

RETAIL SPACE

EAST HANOVER, NJ

136 ROUTE 10 WEST (TARGET SHOPPING CENTER)



SIZE

Endcap 6,000 SF
Second Floor 5,645 SF

ASKING RENT

Upon Request

NNN

\$9.00 psf

CO-TENANTS

UPS Store, Crystal Jewelers, Nail Salon,
Sports Care

NEIGHBORS

Target, Costco, HomeGoods, Homesense, Petco,
Bed Bath & Beyond, Chili's Grill & Bar, PGA Golf

COMMENTS

High profile retail opportunity
Situated in one of NJ's strongest retail corridors
Located at entrance to Target
Easy access to jughandle turn-arounds
Fully built turnkey restaurant space, with
equipment and outdoor seating area on Route
10; great for social distancing

Great visibility from Route 10

Locate in close proximity to the Novartis Institute
for Biomedical Research US Pharmaceutical
Division HQ

30,341 VPD on Route 10

Two existing ADA compliant restrooms

Elevator Access to 2nd Floor

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



3.32 miles to Rt 287

31,887 VPD

136 ROUTE 10

NJ ROUTE 10

30,341 VPD

21,413 VPD

NOVARTIS

Novartis Pharmaceuticals Corporation, which is based in Basel, Switzerland has headquarters located in East Hanover, NJ. This organization primarily operates in the Pharmaceutical Preparations business/industry within the Chemicals and Allied Products sector. Novartis has been operating for approximately 52 years. Novartis Pharmaceuticals Corporation is estimated to generate about \$50 billion in annual revenue and employs approximately 4,600 people at this location.

