

Bus: **973-598-1500** Fax (973) 927-9974

"We Close.....That's The Bottom Line"

County: Morris

Town: Rockaway, NJ

Block: 11001

Lot(s): 9

Intersection: Interstate 80, Mount Hope, & Mount Pleasant Avenues

Type of Space: Pad Site

Drive-Thru: Yes

Size: +/- 3,700 sqft

Asking Rent: \$105,000 per year NNN

C.A.M. and

Other Charges: Tenant responsible for all taxes and maintenance of pad.

Additional fee of \$3,000 per year with bumps every 5 years

Space Delivered: As is

Current Use: Vacant land

Other

Existing Tenants: Acme, Eckert, Kids R Us, Weichert Residential Office,

Future Best Buy, Pearle Vision Center, Sizzler

Comments:

High profile pad site location within the Rockaway Townsquare Outer Mall. The pad is designated exclusively for bank use with a drive thru facility. Excellent visibility and close proximity to Interstate 80. Tenant responsible for construction and maintenance of pad. Best Buy is proposed to locate within Shopping Center.

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All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and/or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.

Rockaway Townsquare

Aerial View ~ Southwest

Rockaway, New Jersey

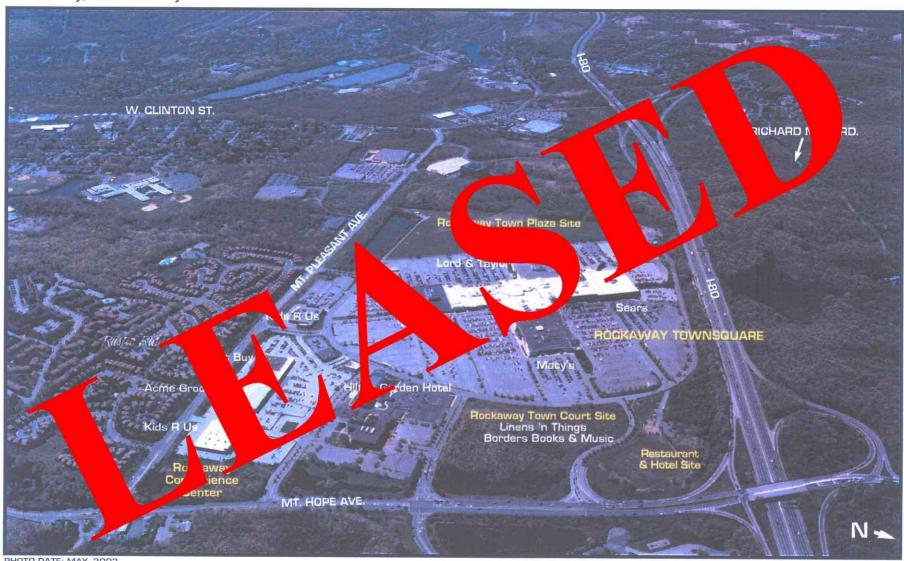


PHOTO DATE: MAY, 2002

SPG RESEARCH: MAY, 2002



Eagle American Realty, Inc. 410 Route 10 West/ Suite 213 Ledgewood, New Jersey 07852

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Licensed Real Estate Broker

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Rockaway Convenience Center

Aerial View ~ Southeast

Rockaway, New Jersey



PHOTO DATE: AUGUST, 1998



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Rockaway Twp. / Morris County / NJ



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