

# LEASE

**3108 ROUTE 10 WEST**  
3108 Route 10 West Denville, NJ 07834



## PROPERTY DESCRIPTION

1,100 SF Prime First Floor Space available  
1,000 SF grade level rear of building space available  
Former Tutoring Office, perfect for professionals, small business, technical, research, any trade or contractor.  
Busy Highway location (48,000 cars per day) with plentiful parking.

**PROPERTY HIGHLIGHTS: 1,100 SF FIRST FLOOR  
\$3,000 PER MONTH PLUS UTILITIES**

**1,000 SF LOWER LEVEL \$1,450 PER MONTH PLUS  
UTILITIES**

## OFFERING SUMMARY

Lease Rate:	\$14.00 - 300.00 SF/yr (MG)
Number of Units:	8
Available SF:	1,000 or 1,000
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,520	22,130	56,768
Total Population	4,116	60,703	158,733
Average HH Income	\$151,751	\$115,320	\$116,557

**John Negri**  
973 865 3456



**COLDWELL BANKER  
COMMERCIAL**  
REALTY



# LEASE

**3108 ROUTE 10 WEST**

3108 Route 10 West Denville, NJ 07834



## PROPERTY DESCRIPTION

1,100 SF Prime First Floor Space available

1,000 SF grade level rear of building space available

Former Tutoring Office, perfect for professionals, small business, technical, research, any trade or contractor.

Busy Highway location (48,000 cars per day) with plentiful parking.

## LOCATION DESCRIPTION

Discover the thriving business community surrounding the prime location of the property in Denville, NJ. Positioned within Morris County—a hub for innovative industries and professional services—the area offers convenient access to major highways, multiple dining options such as Ruth's Chris Steak House and Legal Sea Foods, and nearby shopping centers such as The Shoppes at Union Hill. With a strong emphasis on quality of life, professionals are attracted to the excellent local schools, parks, and recreational areas such as Tourne Park. The property's location ensures that tenants have access to a vibrant and dynamic area, providing an ideal backdrop for success in the heart of Morris County.

