

ROCKAWAY COMMONS

200 ROUTE 46,
ROCKAWAY NJ

YOUR SIGN HERE

7,561 SF SPACE AVAILABLE!

- 7,561 SF (approx.) Inline Available For Lease
 - Former Dollar Store
 - Tremendous Pylon Signage Available
 - 21,686 VPD on Route 46 & 10,526 VPD on Franklin Avenue
 - 21 Residential Units on the 2nd Floor
 - 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
- FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:**

Marlena Karwowski
973.798.6130 x1011

Marlena@ZoltecCRE.com

Urszula Zoltek
973.896.8377

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JOIN:



ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

ROCKAWAY COMMONS
200 Route 46, Rockaway, NJ



ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 *T: 973.798.6130

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Tenant	SF
2 nd Floor Residential Units	21 Units
Hanami	2,407 SF
AVAILABLE	7,561 SF
Purity Water	1,565
Goodwill	12,000
Al di	20,000
Starbucks	4,101
Walgreens	14,820

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

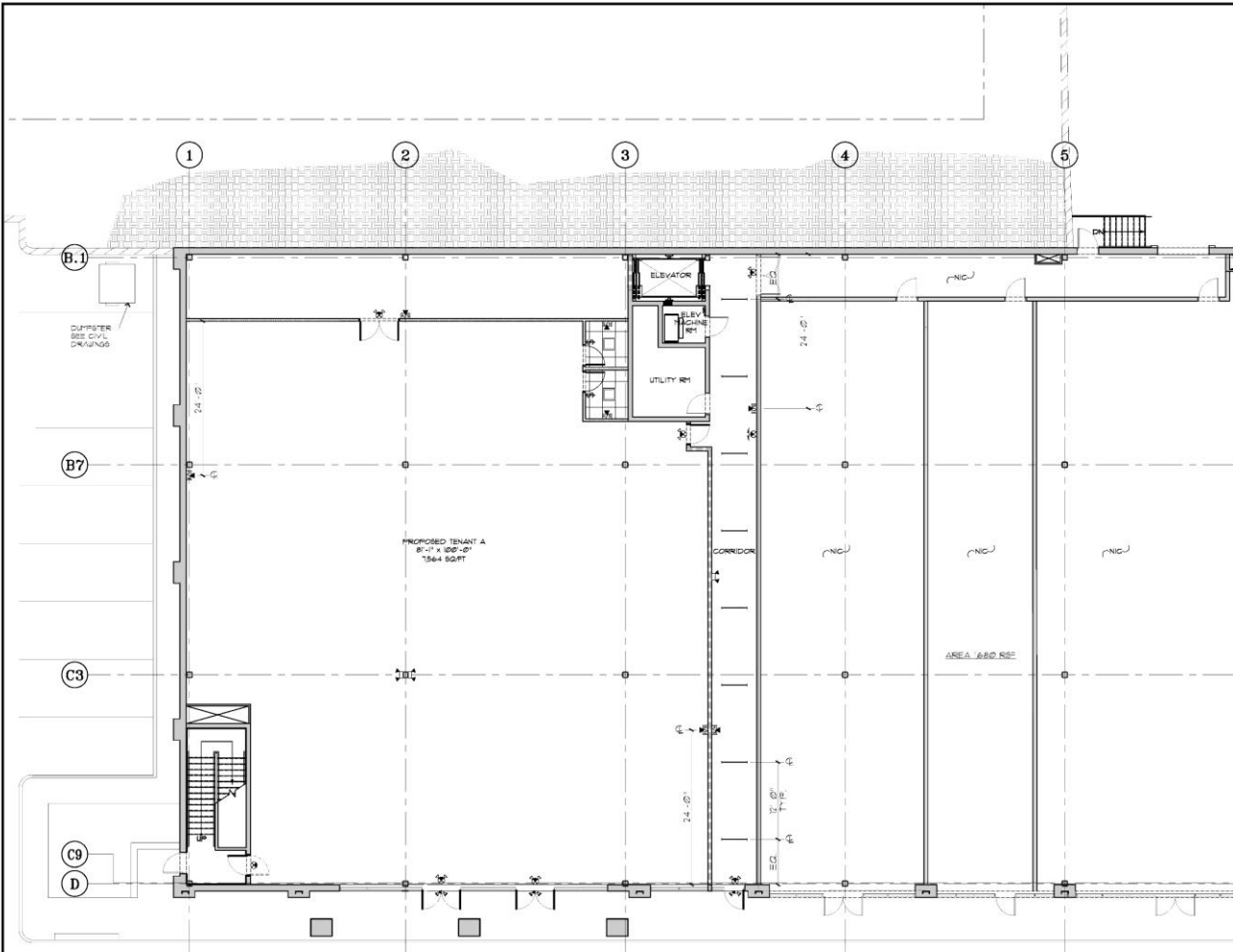
**2ND FLOOR
21 RESIDENTIAL UNITS**

05/15/17
900-XXX



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01 FIRST FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

LIG-1 LEGEND	
	COMBINATION EXIT SIGN WITH EMERGENCY LIGHT HEAD AND BATTERY BACKUP.
	WALL MOUNTED EMERGENCY EGRESS FIXTURE - LIGHTALARM'S MODEL #LPE41D - SEE ELECTRICAL DRAWINGS
	SURFACE MOUNTED EMERGENCY EGRESS LIGHT W/ BATTERY BACKUP.
	2'X2' LED RECESSED LIGHT FIXTURE
	4' 2-LAMP UTILITY FLUORESCENT LIGHT FIXTURE
	NEW WALL SWITCH 48" AFF MAX.
	COMBINATION HORN / STROBE UNIT



THE DIETZ PARTNERSHIP
ARCHITECTS

46 East Liberty Street, Suite 201 • Jersey City, New Jersey 07314 • (973) 884-1800

CHARLES P. DIETZ
ARCHITECT REGISTRATION NO. 1088



DATE: 02-17-2020

PROPOSED INTERIOR DEMOLITION & TENANT SPLIT-UP:
ROCKAWAY COMMONS
CORNER OF NJSH RT. 46 &
FRANKLIN AVE.
ROCKAWAY, NEW JERSEY

DESIGNED BY:	NO.	DATE	DESCRIPTION	SCALE	AS NOTED
CPD	10	24-18	FOR CLIENT REVIEW		
DRAWN BY:		02-14-19	FOR CLIENT REVIEW		02-17-2020
FK	10	24-19	FOR CLIENT REVIEW		
CHECKED BY:		02-17-20	FOR PERMIT AND REVIEW		
CPD					
APPROVED BY:					
CPD					

ISSUE LOG

SCALE: AS NOTED

DATE: 02-17-2020

SHEET NO.: A3.2

JOB NUMBER: 18-075

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SITE
 Rockaway Commons
 2ND FLOOR
 21 RESIDENTIAL UNITS

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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