

DICK'S SPORTING GOODS FOR LEASE OR SALE

387 MT. HOPE AVE.
ROCKAWAY, NJ



SALE OFFERED BY
Marcus & Millichap
CAFIERO TEAM

CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

MIKE TESTA
WILLIAM FARKAS

mt@catalystrenj.com C: 201.232.6086
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | info@catalystrenj.com

77,364 SF
FOR LEASE OR SALE

387 MT. HOPE AVE.
ROCKAWAY, NJ

SITE INFORMATION



BUILDING SIZE 77,364 SF

PARCEL SIZE 5.85 AC

ZONING RETAIL

BLOCK/LOT 11001/11.02

LEASING CONTACT CATALYST

SALE CONTACT MARCUS & MILLICHAP

YEAR BUILT 2005

BUILDING HEIGHT 2 Stories

PARKING 280 Spaces

TRAFFIC COUNT 154,795 RT. 80



	1 MILE	3 MILE	5 MILE
POPULATION	9,849	67,008	114,124
AVG. HOUSEHOLD INCOME	\$146,689	\$148,878	\$168,404
HOUSEHOLDS	3,850	24,718	42,485
DAYTIME POPULATION	7,798	46,650	83,369
NUMBER OF EMPLOYEES	5,097	29,366	53,114
AVERAGE HOUSEHOLD SIZE	2.6	2.7	2.7

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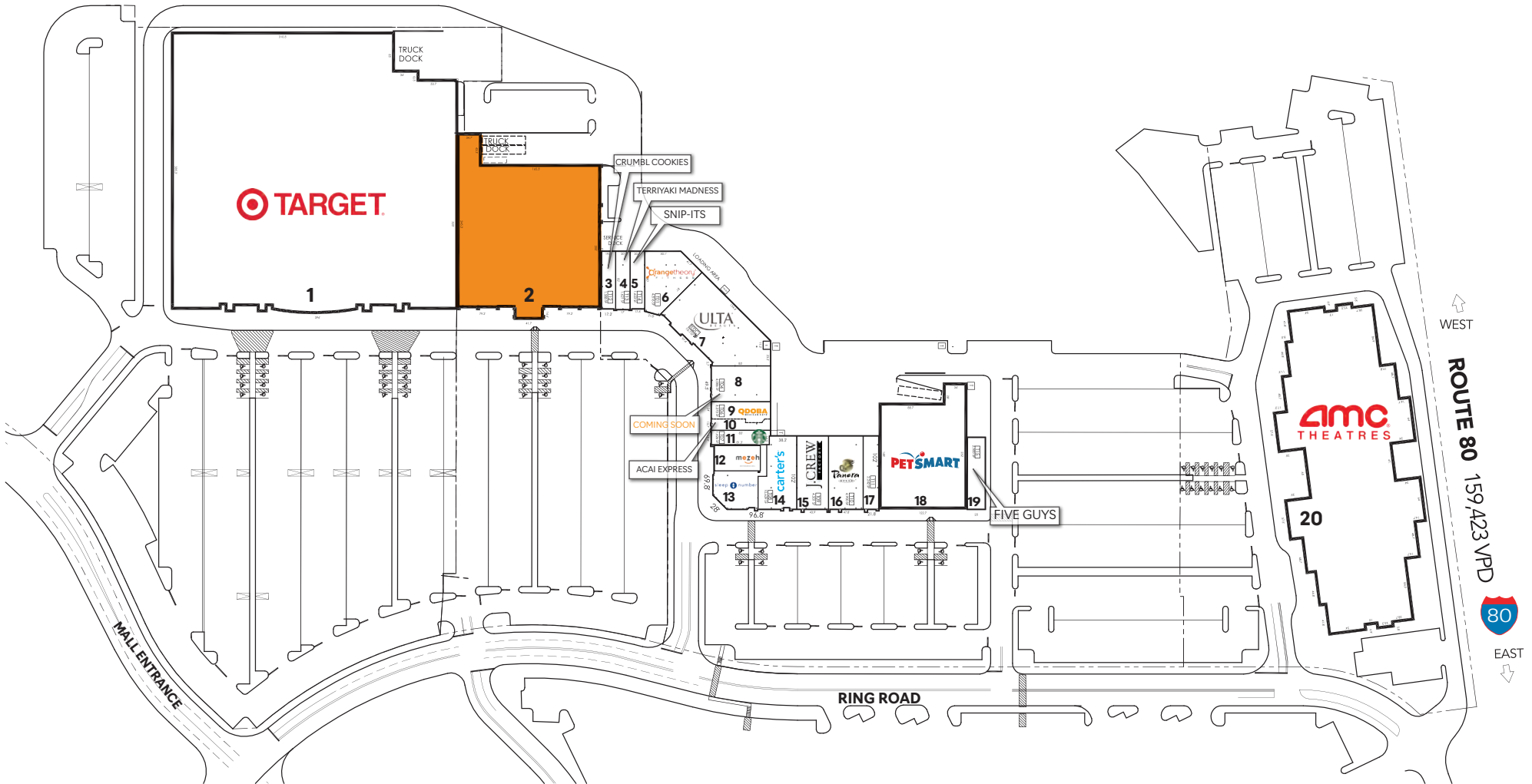


