



Opportunity Summary

Route 80 & Mount Hope Road
Rockaway Town Square
Rockaway, New Jersey



Premier Location

Located in Morris County on Interstate 80 and Mount Hope Avenue with easy access to NJ Route 15, this site offers employees a vibrant office environment closer to where they live. The site is directly serviced by NJ Transit bus line 880, connecting Rockaway to Morristown.



TOTAL POPULATION
1,612,935



DAYTIME POPULATION
1,656,825



LABOR FORCE
782,292



BACHELOR'S DEGREE
27.1%



GRADUATE DEGREE
19.0%



PROJECTED POPULATION GROWTH
0.3%



MILLENNIALS AGE 21-34
22.1%

Demographics reflect the market's office trade area as determined by ESRI.



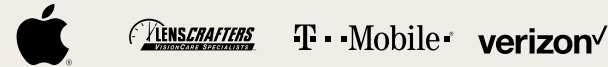
A Built-In Walkable Environment



This site is directly connected to the Rockaway Town Square Mall, a vibrant mixed-use shopping destination, granting a future tenant access to over 152 food, entertainment and retail options within a short walking distance.

EXISTING MALL AMENITIES

SERVICES



Apple, AT&T, Bath Fitter, Cellairis, Dazzles Salon, East Meets West, Hilton Garden Inn, JCPenny Portraits, Kitchen Magic, LensCrafters, Oriental Health & Wellness, Piercing Pagoda, Pro Haircutters, Sears Portrait Studio, Seventh Sense Botanical Therapy, Sprint, Sterling Optical, T-Mobile, T.U. Nails, The Threading Station, Verizon

FOOD & BEVERAGE



Auntie Anne's, Charleys Philly Steaks, Chipotle, Cinnabon, Cups Frozen Yogurt, Fresco, Gertude Hawk Chocolates, Gio's Artisan Pizza Sandwiches and Salads, Godiva Chocolatier, Haagen Dazs, Hummus Grill, Master Wok, Melt Shop, Muldoon's Steakhouse & Pub, My Kitchen, Nathan's/Great Wraps, Nori Sushi, Popeyes, Red Robin, Sarku Japan, Starbucks, Street Corner News, The Cheesecake Factory, The Coffee Beanery, Wendy's

