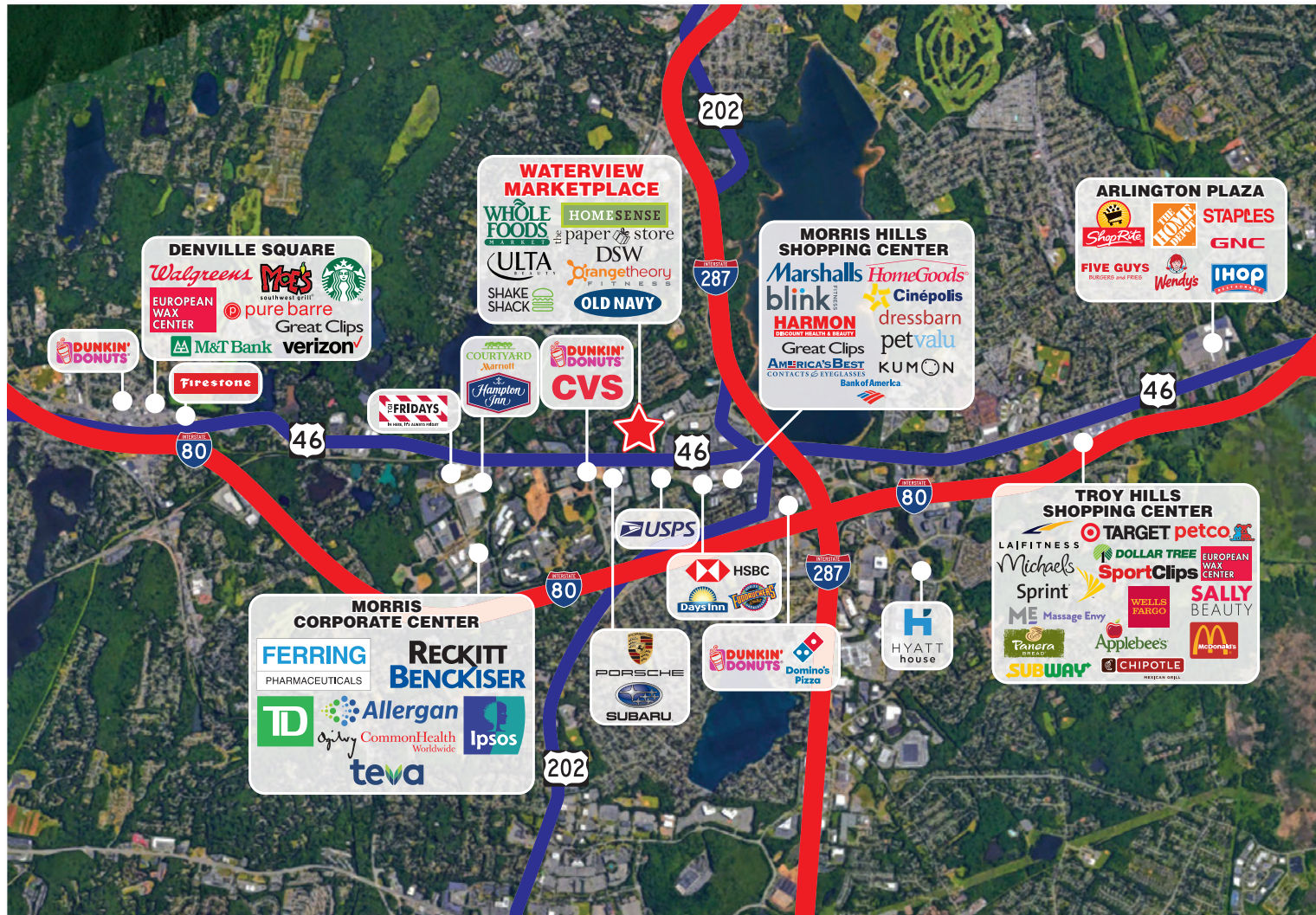# Waterview Marketplace Parsippany, New Jersey 07054

RD MANAGEMENT LLC

Parsippany, New Jersey
Waterview Marketplace

JMF PROPERTIES
DEVELOPING MORE THAN REAL ESTATE

Ripco REAL ESTATE

Demographics	1 mile	3 mile	5 mile	7 mile
Population				
2024 (projection)	7,425	62,531	131,836	250,433
2019 (estimate)	7,457	62,206	131,127	248,704
2010 (census)	7,455	62,032	129,972	244,028
Number of HH				
2024 (projection)	2,904	24,950	52,138	96,398
2019 (estimate)	2,864	24,400	51,017	94,297
2010 (census)	2,784	23,555	49,056	89,477
Average HH Income				
2024 (projection)	$181,025	$164,341	$183,660	$185,703
2019 (estimate)	$143,091	$134,158	$148,608	$150,049
2010 (census)	$109,465	$107,359	$117,485	$118,164
Median Age				
2019 (estimate)	43.0	42.6	43.1	42.2
Daytime Population				
2019 (estimate)	13,991	84,818	153,704	292,545

Location: Waterview Marketplace is located in Morris County at Route 46 & Waterview Blvd., in Parsippany, NJ 07054. The site borders Mountain Lakes and is situated in a high density, high income trade area surrounded by numerous office parks.