ParkVue at Livingston
220 luxury units



OBLIQUE AERIAL



OYO Hotel
256 Rooms

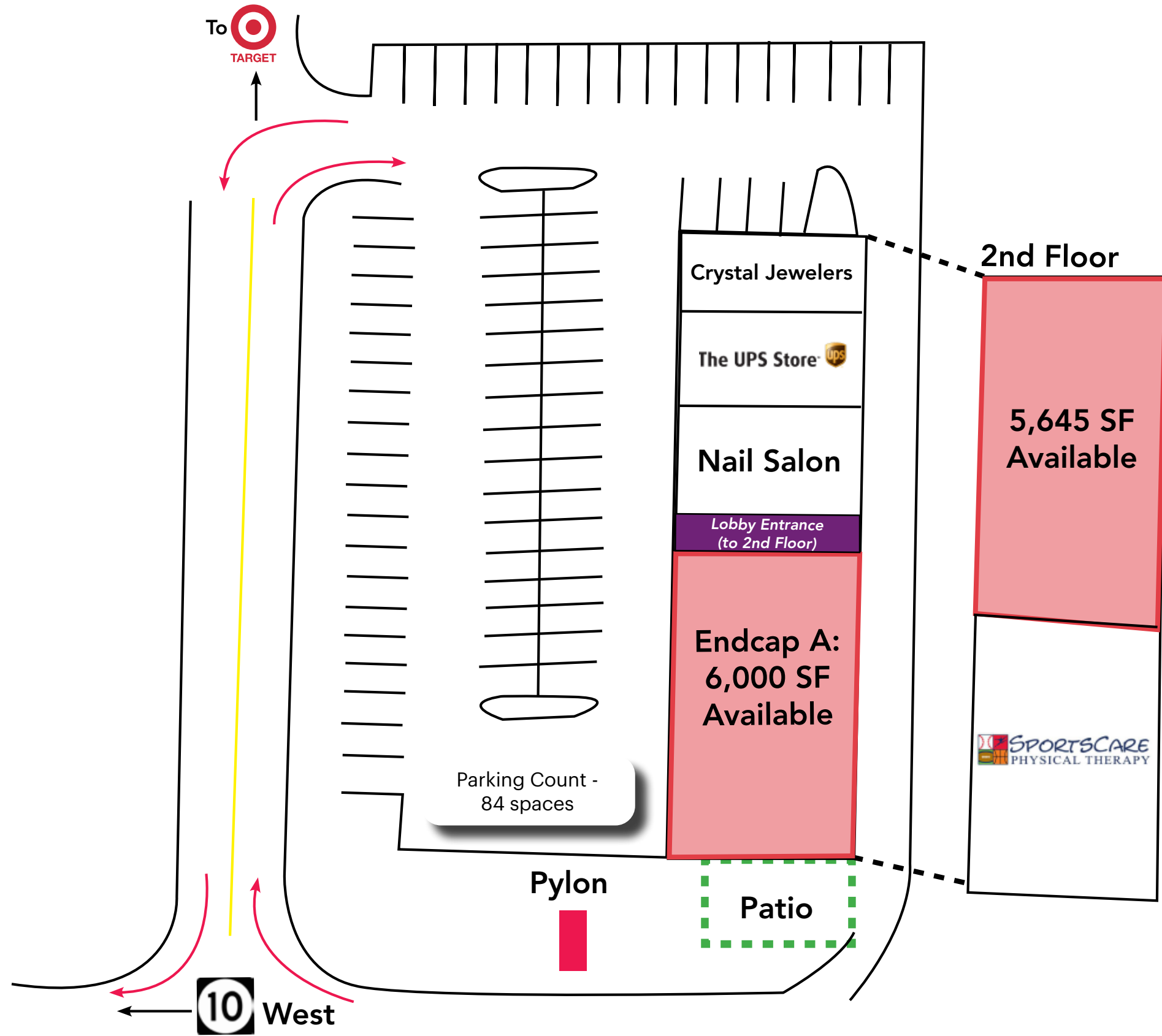
New Development -
Hotel Coming Soon

30,341 VPD

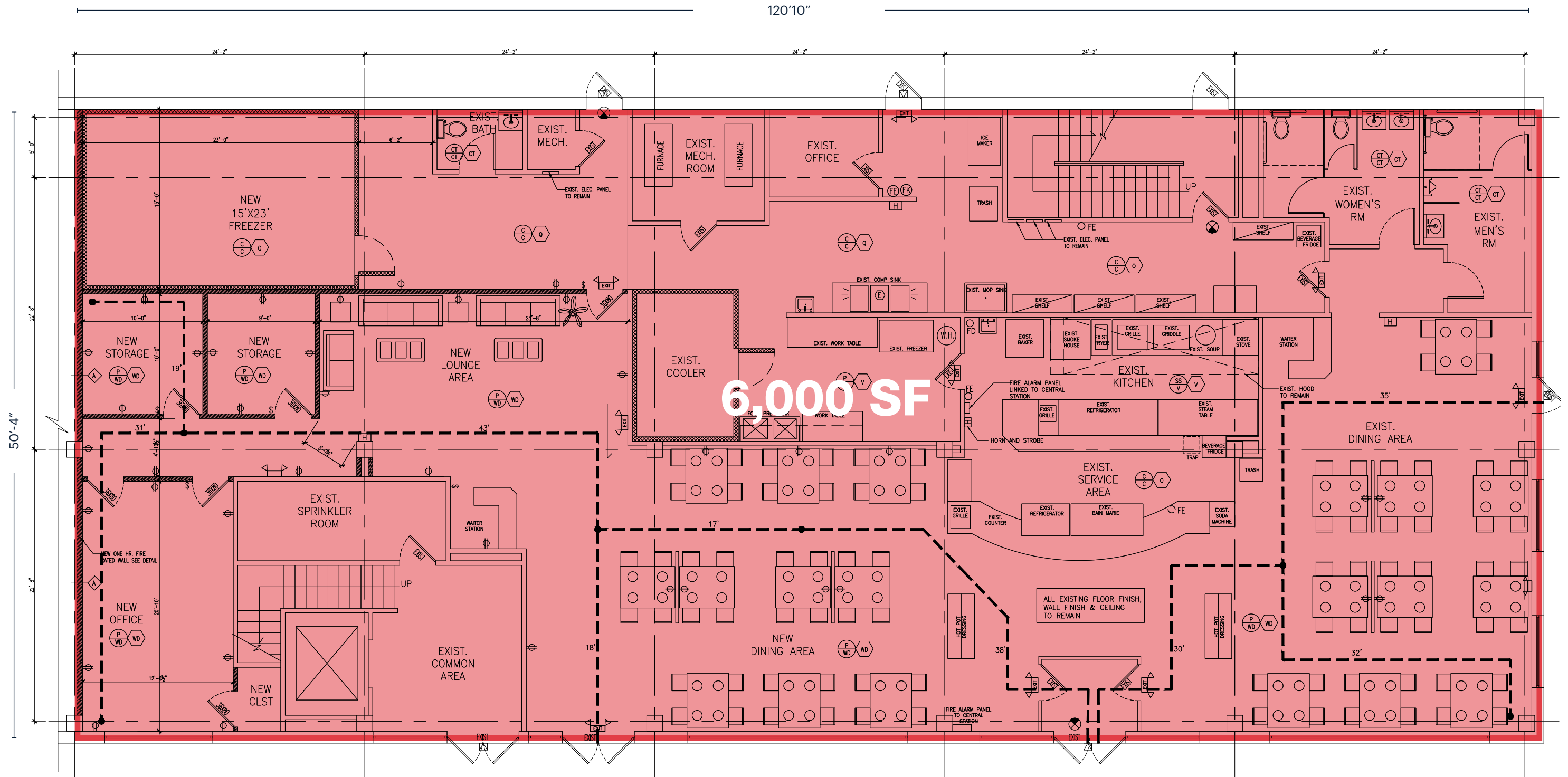
136
ROUTE 10

Hanover Lanes

SITE PLAN

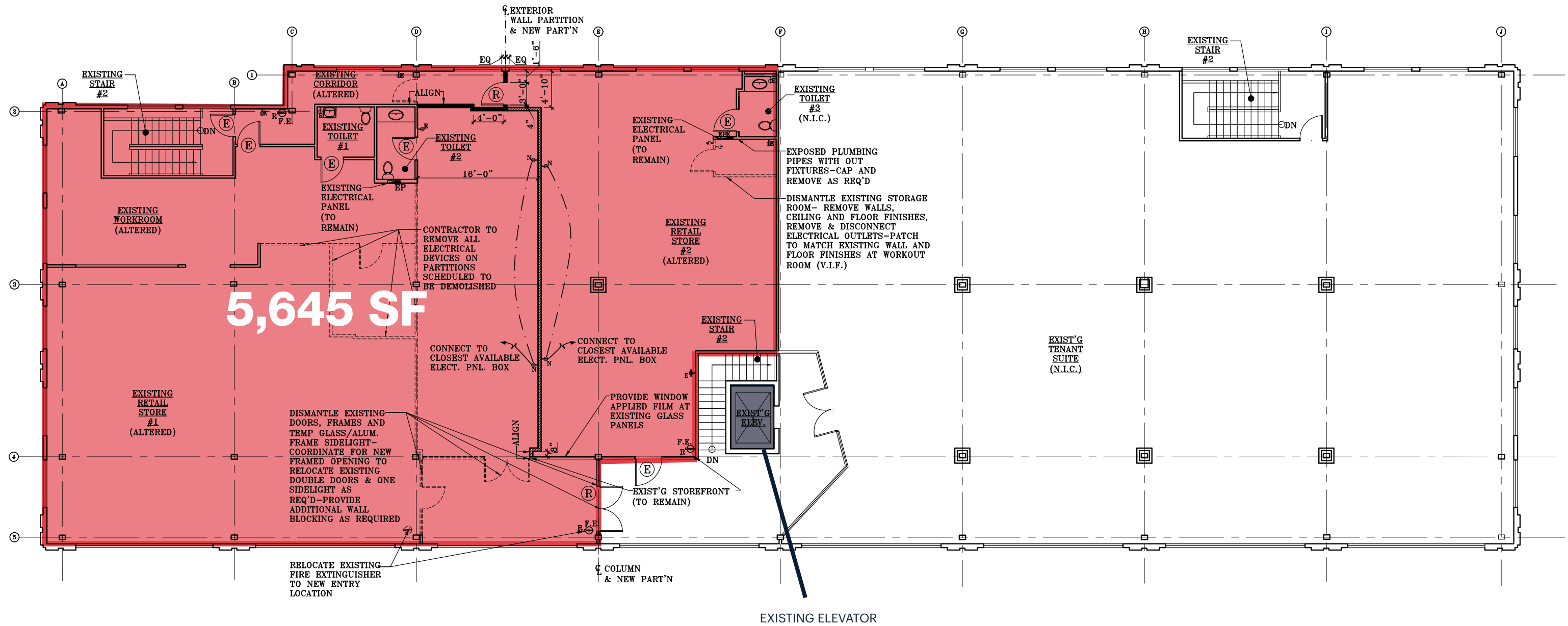


FLOOR PLAN



6,000 SF

