

INTERSTATE  
**287**  
104,147 VPD

Walmart

AVAILABLE  
+/- 40,000 SF

JO-ANN  
fabric and craft stores

BEST BUY

AVAILABLE  
+/- 9,200 SF

51,066 VPD

23

# Riverdale Crossing

48 Route 23, Riverdale, New Jersey

## Availabilities

• +/- 40,000 SF (Reasonable divisions to be considered)

• +/- 9,200 SF

## Co-Tenancy

Walmart

BEST BUY

JO-ANN  
fabric and craft stores

chijis

## Demographics

Radius	Median HH Income	Population	Total Daytime Population	Average HH Size
1 Mile	\$98,491	4,818	8,482	2.3
3 Mile	\$100,840	57,055	53,503	2.6
5 Mile	\$108,039	111,644	109,398	2.7
7 Mile	\$113,770	188,163	184,815	2.7

## Retail for Lease - Contact

Jason Pierson  
Ph. 732-707-6900 x1  
jason@piersonre.com

Ryan Starkman  
Ph. 732-707-6900 x5  
ryan@piersonre.com

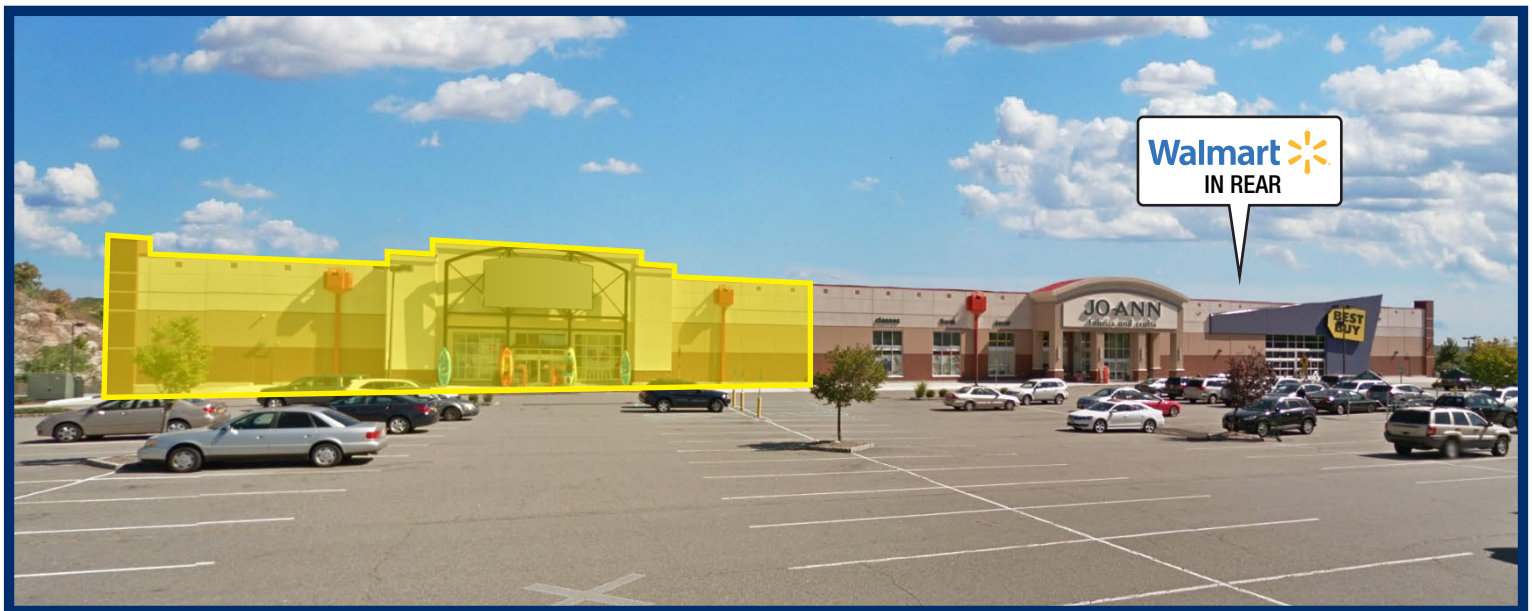
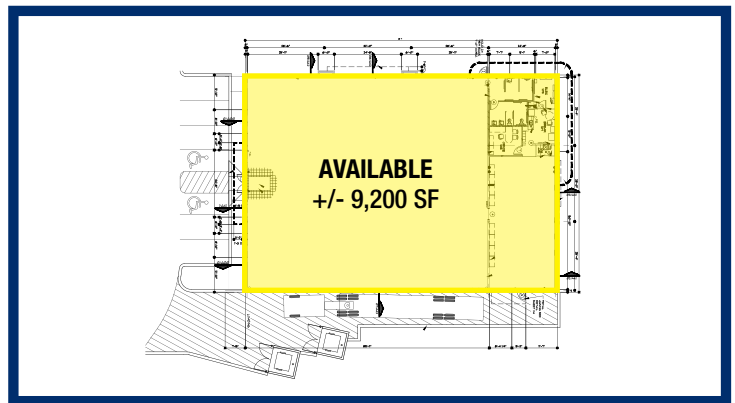
**PIERSON**  
COMMERCIAL REAL ESTATE®

