

RETAIL/MEDICAL SPACE

HOPATCONG PLAZA

47 HOPATCHUNG ROAD AT DURBAN AVE

HOPATCONG | NEW JERSEY

2,300 SF

Former Restaurant
Endcap/Bank with Drive
Thru/Medical
Available for Lease



RIPCO
REAL ESTATE

SPACE DETAILS



LOCATION

Hopatcong Plaza
47 Hopatchung Road at
Durban Avenue
Hopatcong, NJ

Available

2,300 SF Endcap with possible
drive-thru

Former restaurant, available for
medical, bank with drive thru

GLA

22,025 SF

PARKING

114 cars
Just over 5 cars per
thousand

RENT

Upon Request

NNN

\$10.41 PSF (est)
(Trash by tenant and water/
sewer separately metered)

NEIGHBORS

Walgreens, West Shore
Spirits, Viva Nail & Spa II,
Hopatcong Deli & Market,
Lucky House

COMMENTS

Walgreens anchored center

2 blocks from municipal complex

Adjacent to town roller hockey rink, skate park, little league field,
community garden, and Fire Department

Across the street from US Post Office

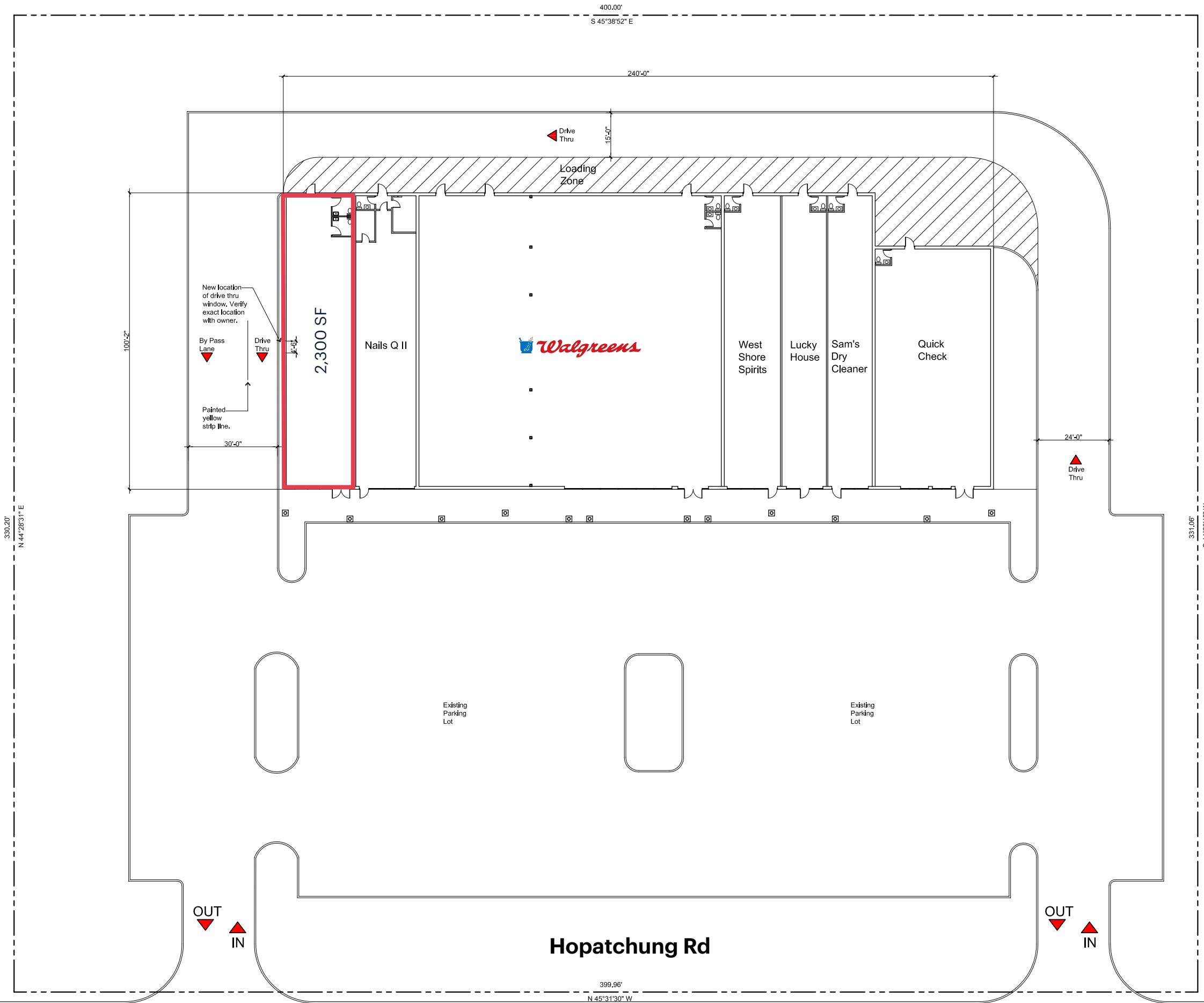
Less than a mile from Hopatcong High School and Hopatcong Lake