**2ND FLOOR PLAN
(WITH ELEVATOR ACCESS)**



AREA NEIGHBORS/ADDITIONAL PHOTOS



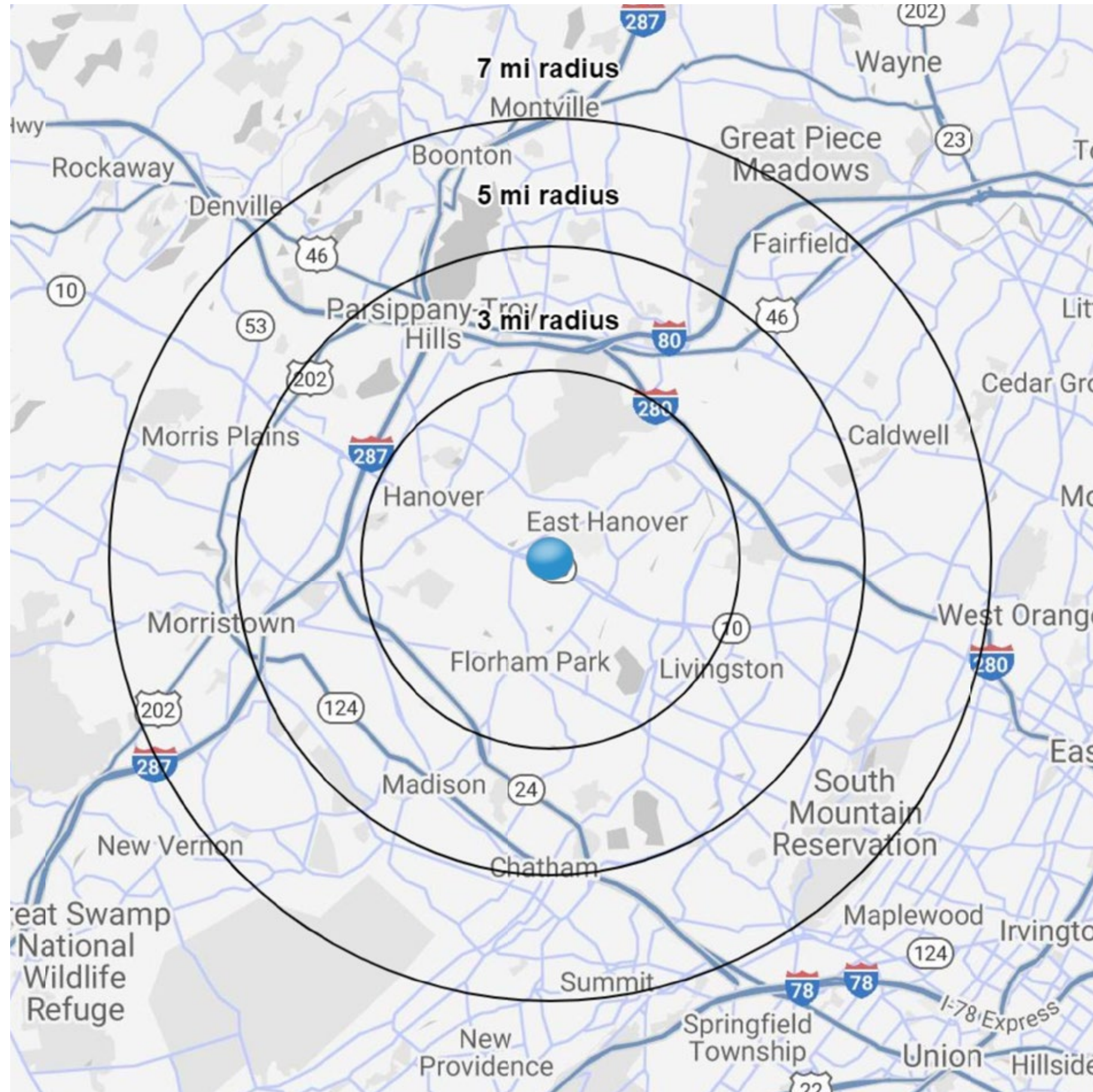
AREA NEIGHBORS/ADDITIONAL PHOTOS



INTERIOR PHOTOS



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

3 mile	35,744
5 miles	150,736
7 miles	313,647

ESTIMATED DAYTIME POPULATION

3 mile	64,821
5 miles	212,767
7 miles	361,133

AVERAGE HOUSEHOLD INCOME

3 mile	\$197,805
5 miles	\$184,674
7 miles	\$198,901

TOTAL HOUSEHOLDS

3 mile	13,233
5 miles	57,326
7 miles	120,349

TOTAL BUSINESSES

3 mile	3,204
5 miles	10,930
7 miles	21,041

TOTAL EMPLOYEES

3 mile	53,683
5 miles	170,478
7 miles	277,103

*2020 estimates