

For Lease

RIPCO
RETAIL LEASING

Morris Canal Plaza

1070 US Highway 46
Ledgewood, NJ

OUTBACK
STEAKHOUSE



Your Sign Here

HOWARD
CLEANERS

| 2,244 SF Available

Former Learning Center

Contact
Exclusive Agents

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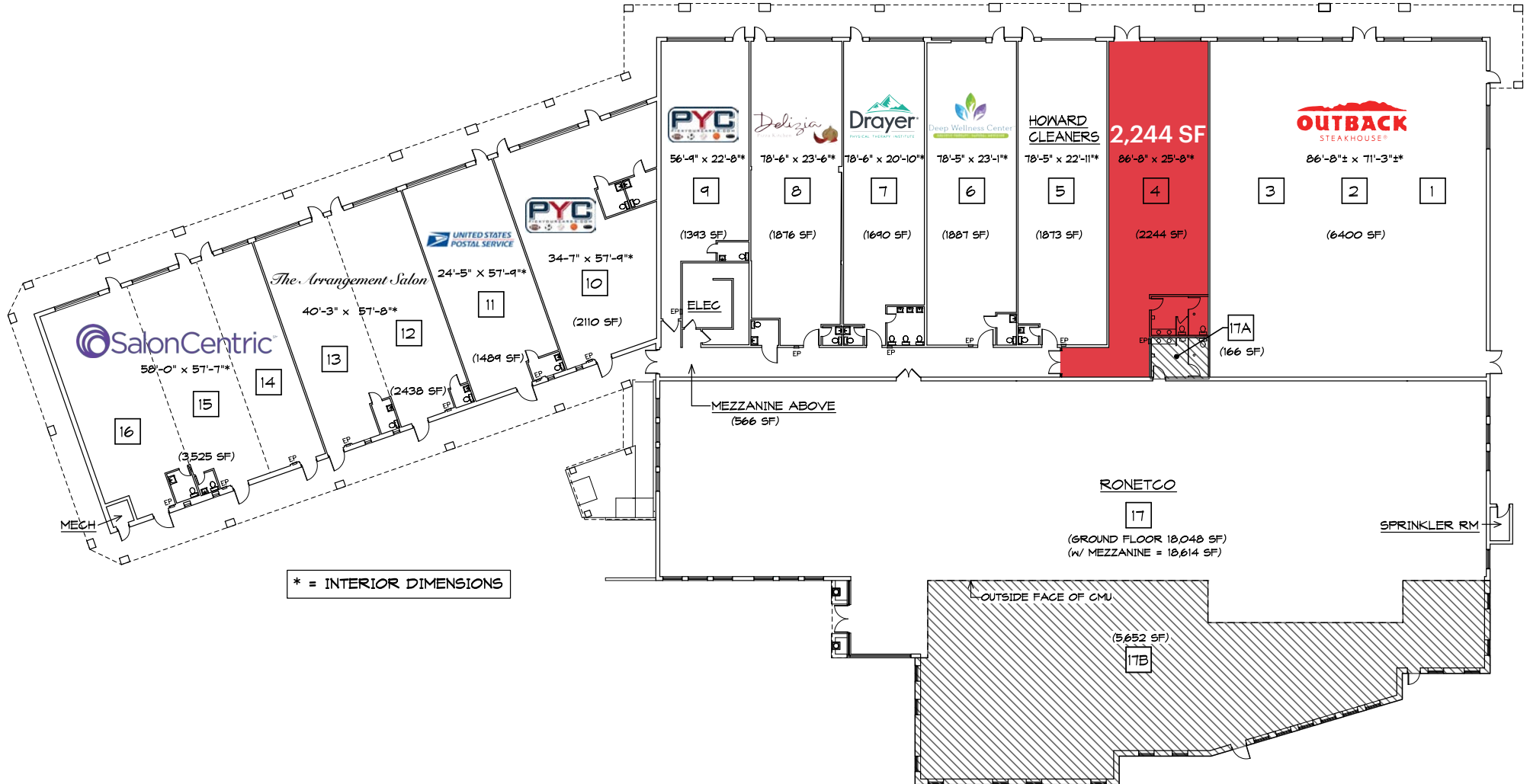
Space Details



Size	Space 4	2,244 SF
Dimensions	25' - 8" x 86' - 8"	
Rent	Upon request	
NNN	\$9.67 (est.)	
Possession	Immediate	
Parking	235 spaces	
Co-Tenants	Outback Steakhouse, Deep Wellness Center, Delizia Pizza Kitchen, USPS, Arrangement Salon Day Spa, Salon Centric, Drayer Physical Therapy Institute, Howard Cleaners, Pick Your Cards, Ronetco Offices	
Neighbors	BJ's Wholesale, ShopRite, The Home Depot, Walmart, Old Navy, Five Below, Starbucks, Five Guys, Chipotle, Panda Express, McDonalds, AutoZone	
Attributes	<p>Prime retail location at the highly visible intersection of Route 46 and Route 10</p> <p>Join a well-established shopping center with strong daily traffic and national co-tenants</p> <p>Convenient access, ample parking, and excellent visibility</p> <p>Ledgewood's premier commercial destination serving the greater Morris County market</p>	

