

FOR SALE

# 477 ROUTE 10 RANDOLPH, NJ

66,000 +/- SQ. FT. AT COLLEGE PLAZA SHOPPING CENTER

**CONTACT EXCLUSIVE BROKER**

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**Team Resources**, as exclusive agent, is pleased to present this well-established Retail/Storefront/Office complex of 66,000 +/- Sq. Ft. consisting of 2 buildings plus solar system! The complex includes a 2,308 sq. ft. vacant unit available for lease at \$20 psf net.



2022 Demographics	2 Miles	5 Miles	10 Miles
2022 Total Population:	<b>29,327</b>	<b>124,190</b>	<b>347,857</b>
<b>2022 Households</b>			
2022 Total Households:	<b>9,838</b>	<b>44,190</b>	<b>127,653</b>
<b>2022 Household Income</b>			
Median Household Income:	<b>\$120,323</b>	<b>\$139,909</b>	<b>\$142,058</b>

From Costar

**Property Description**

<b>Available Space:</b>	66,000 +/- sq. ft.
<b>Two Buildings:</b>	30,000 & 36,000 +/- sq. ft.
<b>Parking:</b>	350 cars
<b>Solar System:</b>	Yes
<b>Zoning:</b>	Retail
<b>Traffic Count:</b>	31,279 cars per day
<b>Sale Price:</b>	\$16,000,000 (Cap Rate Approx 8%)
<b>Taxes:</b>	\$5.01 +/- psf
<b>NOI:</b>	\$1,276,954 (includes 2,308 sf vacant unit at \$20 psf net)

**Well established Retail Storefront, Retail/Office**

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