ENTERTAINMENT

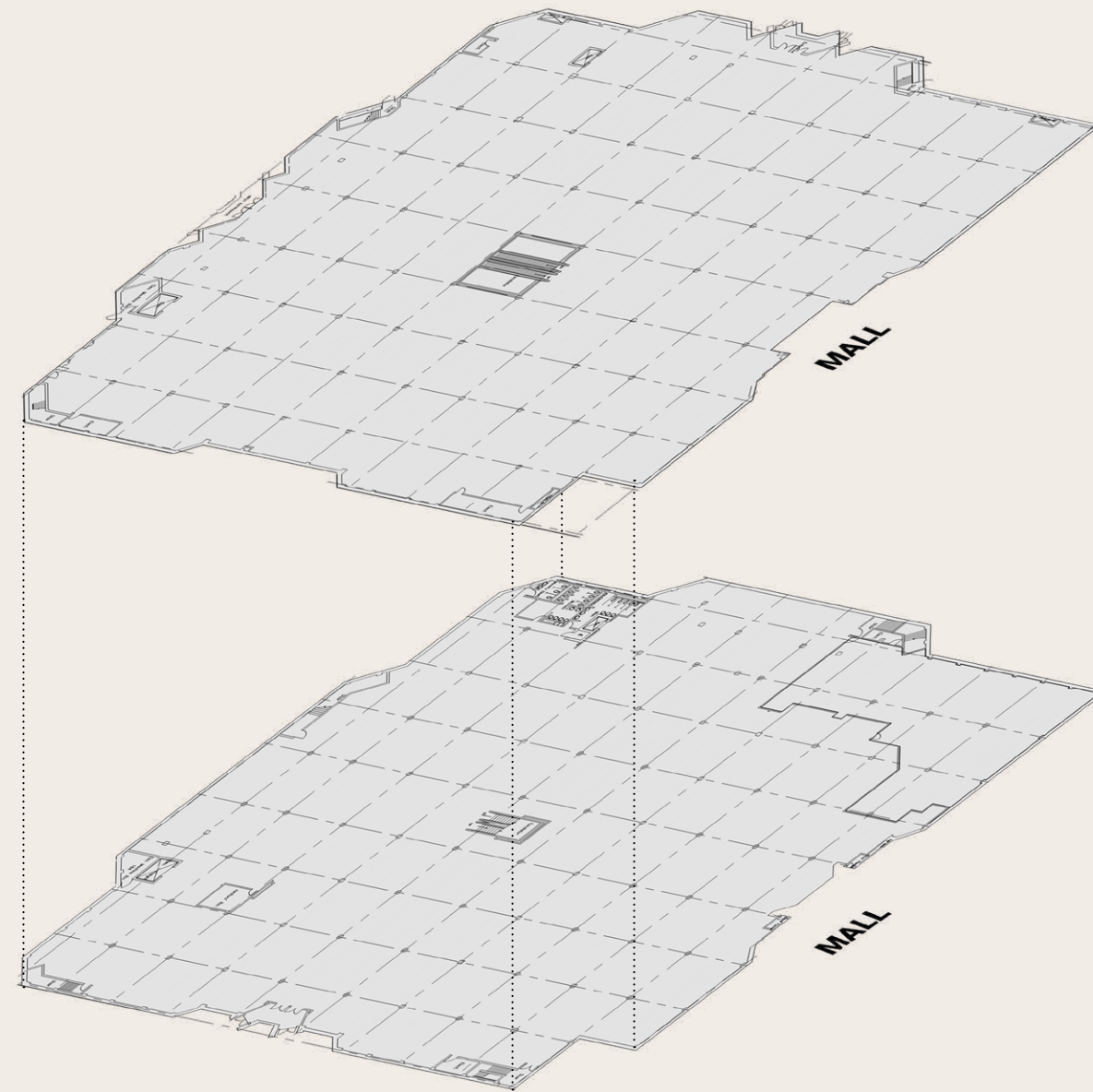
Build-A-Bear, Mystery Room



Specifications

PROPERTY INFORMATION

Site Acreage	9.18 Acres
Gross Leasable Area	151,251 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	Over 750 parking spaces within ~700 feet of property entrances



LEVEL 1 | **75,610 SF**
CEILING HEIGHT: 18'-6"



LEVEL 1 | **75,641 SF**
CEILING HEIGHT: 18'-6"



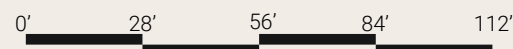
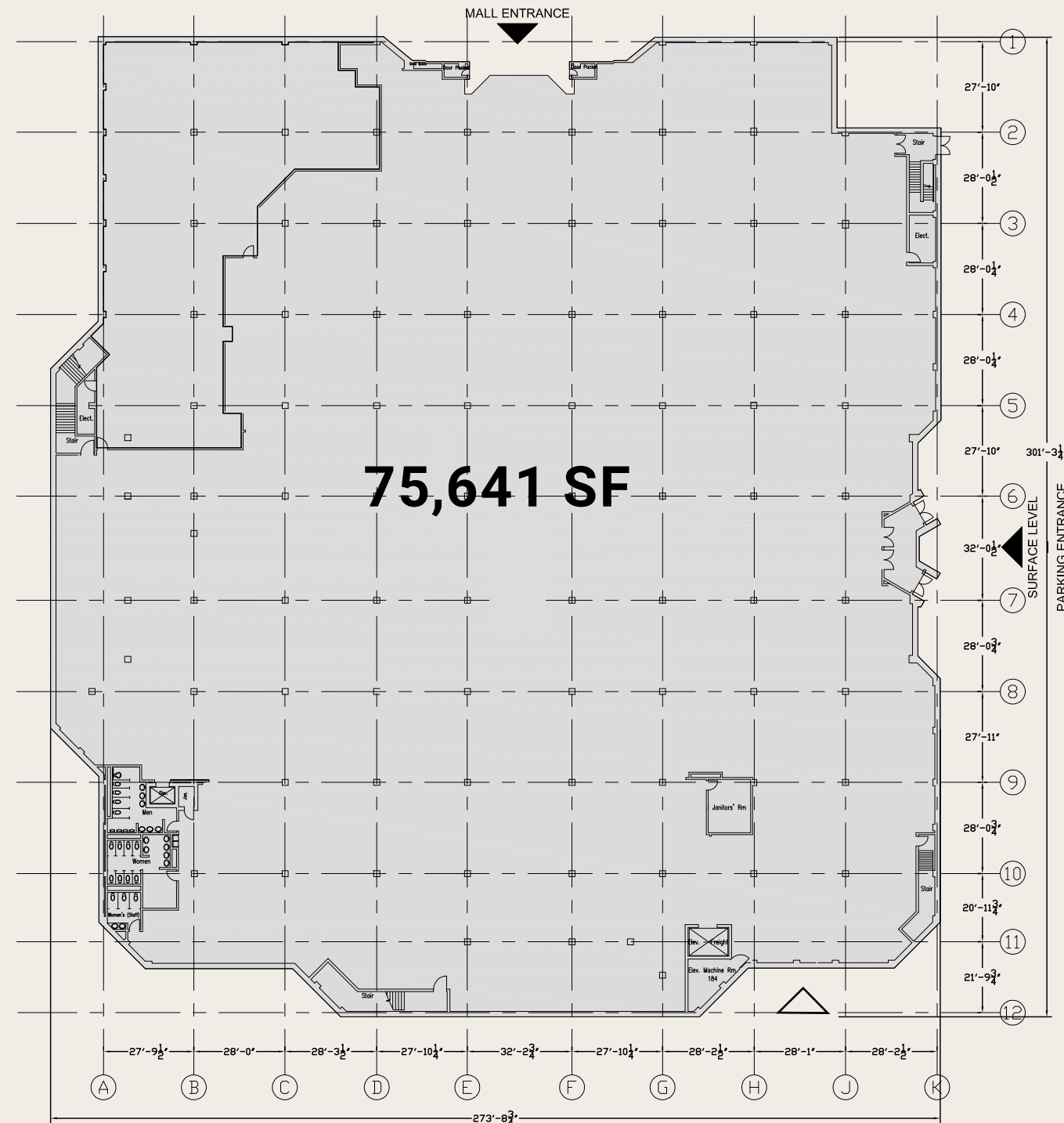
Existing Conditions