---

**John Negri**  
973 865 3456

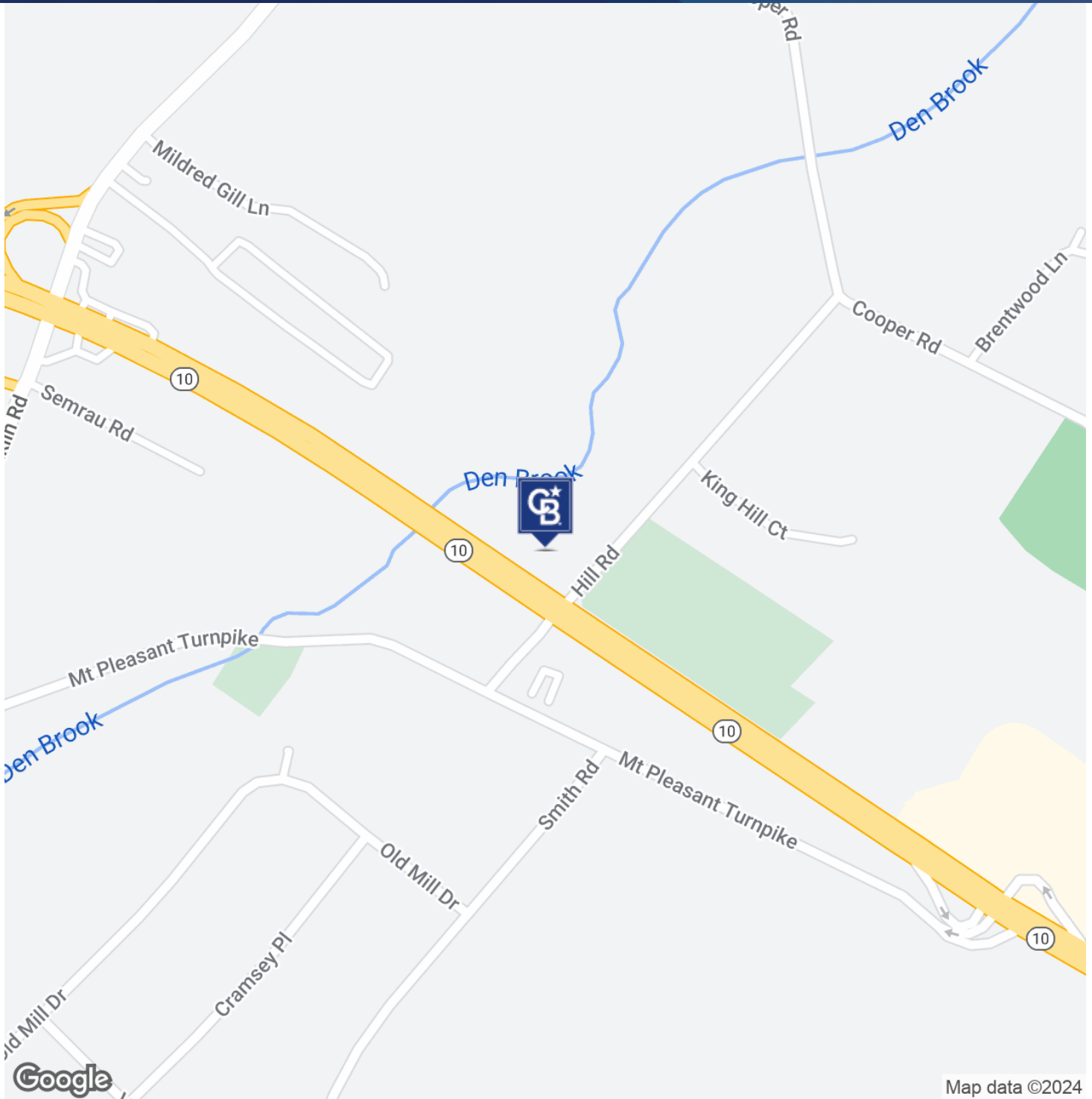


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

3108 ROUTE 10 WEST

3108 Route 10 West Denville, NJ 07834



**John Negri**  
973 865 3456

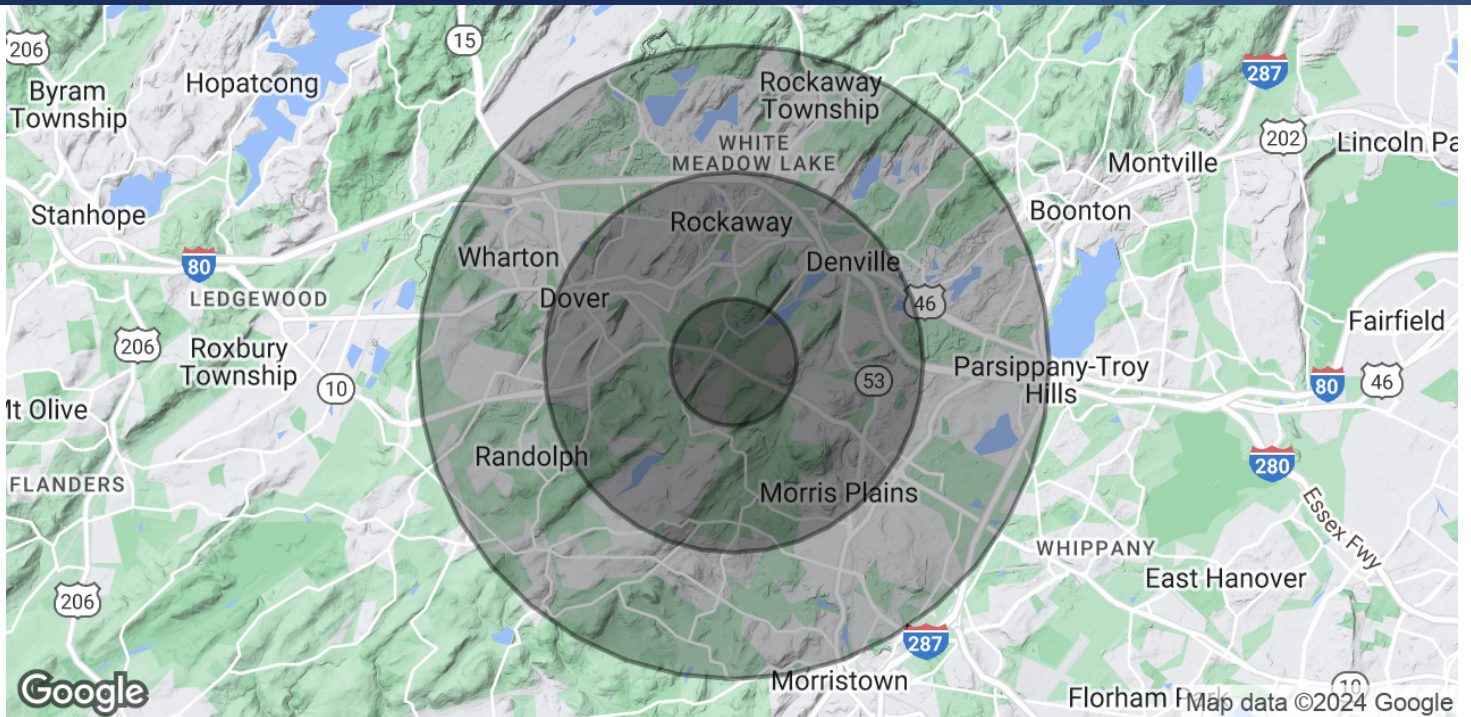


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## 3108 ROUTE 10 WEST

3108 Route 10 West Denville, NJ 07834



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,116	60,703	158,733
Average Age	40.1	38.7	39.5
Average Age (Male)	38.8	38.2	38.2
Average Age (Female)	41.3	39	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,520	22,130	56,768
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$151,751	\$115,320	\$116,557
Average House Value	\$537,633	\$462,463	\$479,652

2020 American Community Survey (ACS)

**John Negri**  
973 865 3456



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY