

FOR SALE

477 ROUTE 10 RANDOLPH, NJ

66,000 +/- SQ. FT. AT COLLEGE PLAZA SHOPPING CENTER

CONTACT EXCLUSIVE BROKER

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Click link below watch video.
<https://youtu.be/vDIO5wWMyOo>

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Team Resources, as exclusive agent, is pleased to present this well-established Retail/Storefront/Office complex of 66,000 +/- Sq. Ft. consisting of 2 buildings plus solar system! The complex includes a 2,308 sq. ft. vacant unit available for lease at \$20 psf net.



2022 Demographics	2 Miles	5 Miles	10 Miles
2022 Total Population:	29,327	124,190	347,857
2022 Households			
2022 Total Households:	9,838	44,190	127,653
2022 Household Income			
Median Household Income:	\$120,323	\$139,909	\$142,058

From Costar

Property Description

Available Space:	66,000 +/- sq. ft.
Two Buildings:	30,000 & 36,000 +/- sq. ft.
Parking:	350 cars
Solar System:	Yes
Zoning:	Retail
Traffic Count:	31,279 cars per day
Sale Price:	\$16,000,000 (Cap Rate Approx 8%)
Taxes:	\$5.01 +/- psf
NOI:	\$1,276,954 (includes 2,308 sf vacant unit at \$20 psf net)

Well established Retail Storefront, Retail/Office

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