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SITE PLAN

1. Target	153,282 SF	5. Snip-Its	1,623 SF	9. Qdoba	2,404 SF	13. Sleep Number	2,952 SF	17. Primo Hoagies	2,242 SF
2. AVAILABLE	77,364 SF	6. Orange Theory	4,816 SF	10. Acai Express	869 SF	14. Carter's	4,889 SF	18. PetSmart	19,305 SF
3. Crumbl	1,588 SF	7. Ulta	10,757 SF	11. Starbucks	1,626 SF	15. J. Crew Factory	4,501 SF	19. Five Guys	2,500 SF
4. Terriyaki Madness	1,621 SF	8. Coming Soon	4,086 SF	12. Mezech	2,500 SDF	16. Panera	4,900 SF	20. AMC	68,016 SF



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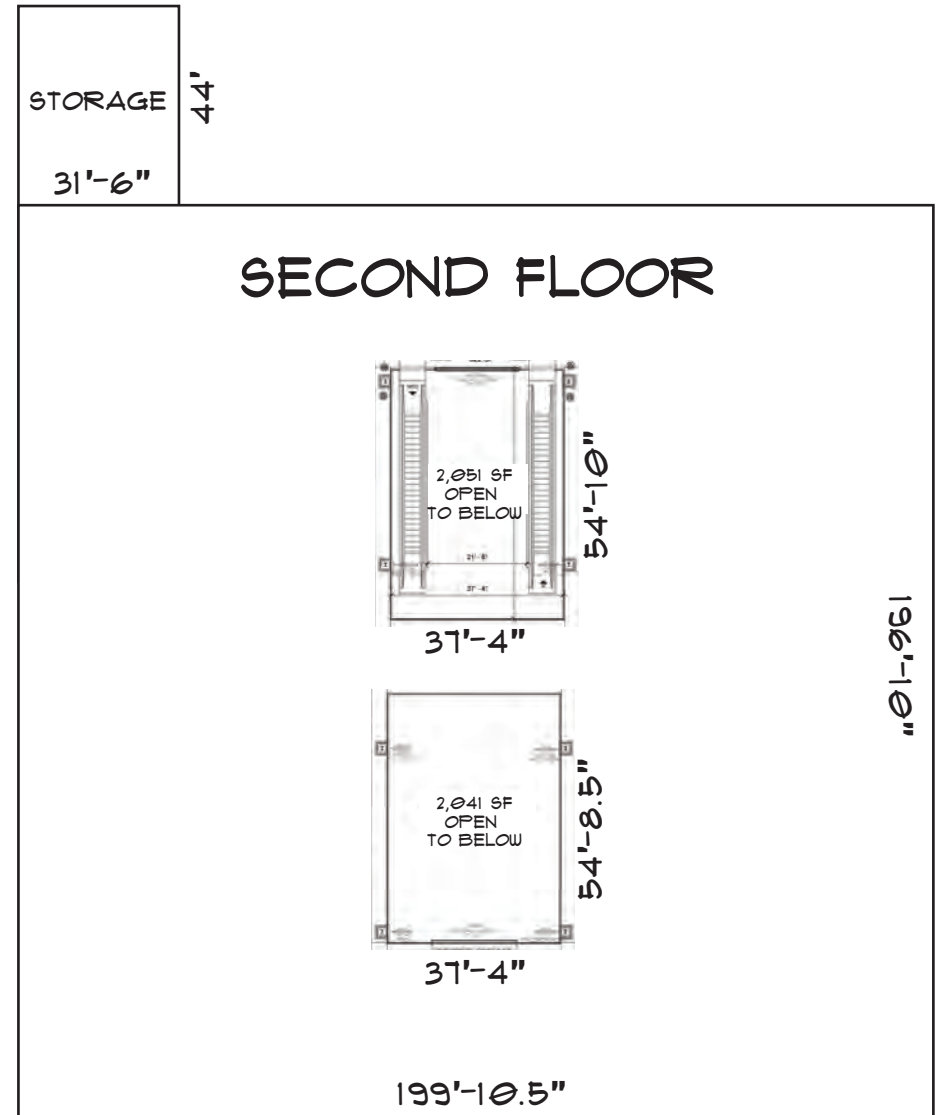
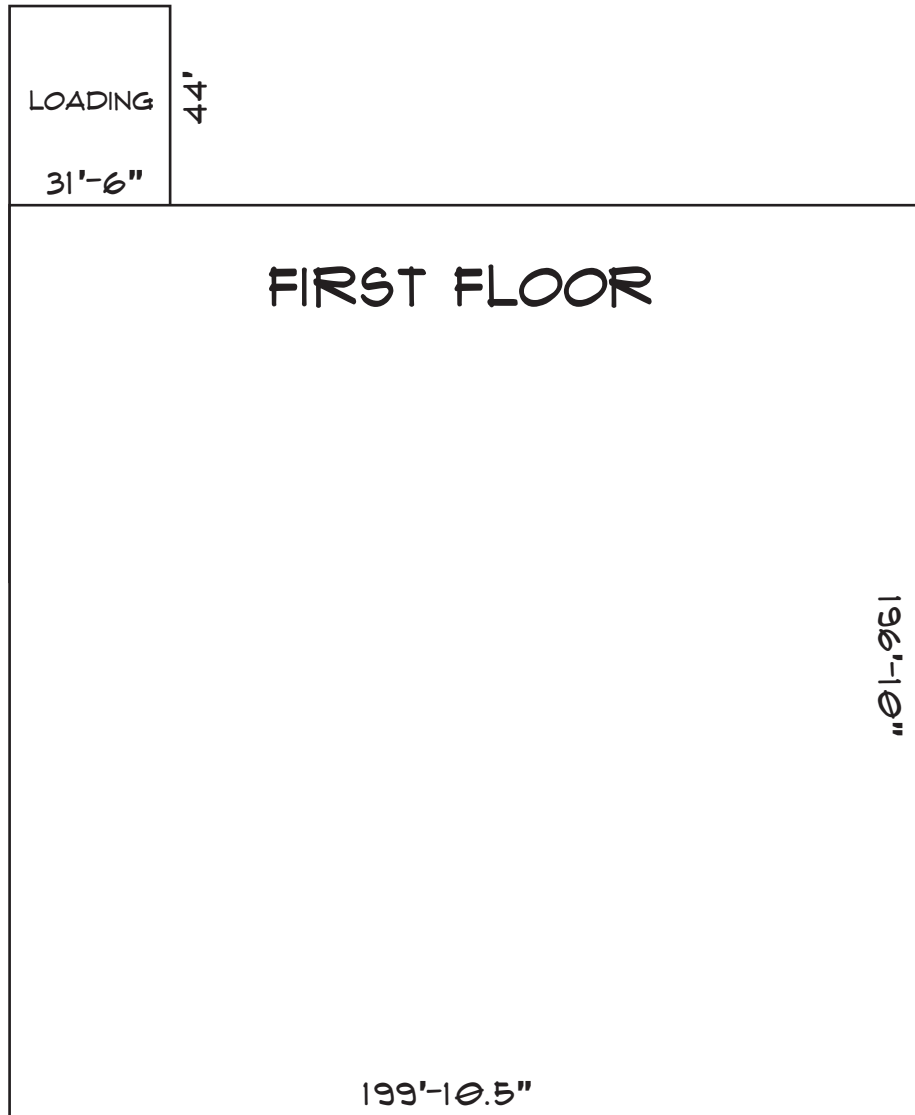
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FLOOR PLAN DIMENSIONS



