



“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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# Rockaway Townsquare

Rockaway, New Jersey

## Aerial View ~ Southwest



PHOTO DATE: MAY, 2002

SPG RESEARCH: MAY, 2002



Eagle American Realty, Inc.  
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# Rockaway Convenience Center

Rockaway, New Jersey

## Aerial View ~ Southeast



PHOTO DATE: AUGUST, 1998

SPG RESEARCH: NOVEMBER, 1998



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# Rockaway Twp. / Morris County / NJ



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