LEVEL 1
75,641*

CEILING HEIGHT: 18'-6"
 COLUMN SPANS OVER 28'-0"

-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements



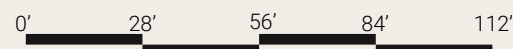
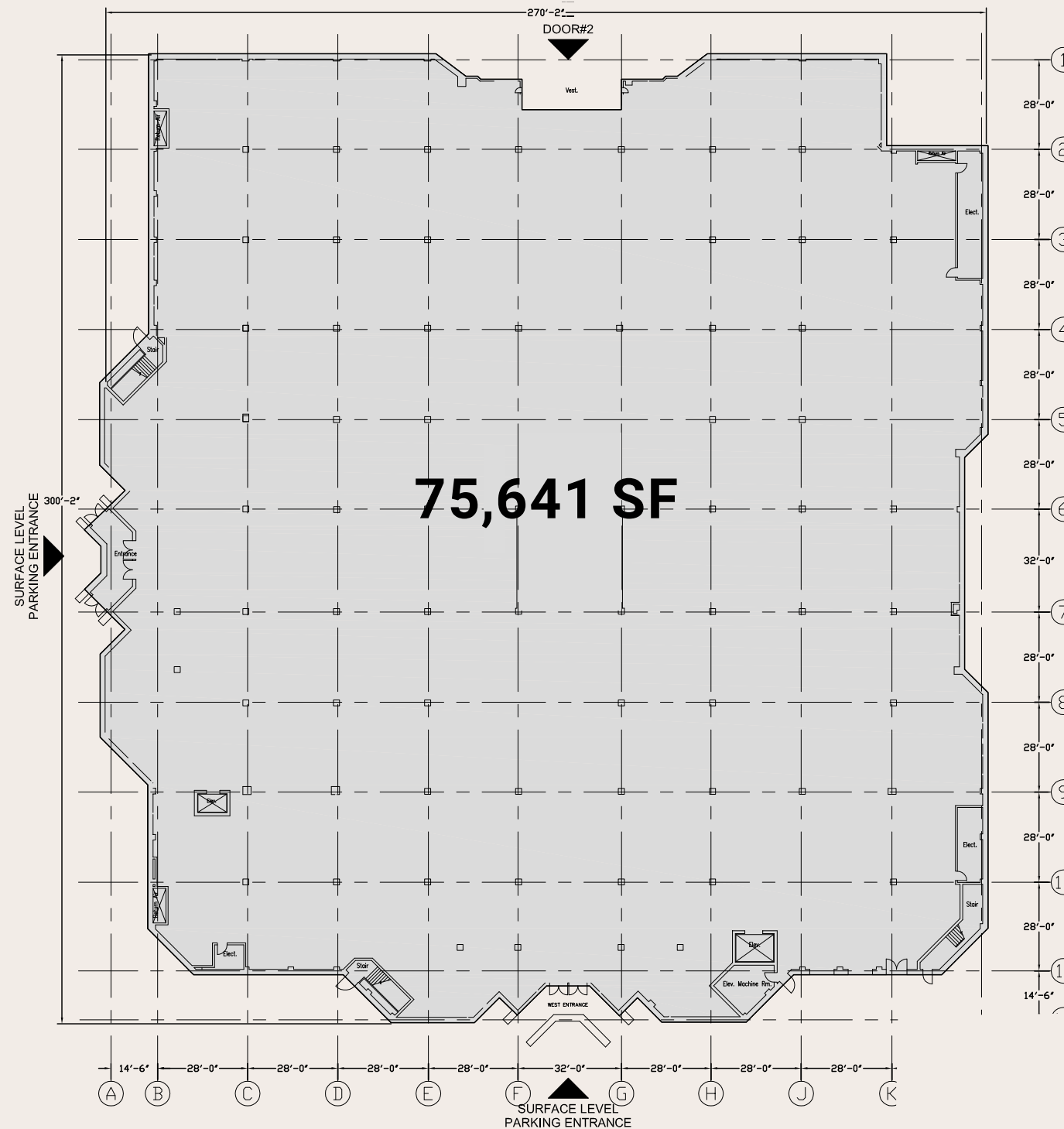
Existing Conditions

LEVEL 2
75,610*

CEILING HEIGHT: 18'-6"
COLUMN SPANS OVER 28'-0"

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements

Key Entrance





Leasing Contact

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