Site Plan

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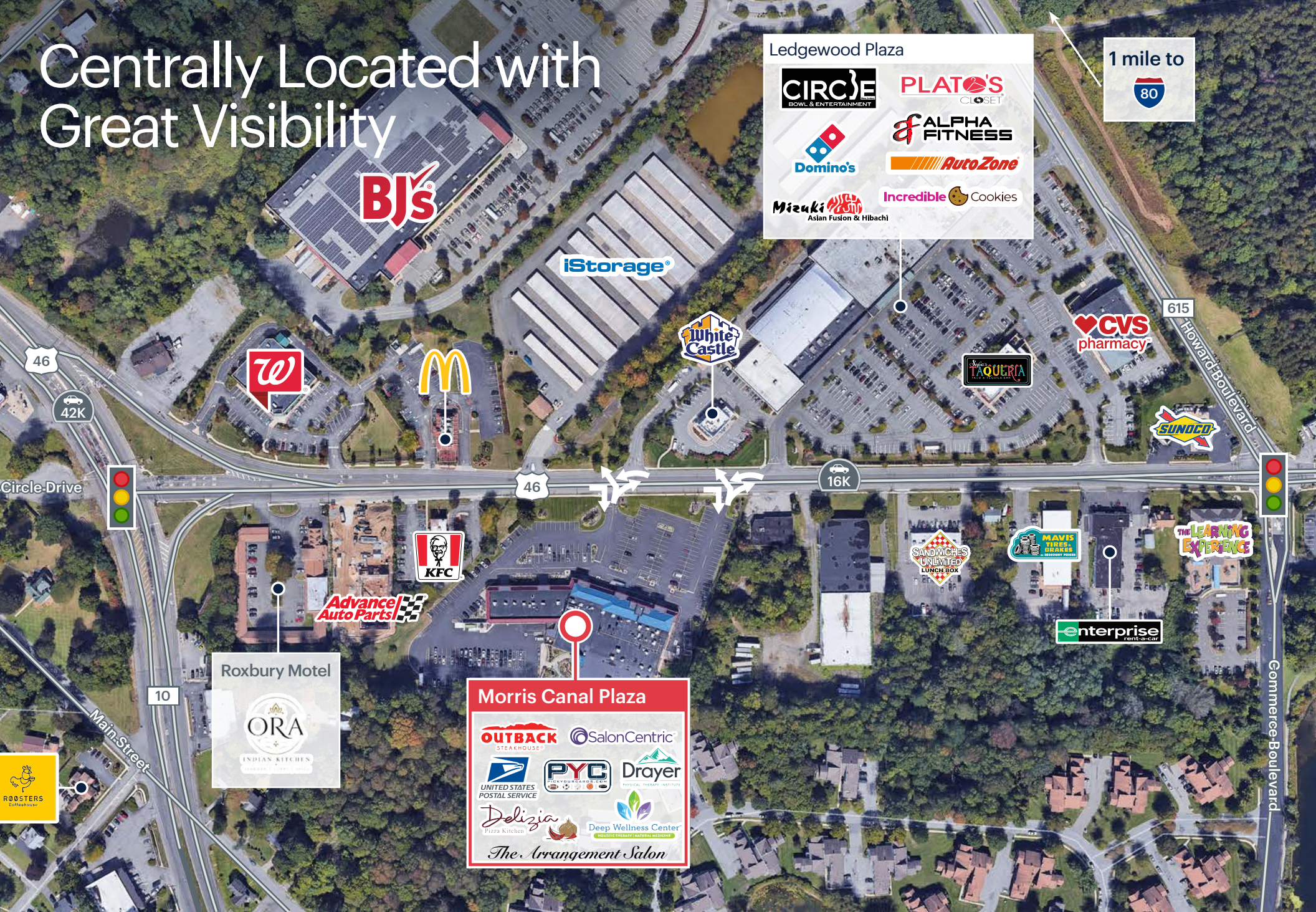
* = INTERIOR DIMENSIONS

Property Imagery

Center photos



Centrally Located with Great Visibility



Ledgewood Plaza

- CIRCLE BOWL & ENTERTAINMENT
- PLATO'S CLOSET
- DOMINO'S
- ALPHA FITNESS
- AutoZone
- Mizuki Asian Fusion & Hibachi
- Incredible Cookies

