

279 Route 46 • Rockaway, NJ


AVAILABLE FOR LEASE

**FREESTANDING  
BUILDING AVAILABLE!**

**30,571 SF  
Available**



## UP TO 30,571 SF AVAILABLE FOR LEASE

 <b>DEMOGRAPHICS</b>	1 mile	3 miles	5 miles
Population:	7,728	13,434	65,951
Households (est):	2,938	23,866	47,566
Household Income:	\$109,119	\$112,486	\$125,008

Contact:

**Bill Farkas**

Vice President

bfarkas@jefferyrealty.com

m: 973.223.6600

**Jon Corbiscello**

Retail Leasing Specialist

jcorbiscello@jefferyrealty.com

m: 973.420.9029



**JEFFERY REALTY**  
Retail Specialist



116 Rt 22 N. Plainfield, NJ 07060 • T: 908-668-9600 • F: 908-668-5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



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## AVAILABLE FOR LEASE

### GLA

33,158 SF

### Available Space

Up To 30,571 SF  
(Divisible)

### Rental Rate

Asking \$16.00 PSF  
NNN

### NNN Charges

\$4.75 PSF

(Cam: \$1.92, Ins: \$0.22,  
Taxes: \$2.65)

### Traffic Count

28,465 cars pass  
the site daily

### Frontage

450' on Route 46

### Neighboring Retailers

Ace Hardware, Walgreens, Aldi, TD Bank,  
McDonald's, Napa Auto Parts, Arby's,  
Hess, Shell, 7-Eleven, Midas, KFC, Subway,  
Hollywood Tans, UPS, Advance Auto Parts,  
Goodwill, Fantastic Sams

### Notes

- Pylon signage is available
- Only large space available in the market
- Secondary Access onto Mannino Drive



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Site Plan

