

279 Route 46 • Rockaway, NJ

AVAILABLE FOR LEASE

**FREESTANDING
BUILDING AVAILABLE!**

**30,571 SF
Available**



**UP TO 30,571 SF
AVAILABLE FOR LEASE**



	DEMOGRAPHICS	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	

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JEFFERY REALTY
Retail Specialist

Member of
International Council
of Shopping Centers

SITE SOURCE
RETAIL BROKER NETWORK

279 Route 46 • Rockaway, NJ

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

PYLON SIGNAGE AVAILABLE



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Site Plan