Type: Community Shopping Center

GLA: 146,792 sf

Parking: 682 cars

Vital Statistics:
- Parsippany-Troy Hills (Morris County) is ranked the 5th best place to live in the country
- Whole Foods has 4,100 sf of indoor and outdoor seating – 203 seats
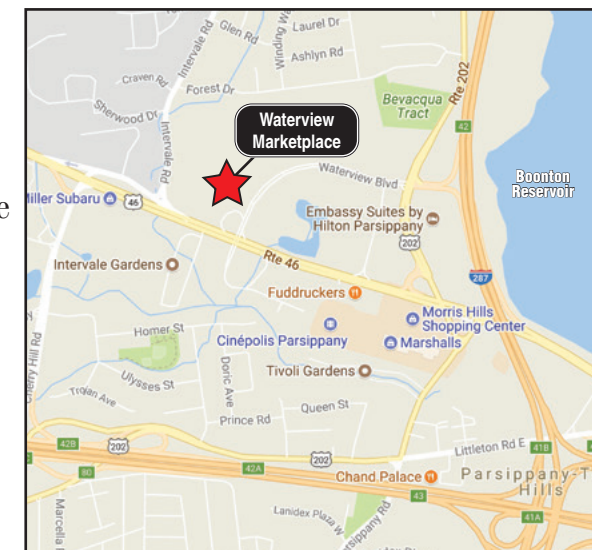

Traffic: Average Daily Traffic Count on U.S. Route 46 is 26,941

Availability: In-line Space

Area Retailers: Marshalls, HomeGoods, Cinèpolis, Blink Fitness, PetValu, Harmon (Morris Hills S/C); Target, Michaels, LA Fitness, Petco, Dollar Tree, Sally Beauty, Sprint (Troy Hills S/C); Home Depot, ShopRite, Staples, GNC (Arlington Plaza)

RD Management LLC
Darren Sasso
212-265-6600 x354
dsasso@rdmanagement.com

810 Seventh Avenue, 10th floor
New York, NY 10019

RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

Waterview Marketplace

Route 46 & Waterview Boulevard
Parsippany, New Jersey 07054

MOUNTAIN LAKES OPEN SPACE

CORPORATE OFFICE PARK NOT INCLUDED

MACK-CALI CORPORATE OFFICE PARK NOT INCLUDED

WATERVIEW BOULEVARD

ROUTE 202

INTERSTATE 287

DSW
ULTA
The Paper Store B2
HOMESENSE
WHOLE FOODS MARKET
Building B
Building C
Building D
Orangetheory Fitness D1
OLD NAVY D3
MedFirst Primary & Urgent Care
D2 D4 D5
C1 C2
B1

Loading
Outdoor Seating
Outdoor Garden
SHAKE SHACK

Proposed Pylon
Proposed Main Access Drive
Proposed Signal
Proposed Pylon

INTERVALE ROAD

A	Whole Foods	47,558 sf
B1	Homesense	28,100 sf
B2	The Paper Store	10,230 sf
C1	Ulta Beauty	10,500 sf
C2	DSW	19,292 sf
D1	Orangetheory Fitness	3,570 sf
D2	**Available** (25' x 153')	**3,825 sf**
D3	Old Navy	12,500 sf
D4	**B.Good** (25' x 153')	**3,825 sf**
D5	MedFirst Primary & Urgent Care	4,272 sf
E	Shake Shack	3,120 sf

TO I-80
INTERSTATE 80
WEST 46
EAST
US ROUTE 46
Existing Signal
WEST 46
EAST
WEST 46
EAST
TO 202 287

N

USPS U.S. Post Office
Waterview Park & Ride
HSBC
Days Inn
Hooters
MORRIS HILLS SHOPPING CENTER
HomeGoods
Cinépolis
Marshalls

WATERVIEW BOULEVARD

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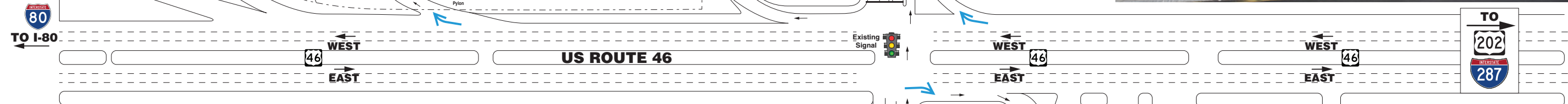810 Seventh Avenue, 10th floor
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02/20

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors an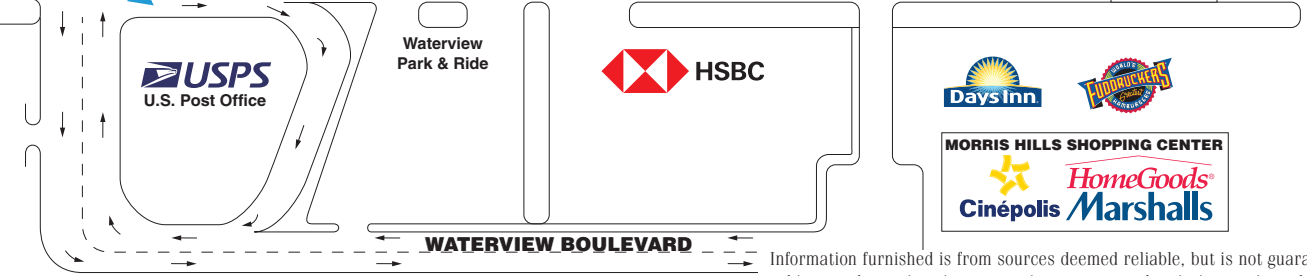d omissions, prior sales or withdrawal without notice.