



PRIME COMMERCIAL PROPERTY

FOR SALE

176 US HIGHWAY 46
ROCKAWAY, NJ 07866



THE MEENA PATEL GROUP
YOUR REAL ESTATE PARTNER FOR LIFE



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ENGLISH | HINDI | GUJARATI
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EXECUTIVE SUMMARY

Turnkey, fully occupied retail strip center on Route 46 in Rockaway Township, Morris County. The 17,236 SF, two story building sits on 1.32 acres at the signalized corner of Route 46 East and Franklin Road, offering excellent highway visibility and easy access to I-80. The property is 100% leased with a diverse, service based tenant mix including a childcare center, hair salon, nail salon, ice cream shop, and bagel shop/deli/grill, giving the center strong daily traffic and repeat customer draw. All tenants have separate utilities. A brand new roof was installed in July 2026, reducing near term capital expenditure for a new owner. This is a stabilized, income producing asset in a high visibility Route 46 location.



PROPERTY SUMMARY

Address	176 US Highway 46, Rockaway, NJ 07866
Listing Price	\$3,999,000
Property Type	Strip/Shopping Center
Tenants	Bagel Shop/Deli, Nail Salon (Saigon Nails), Hair Salon (LEKK), Ice Cream Shop, and Childcare Center
Building Area	17,236 sq ft
Zoning	H-C
Year Built	1997
Parking	Ample on-site parking
Occupancy	100%
Ownership	Fee Simple
Utilities	Forced Hot Air, Central Air, Gas-Natural
Possession	Flexible
Ceiling Height	12 ft



176 US Highway 46, Rockaway, NJ 07866

Unit Mix & Lease Detail

LOCATION:

Prominently located on Route 46 at the signalized corner of Route 46 East and Franklin Road in Rockaway Township, Morris County. Route 46 to Woodridge Rd. Excellent highway visibility with easy access to I-80.

SPACE AVAILABLE:

- Total Size: 17,236 SF
- Floor Plans: Two story building, 4 floor plan pages available
- Current Occupancy: 100%

BUILDING FEATURES:

- Year built 1997, brand new roof installed July 2026
- 1.32 acre lot (57,608 SF)
- Sprinkler system
- Central air and gas heat
- Ceiling height 12 feet
- Diverse, service based tenant mix (childcare center, hair salon, nail salon, deli/grill), all tenants on separate utilities

Commercial Lease Highlights

Turnkey, fully leased retail strip center generating strong daily traffic and repeat customer draw from its service based tenant base. Stabilized, income producing asset with a new roof reducing near term capex for a buyer.

PARKING & ACCESSIBILITY:

Ample on-site surface parking wraps the front and sides of the building, offering easy access for both customers and tenants. The lot serves the center's full mix of service-based businesses, with additional space along the side yard near the childcare center's outdoor play area.

VISIBILITY & EXPOSURE:

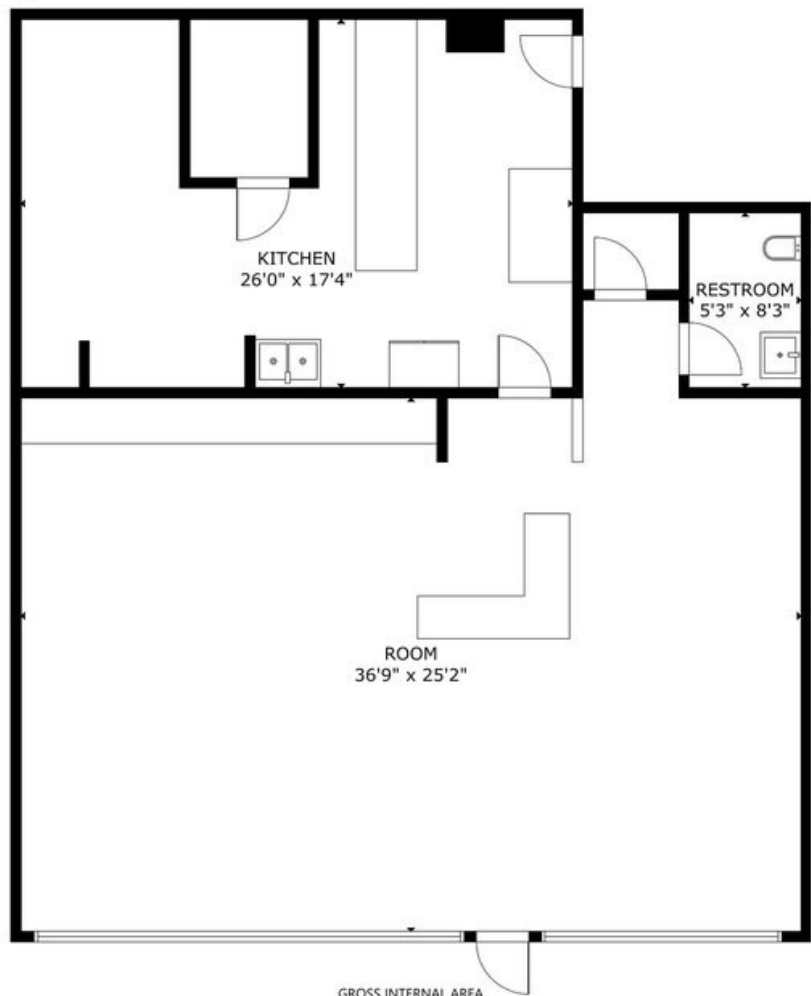
High visibility Route 46 frontage at a signalized intersection (Route 46 East and Franklin Road), with strip mall style street front exposure and highway approach access to I-80.

