



ROCKAWAY RIVER COMMONS

437 US HIGHWAY 46 EAST, ROCKAWAY, NJ 07866



RETHINK. RECREATE. REDEVELOP.



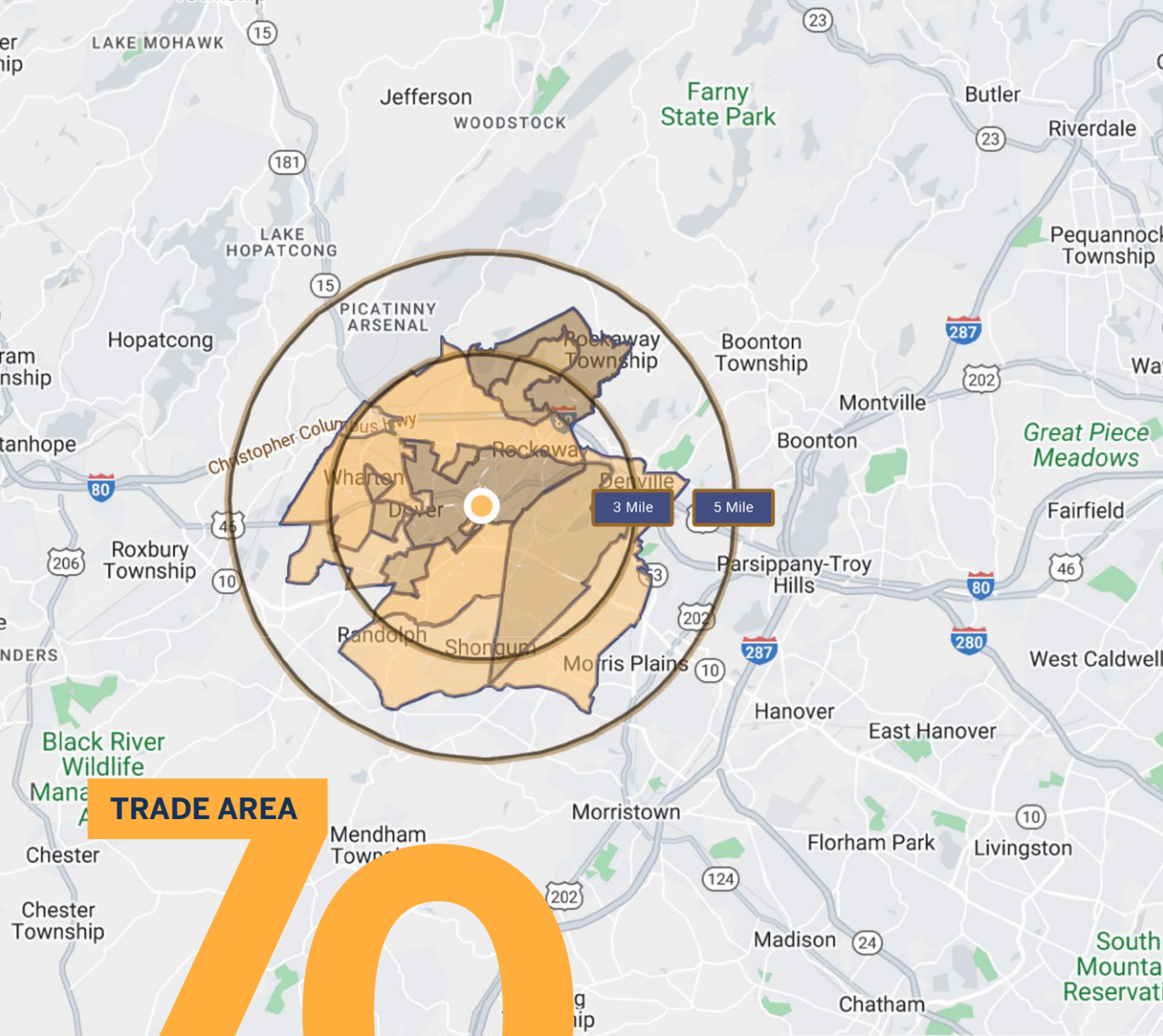
MORRIS COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

Rockaway River Commons is a strong, grocery-anchored shopping center in the north central suburbs of New Jersey. ShopRite, Dollar Tree, and TJ Maxx have all remodeled between 2016 and 2018. ShopRite is a mega volume grocer in this location, Dollar Tree and TJ Maxx have experienced significant sales growth since remodeling. The property is located on Rt. 46 with the benefit of a traffic light at its entrance. The center also offers strong back-street access to shoppers. The Popeye's and Applebee's pad sites have strong visibility from Rt. 46.

Rockaway River Commons

437 US Highway 46 East, Rockaway, NJ 07866





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

POPULATION

88,249
Tru Trade*

72,625
3 Mile

128,115
5 Mile

FAMILY HOUSEHOLDS

31,862
Tru Trade*

26,058
3 Mile

46,369
5 Mile

AVERAGE HH INCOME

\$119,319
Tru Trade*

\$141,449
3 Mile

\$163,196
5 Mile

COLLEGE EDUCATION

44.2%
Tru Trade*

45%
3 Mile

52.3%
5 Mile

*Tru Trade Area; 3.6 Miles

AERIAL



Rockaway River Commons serves the communities of Rockaway Boro, Dover, and parts of Parsippany and Succasunna.

SITE PLAN

TENANTS SQFT

1	T.J. Maxx	42,092
2	ShopRite	76,771
4	Dollar Tree	12,085
5	Shop Rite	8,404
6	Master Kang Taekwondo	3,036
7	Elegant Nails	1,506
8	Available	4,056
9	Available	2,007
10	Mavis Discount Tire	5,479
11	Jersey Mike's Subs	1,628
12	Wash-N-Tumble	2,483
13	New Smile Dental P.C.	2,596
14	Marcade Family Fun Center	3,320
15	DaVita Dialysis	7,011
16	Applebee's	5,700
17	Popeye's	2,700

HIGHLIGHTS

Total SF	188,594
Parking Spaces	834
Parking Ratio	4.4 : 1,000 SF



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