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SITE OVERVIEW



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SALE INFORMATION



\$16,458,000
List Price



\$1,975,000
NOI



12.00%
Cap Rate



1.5 Years
Term Remaining

OFFERING SUMMARY

Property Address	387 Mt Hope Ave Rockaway, NJ 07866
Rentable SF	80,000 SF
Type of Ownership	Fee Simple
List Price	\$16,458,000
Net Operating Income	\$1,975,000
Cap Rate	12.00%

RENT SCHEDULE

	Rent Dates	Annual Rent	Increase	Cap Rate
Base Term	3/1/2021 - 2/28/2026	\$1,975,000	-	12.00%
	3/1/2026 - 2/28/2027	\$2,050,000	3.80%	12.46%

LEASE SUMMARY

Tenant	Dick's Sporting Goods
Lease Type	NNN
Guarantor	Corporate
Lease Commencement	N/A
Lease Expiration	2/28/2027
Lease Term Remaining	1.5 Years
Rent Increases	3.80% on 3/1/2026
Renewal Options	Tenant is Vacating
Renewal Notice Timing	Tenant is Vacating
Tenant Responsibility	Taxes, Insurance, Utilities, Repairs, Maintenance, Roof and Structure
Landlord Responsibility	None

CONTACT FOR SALE INFO

Marcus & Millichap
CAFIERO TEAM

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MARKET AERIAL



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