ZONING:

Zoned H-C (Commercial). MLS listing type: Com/Com, Style: Retail, SubStyle: Strip mall.

Floor Plan #1

176 US-46, Rockaway, NJ, 07866, United States



GROSS INTERNAL AREA

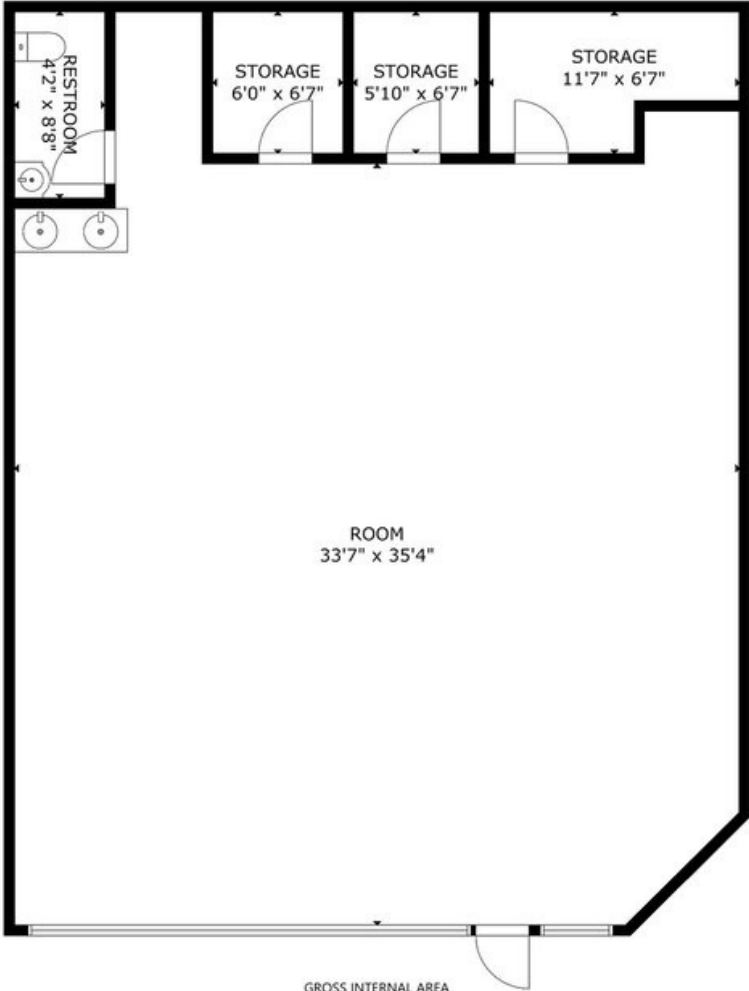
TOTAL: 7,134 sq ft
BAGEL SHOP 1,483 sq ft, NAIL SALON: 1,409 sq ft
HAIR SALON: 3,058 sq ft, ICE CREAM SHOP: 1,184 sq ft

THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.

