

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

ROCKAWAY COMMONS
206 Route 46, Rockaway, NJ



FORMER BANK Building with DRIVE THRU in High Exposure Neighborhood Center

- 4,101 SF (approx.) Standalone Former Bank Building Available For Lease
- Tremendous Pylon Signage Available
- 20,000 VPD on Route 46 and, 11,731 VPD on Franklin Avenue
- 348 Parking Spaces
- Excellent Access: Curb Cuts on Both Route 46 and Franklin Avenue
- Signalized Intersection
- 9.96 Acres
- **Walking distance** to Morris Hills High School and Morris Knolls High School combined student enrollment of approximately 2800 Students and 300 Faculty

JOIN:



FOR MORE INFORMATION PLEASE
CONTACT EXCLUSIVE BROKER :

Urszula Zoltek
973-798-6130 Ext 1001
Urszula@ZoltekCRE.com

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 21-00 Route 208, Suite 140, Fair Lawn, NJ 07410 * T: 973.798.6130

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Traffic Count Franklin Ave:
11,731

4,101 sf

Traffic Count Rt 46:
20,000

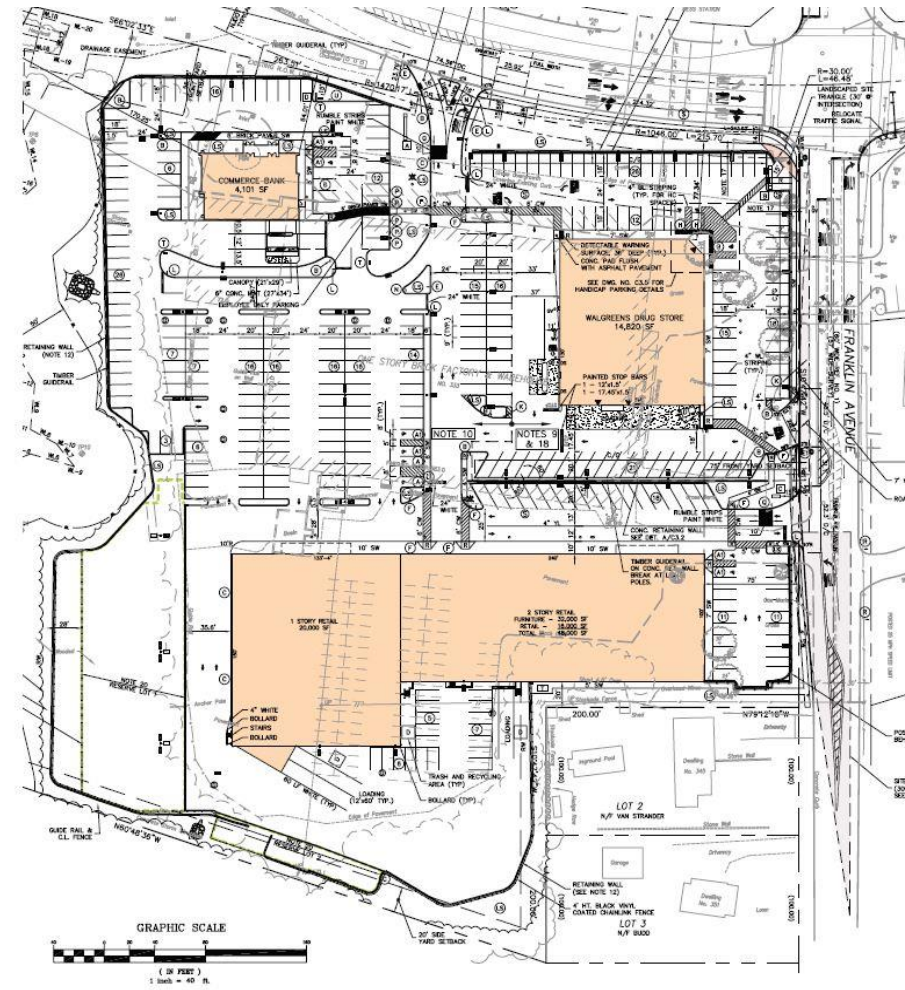