# Riverdale Crossing

48 Route 23, Riverdale, New Jersey

## Site Description

- Former +/- 40,000 SF Sports Authority box available for lease located at the full 4 way interchange of Route 287 and Route 23
- Tremendous visibility and access to Route 23, which sees over 50,000 vehicles per day
- Exposure and access to Interstate 287 with over 100,000 vehicles per day
- Strong national co-tenancy with Walmart, Best Buy and JOANN Fabric
- Located in the heart of Morris County and Route 23 Retail corridor with median incomes north of \$100,000
- Well parked with parking ratio of 5.16/1,000
- Two anchor position pylon opportunities available up along Route 23 and fronting Route 287 providing exposure to over 150,000 vehicles daily



## Retail for Lease - Contact

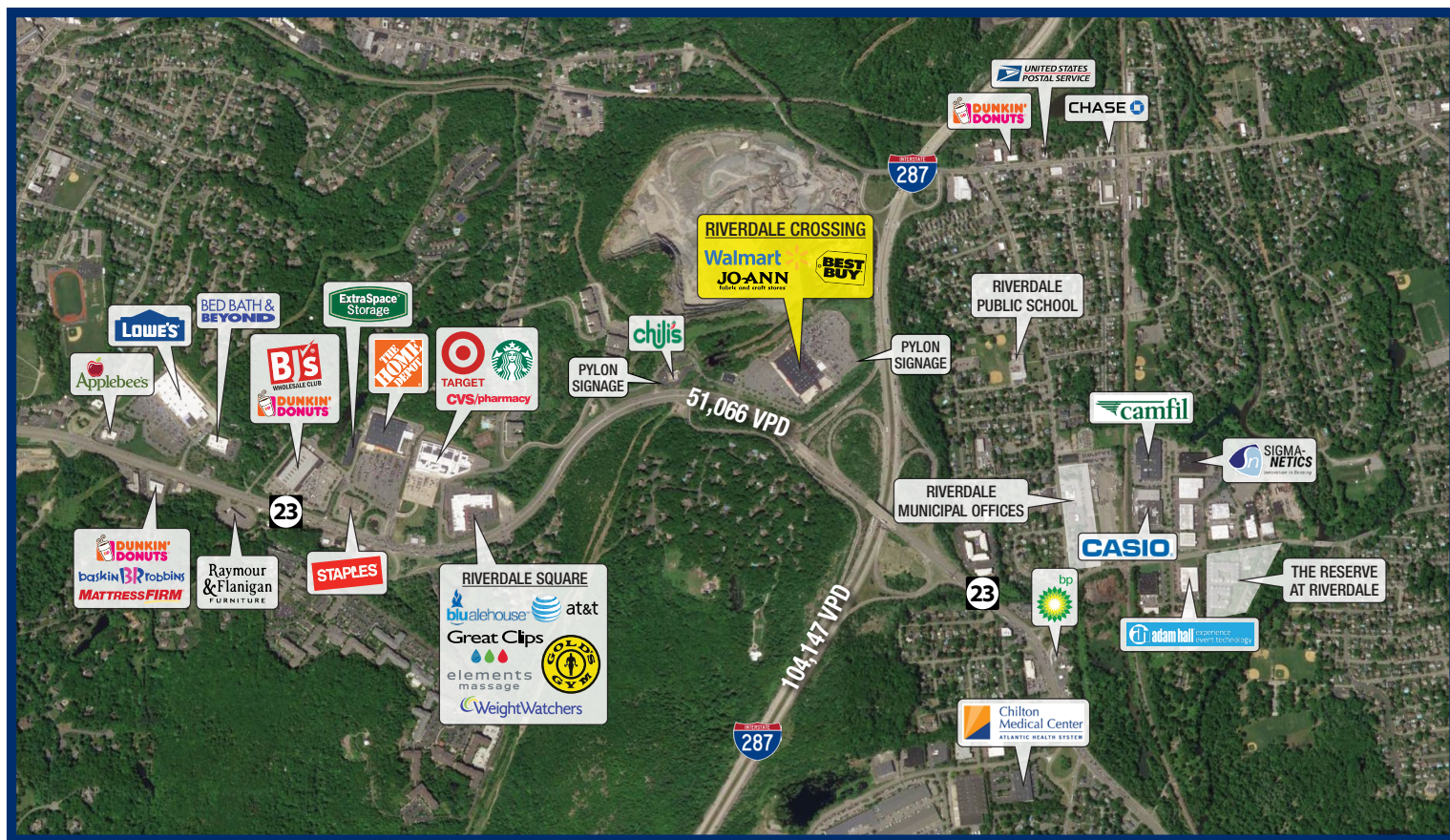
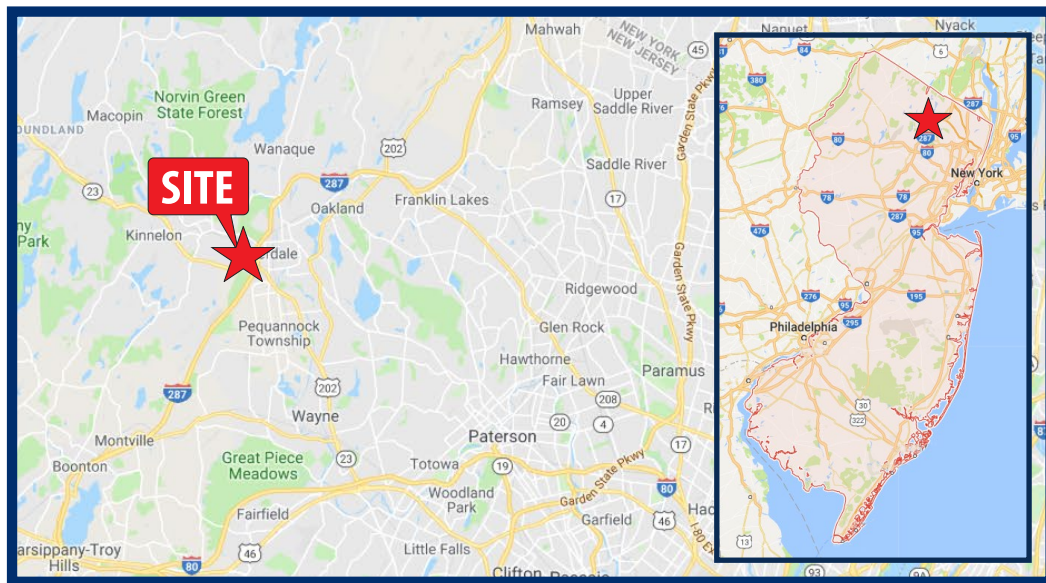
Jason Pierson  
Ph. 732-707-6900 x1  
jason@piersonre.com

Ryan Starkman  
Ph. 732-707-6900 x5  
ryan@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE®

# Riverdale Crossing

## 48 Route 23, Riverdale, New Jersey



### Retail for Lease - Contact

Jason Pierson  
 Ph. 732-707-6900 x1  
[jason@piersonre.com](mailto:jason@piersonre.com)

Ryan Starkman  
 Ph. 732-707-6900 x5  
[ryan@piersonre.com](mailto:ryan@piersonre.com)