BAGEL SHOP

Floor Plan #2

176 US-46, Rockaway, NJ, 07866, United States

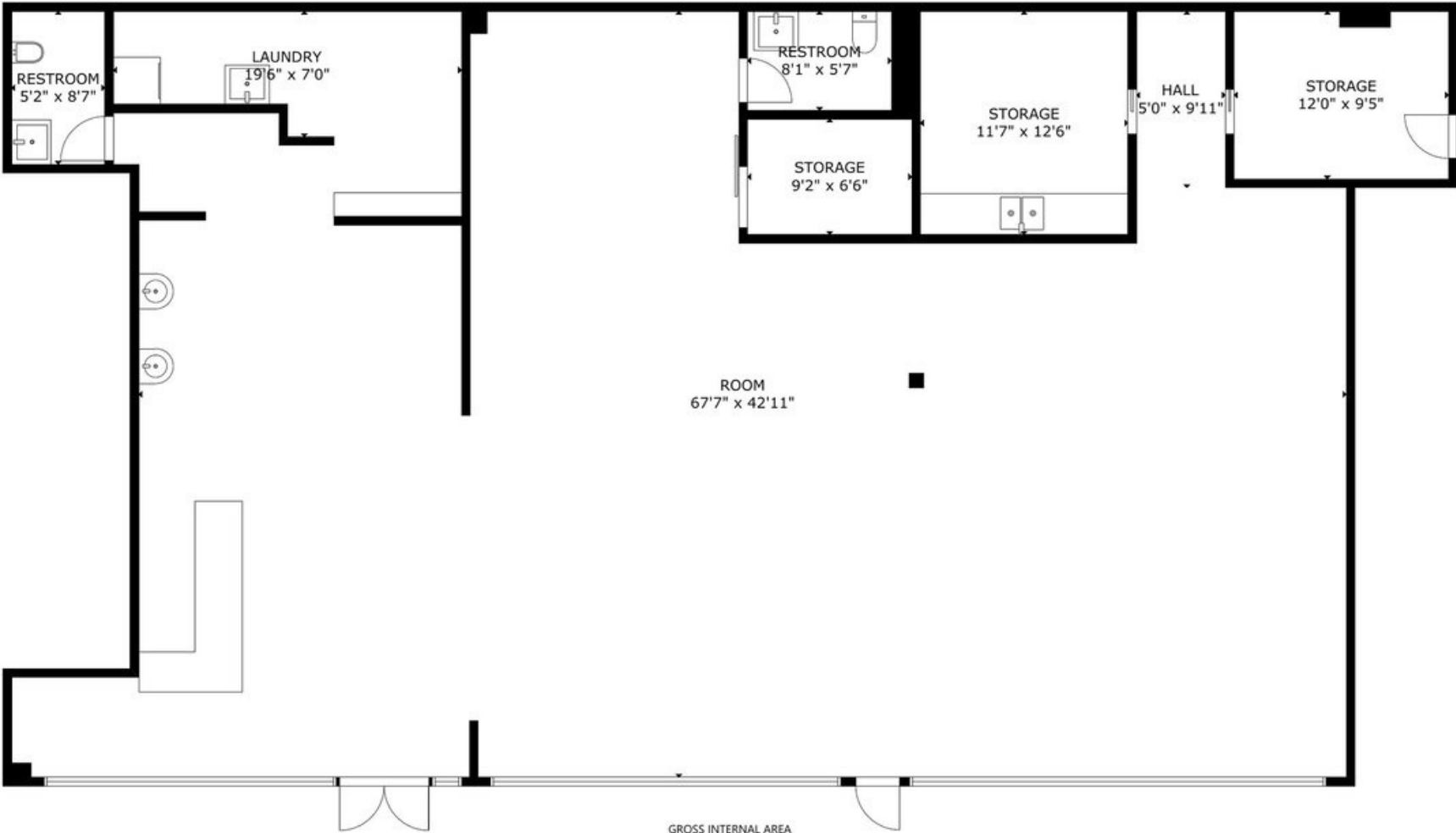


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NAIL SALON

Floor Plan #3

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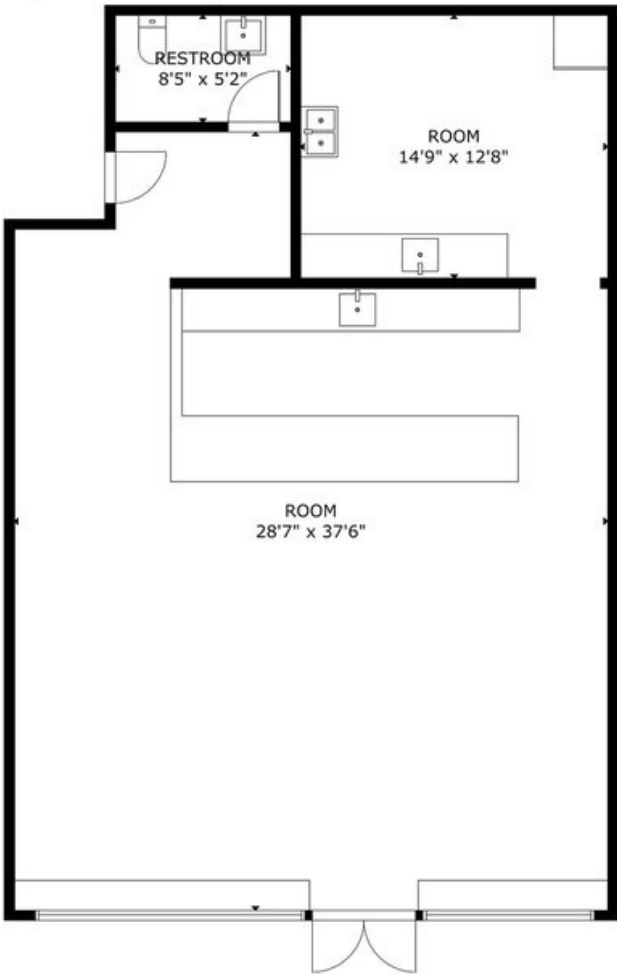


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HAIR SALON

Floor Plan #4

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ICE CREAM SHOP

Floor Plan Overview

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DAYCARE

Floor Plan Overview

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Expenses

Expenses	Annual Total
Real Estate Tax	\$75,948.40
Insurance	\$17,095.00
Rockaway Fire Hydrant Fee	\$235.00
Fire & Sprinkler Maintenance	\$4,844.62
Water Bill	\$3,747.73
NJ Natural Gas	\$1,078.22
Jersey Central P&L Electric	\$2,296.17
Snow Removal	\$12,000.00
Garbage Disposal	\$8,472.00
Total Expenses	\$125,717.14
Total Income	\$341,773.92
Net Operating Income	\$216,056.78
Cap Rate	5.42%

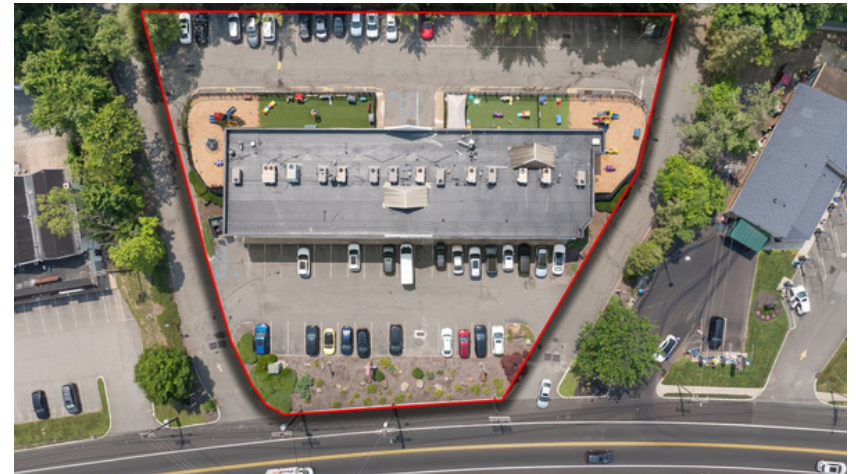


Photo Gallery



176 US Highway 46, Rockaway, NJ 07866

Photo Gallery



Photo Gallery



Aerial Map



Location Overview

Rockaway is a thriving suburban community in Morris County, NJ, offering a blend of residential charm and commercial vitality. With strong demographics, high visibility, and excellent connectivity to major highways and nearby urban centers, Rockaway continues to attract businesses, professionals, and service users alike.

176 US Highway 46 is ideally positioned along a prominent commercial corridor with direct access to Route 46, Franklin Road, and I-80. Its location provides consistent exposure, a strong daytime population, and convenient access for both tenants and visitors. The property benefits from proximity to key amenities, dense neighborhoods, and established retail and service-based users.

COMMERCIAL DEMAND IS DRIVEN BY:



Nearby Denville, Dover, Wharton,
Boonton, Parsippany



Direct access to
Route 46 and I-80



Strong demographics and
growing population



Close to Morristown Medical
Center Health Pavilion & Saint
Clare's Hospital



Near County College of
Morris & Drew University



Established businesses
and strong income



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kw VILLAGE SQUARE
REALTY
KELLERWILLIAMS

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