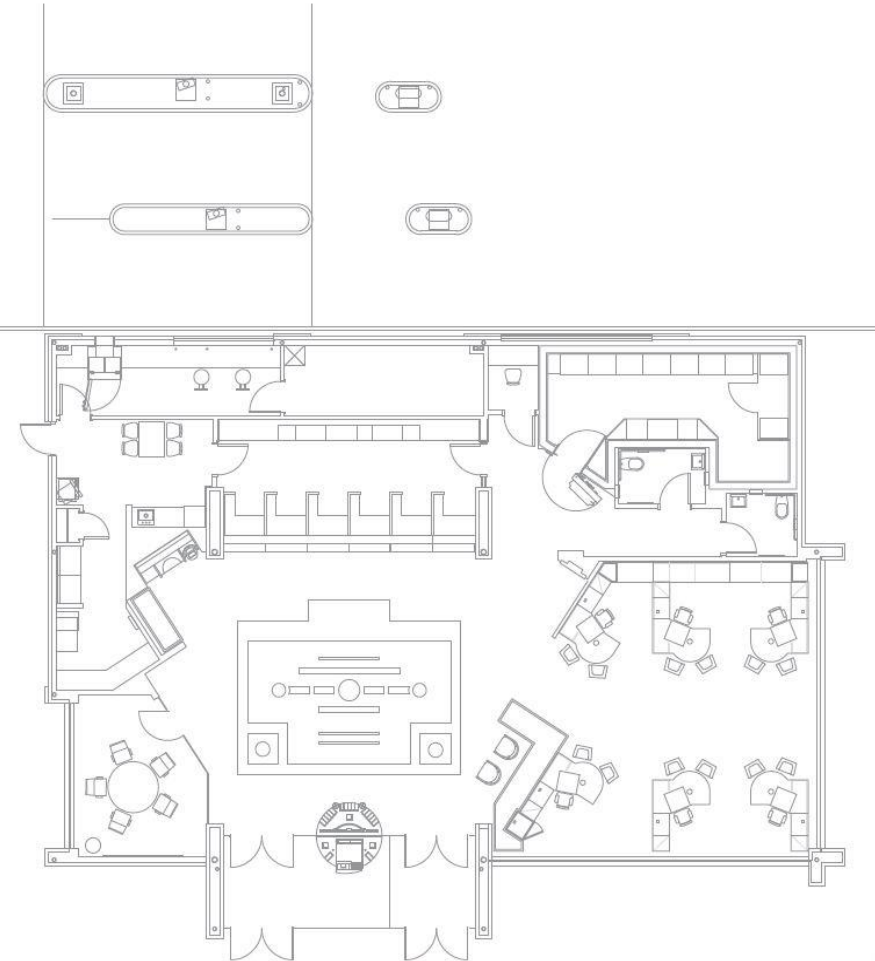
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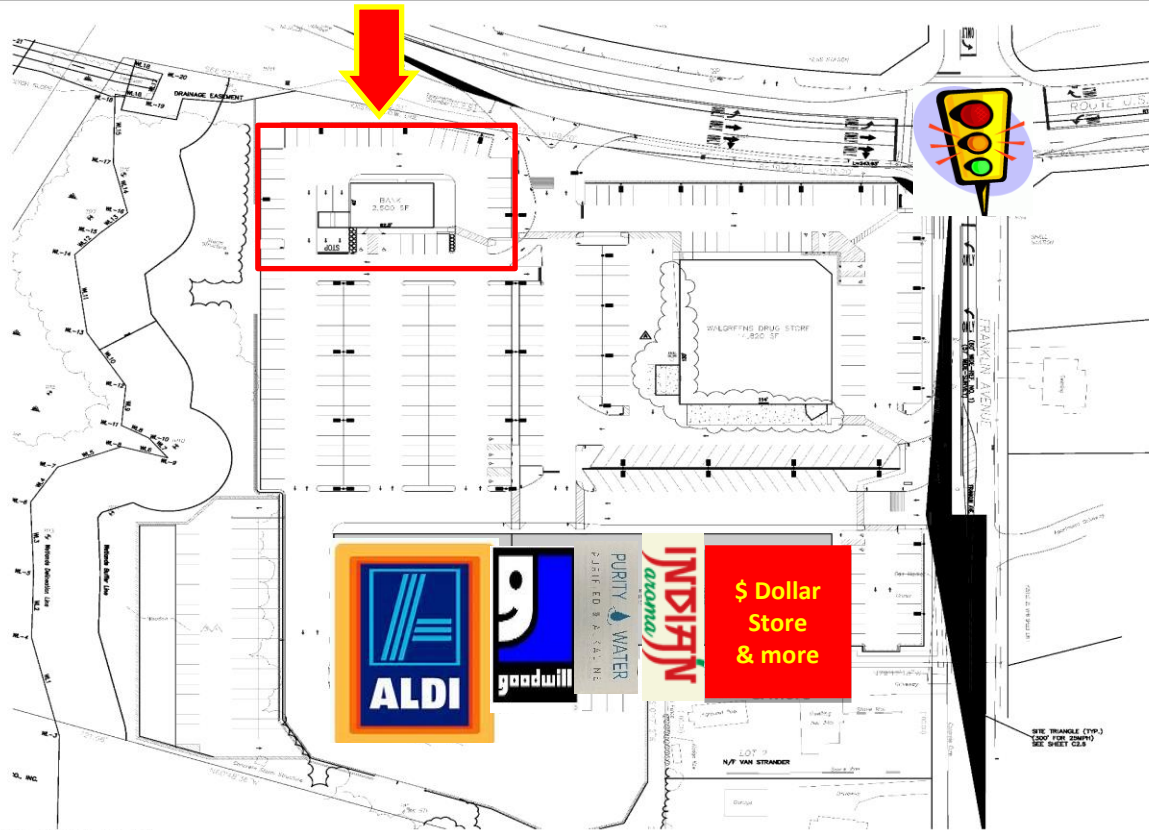
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Tenant	SF
2 nd Floor Future Residential Units	24,029
\$ Dollar Store & More	7,561
Indian Aroma	2,500
Purity Water	1,565
Goodwill	12,000
Aldi	20,000
Bank (AVAILABLE)	4,101
Walgreens	14,820

01 SITE PLAN
SCALE: 1" = 40'-0"
N

05/15/17
PKC-300K

THE DIETZ PARTNERSHIP
ARCHITECTS
100 West 33rd Street, Suite 201 • Philadelphia, PA 19104 • (215) 561-7400 • Fax (215) 561-7450

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Morris Knolls High School

Rockaway Recycling

Lincoln Elementary School

Thomas Jefferson Middle School

Rockaway Commons

Ramada Rockaway

Morris Hills High School

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Demographics	1 Mile	3 Miles	5 Miles
Population	7,176	67,729	131,880
Daytime Population	5,627	52,235	112,739
Average HH Income	\$119,777	\$111,013	\$124,447
Median HH Income	\$96,353	\$90,916	\$99,815

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