



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

INVESTMENT

477 ROUTE 10

RANDOLPH, NJ

66,750 +/- Sq. Ft.

RETAIL COMPLEX

SALE PRICE:

\$16,000,000 - 7% CAP

CONTACT EXCLUSIVE BROKER

Jeffrey Fulton

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TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

Team Resources Inc.
1050 Wall Street West
Lyndhurst, NJ 07071
(201) 438-1177
teamresourcesinc.com



All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are **urged** to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



COLLEGE PLAZA SHOPPING CENTER RANDOLPH, NJ

PROPERTY HIGHLIGHTS

- 66,750 +/- Sq. Ft. of Retail Space
- Consists of 2 buildings: 30,000 Sq. Ft. & 36,750 Sq. Ft.
- Solar System
- 350 Car Parking
- Well Established Retail Storefront, Retail / Office
- Traffic Count: 31,279 Cars Per Day
- NOI is \$1,266,366 (Includes 1,544 Sq. Ft. Unit 2, vacant)
- Taxes: approx. \$5.01 Per Sq. Ft.





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

From Costar