Pylon signage available

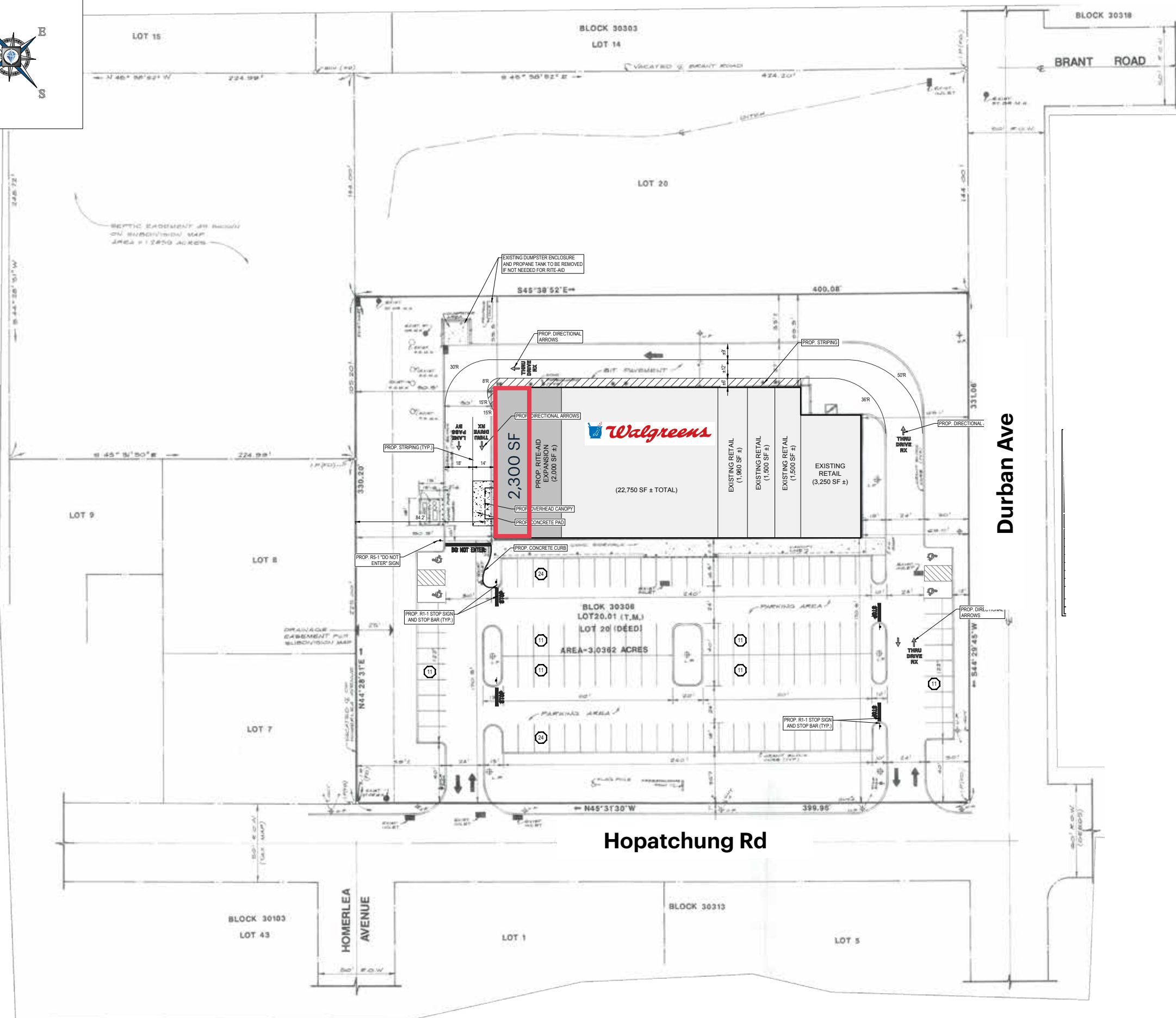
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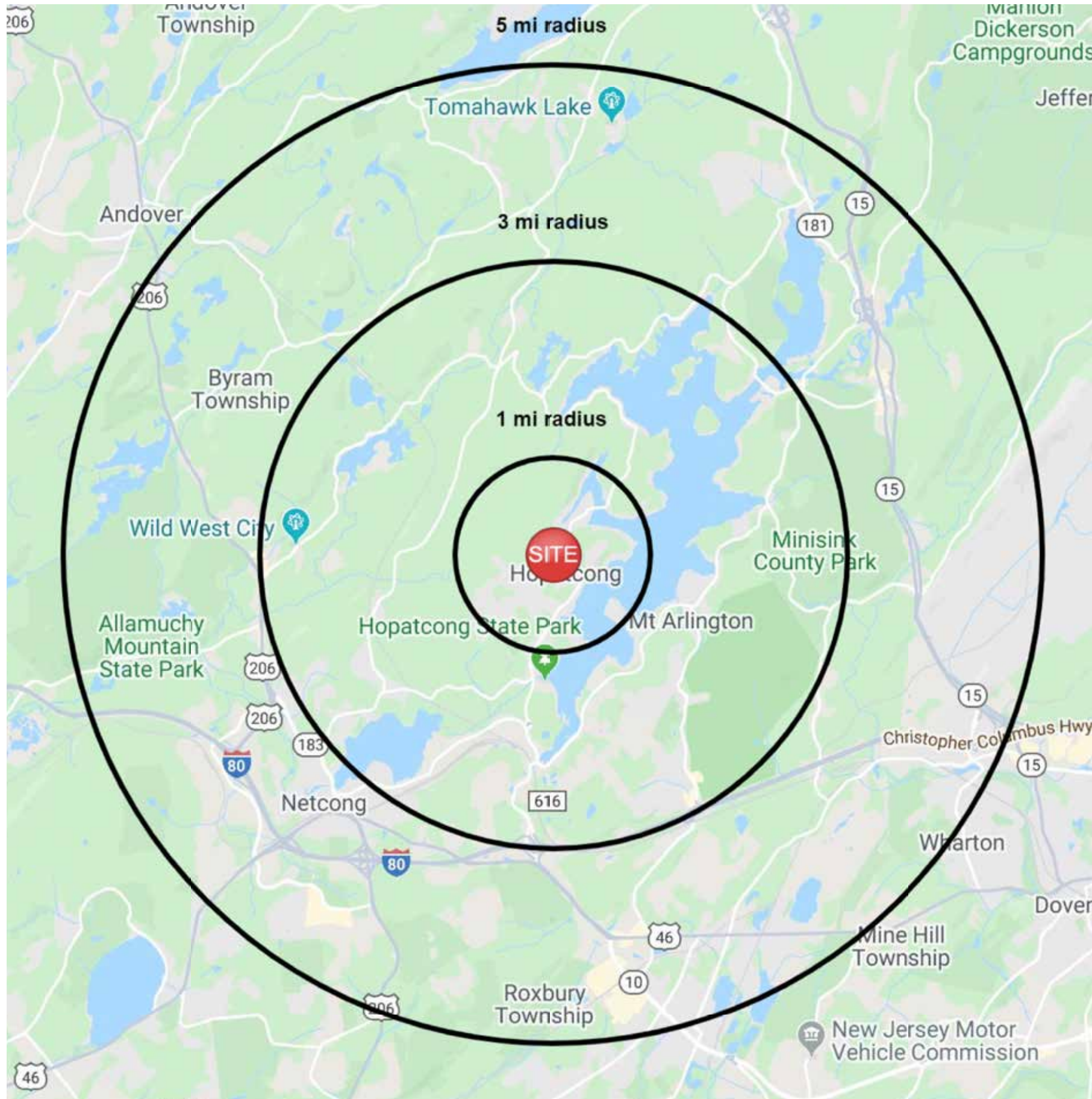
DRIVE THRU PLAN



DRIVE THRU CONCEPT A



AREA DEMOGRAPHICS



TOTAL POPULATION

1 mile	9,506
3 miles	33,859
5 miles	66,852

DAYTIME POPULATION

1 mile	3,782
3 miles	16,559
5 miles	44,129

AVERAGE HOUSEHOLD INCOME

1 mile	\$115,021
3 miles	\$114,785
5 miles	\$121,426

TOTAL HOUSEHOLDS

1 mile	3,823
3 miles	13,910
5 miles	27,023

CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.