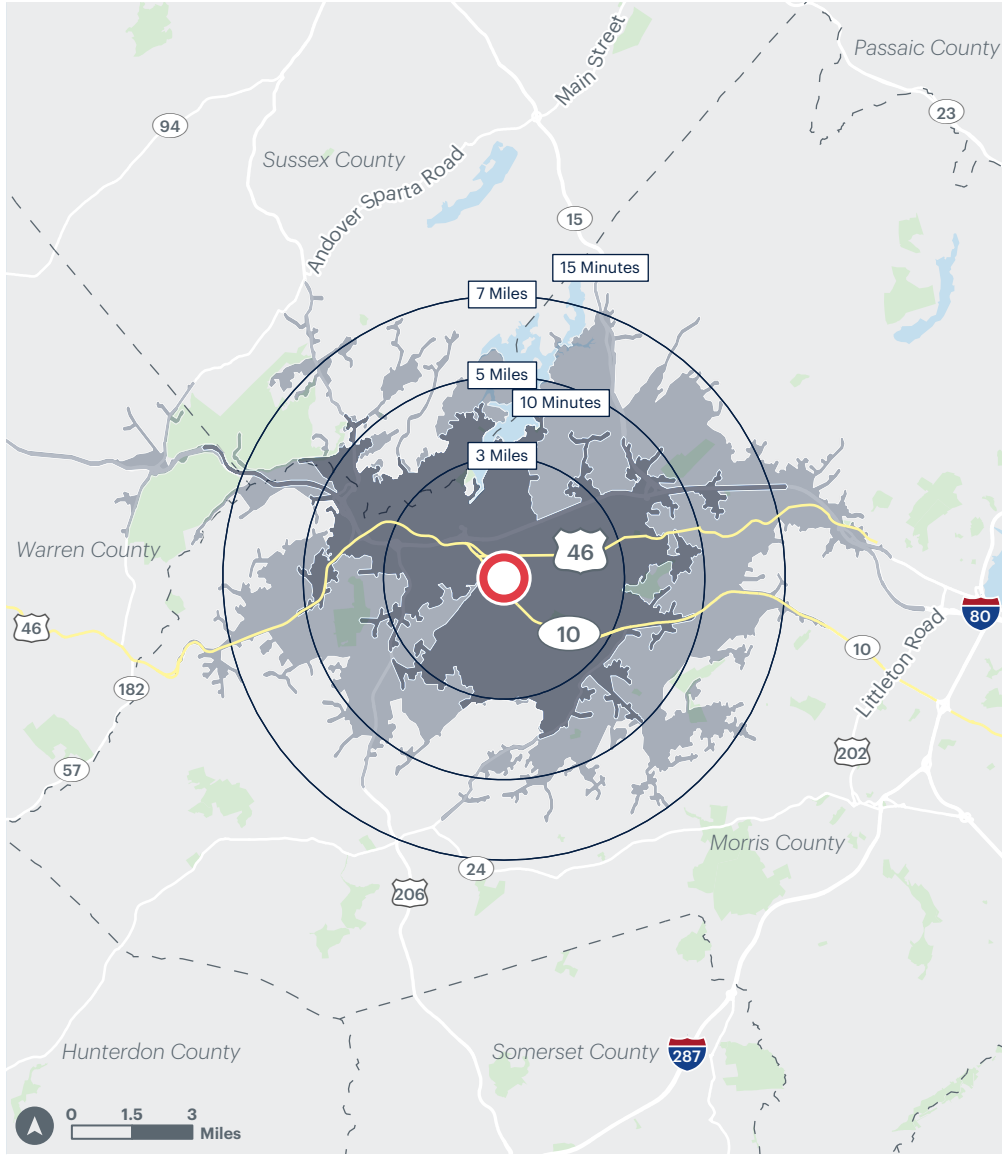
1 mile to

Morris Canal Plaza

- OUTBACK STEAKHOUSE
- SalonCentric
- UNITED STATES POSTAL SERVICE
- PYC
- Drayer PHYSICAL THERAPY INSTITUTE
- Delizia Pizza Kitchen
- Deep Wellness Center
- The Arrangement Salon

Roxbury Motel

ORA
INDIAN KITCHEN



Morris Canal Plaza

Strong Demographics

2026 ESRI Summary Report

	1 mile	3 miles	5 miles
Total Population	35,456	113,022	177,452
Total Households	14,075	43,296	67,337
Average Household Income	\$181,229	\$167,998	\$178,320
Number of College Graduates	51.68%	46.11%	48.56%
Total Businesses	1,414	3,604	5,836
Daytime Population	31,469	91,893	148,715

Drivetimes

	10 min	15 min
Total Population	58,100	160,848
Total Households	23,423	61,707
Average Household Income	\$166,048	\$166,630
Number of College Graduates	47.65%	46.18%
Total Businesses	2,051	5,538
Daytime Population	47,066	135,343