-art technology and a modern open design.

APPROVED 400 TOWN HOMES
120 ROOM HOTEL
OPEN SUMMER 2025

Hanover Mills
129 Residential Units

MetLife
MetLife Corporation
Approx. 900 Employees

Approved Extended Stay Hotel
150 Rooms

Whippany Railroad Museum

Whippany Diner

Industrial Park

Whippany Fire Department

CVS pharmacy

KinderCare

Casa Montecristo

LONGEVITY
Veterinary Center
HOLISTIC PET CARE

ETHAN ALLEN

PC RICHARD & SON

Suburban Propane

bp

LEXUS

DUNKIN'

QuickChek

Valley National Bank



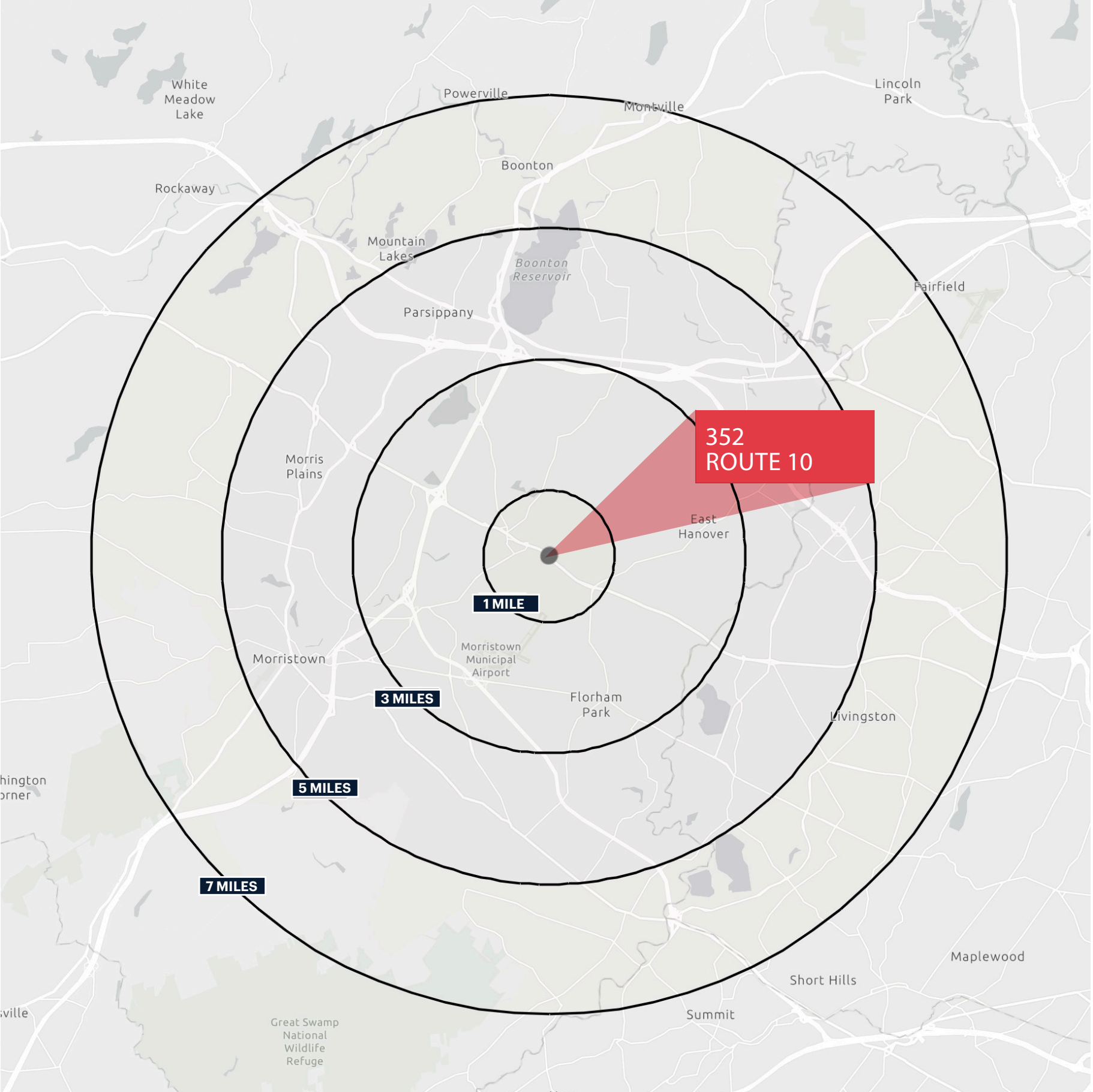
ExxonMobil



Air Group



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	3,326	TOTAL BUSINESSES	297
HOUSEHOLDS	1,228	TOTAL EMPLOYEES	4,479
MEDIAN AGE	46.6	TOTAL DAYTIME POPULATION	5,786
COLLEGE GRADUATES (Bachelor's +)	1,525 - 63.1%	AVERAGE HOUSEHOLD INCOME	\$211,969

3 MILE RADIUS

POPULATION	39,988	TOTAL BUSINESSES	3,404
HOUSEHOLDS	15,197	TOTAL EMPLOYEES	63,387
MEDIAN AGE	45.3	TOTAL DAYTIME POPULATION	81,837
COLLEGE GRADUATES (Bachelor's +)	18,317 - 62.5%	AVERAGE HOUSEHOLD INCOME	\$199,143

5 MILE RADIUS

POPULATION	170,434	TOTAL BUSINESSES	10,971
HOUSEHOLDS	65,178	TOTAL EMPLOYEES	169,321
MEDIAN AGE	41.2	TOTAL DAYTIME POPULATION	247,724
COLLEGE GRADUATES (Bachelor's +)	79,721 - 65.2%	AVERAGE HOUSEHOLD INCOME	\$193,704

7 MILE RADIUS

POPULATION	295,592	TOTAL BUSINESSES	17,724
HOUSEHOLDS	110,251	TOTAL EMPLOYEES	276,783
MEDIAN AGE	42.3	TOTAL DAYTIME POPULATION	414,990
COLLEGE GRADUATES (Bachelor's +)	142,777 - 67.9%	AVERAGE HOUSEHOLD INCOME	\$213,094

*2024 estimates