

RETAIL/OFFICE FOR LEASE

FRANKLIN BUILDING

3138 Route 10, Denville, NJ 07834



AVAILABLE SF:	320sf+/- and 2000sf+/-
LEASE RATE:	Furnished Upon Request
BUILDING SIZE:	7,100 SF
YEAR BUILT:	1965
RENOVATED:	Building 2006; Space 2019
ZONING:	Neighborhood Business

PROPERTY OVERVIEW

Retail and Professional Office Suites currently available. Updated, very clean! Frontage and great visibility on Rt 10 at major intersection of Franklin Rd. Great for retail, general or professional office, showroom, photographer, yoga, lashes, nails, music/art/dance lessons, tutoring, lots of possibilities. Building in excellent condition with new roof, new awnings, newer HVAC units, newer wood laminate floors in most units, lots of windows providing natural light, exterior deck for tenant use. Long-term tenants. Ample parking onsite!

PROPERTY FEATURES

- Awesome Route 10 Exposure at Traffic Intersection Between Exxon and Alexis Diner/Denville Commons Sh Ctr
- Ample Onsite Parking
- Two Rm Suite 2nd floor; Large office/open space ground level
- Join other retail & office tenants, incl est Hair Salon, Jewelry Artist, Therapist, Lashes, Pyschic, etc...

Managing Director, Broker-Assoc NY-NJ
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO

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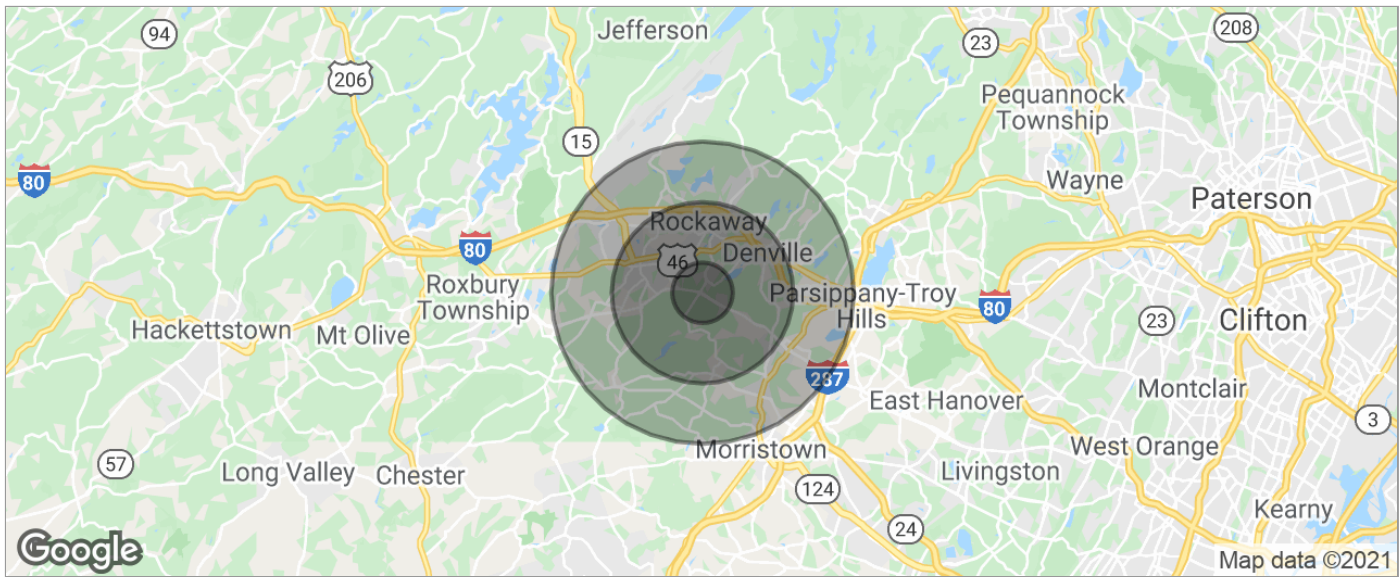
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* Demographic data derived from 2010 US Census

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,425	64,622	154,585
MEDIAN AGE	40.1	38.3	39.6
MEDIAN AGE (MALE)	39.0	37.7	38.2
MEDIAN AGE (FEMALE)	41.1	38.7	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,621	23,389	55,255
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$143,616	\$111,366	\$116,847
AVERAGE HOUSE VALUE	\$520,430	\$453,045	\$478,929
RACE	1 MILE	3 MILES	5 MILES
% WHITE	84.9%	74.3%	77.1%
% BLACK	2.7%	3.5%	3.5%
% ASIAN	8.2%	10.8%	9.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.4%	0.4%
% OTHER	1.4%	8.8%	7.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.6%	22.0%	20.0%

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
2nd floor Suite	two offices	upon request	gross lease	320sf +/-	immediate
Ground floor			modified gross	2000sf +/-	immediate