

PRIME RETAIL SPACE- JOIN SHOPRITE

DETAILS

- 2,500 sf of prime retail space available
- Join Shoprite, TJ Maxx, McDonald's, Wells Fargo and other strong neighboring tenants
- Great access, visibility and abundant parking
- Average Daily Traffic count on Marshall Hill Rd is 8,247
- Shoprite anchor draws ~35,000 customers a week to the center

2,500 FT²

3 MARSHALL HILL ROAD | WEST MILFORD NJ 07480

**ASKING RENT
UPON REQUEST**

**TERM
10 YEAR LEASE**

**POSSESSION DATE
IMMEDIATE**



CONTACT

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A	VERIZON	9,000 SF
B	UNCORKED	6,500 SF
C	VACANT	2,500 SF
D	SHEAR DIMENSIONS	2,000 SF
E	FRANK'S PIZZA	3,188 SF
F	TJ MAXX	18,842 SF



DEMOGRAPHICS


**3 MARSHALL HILL ROAD
WEST MILFORD NJ 07480**

POPULATION

3,515	12,025	22,856
1 MILE	3 MILES	5 MILES

HOUSEHOLDS

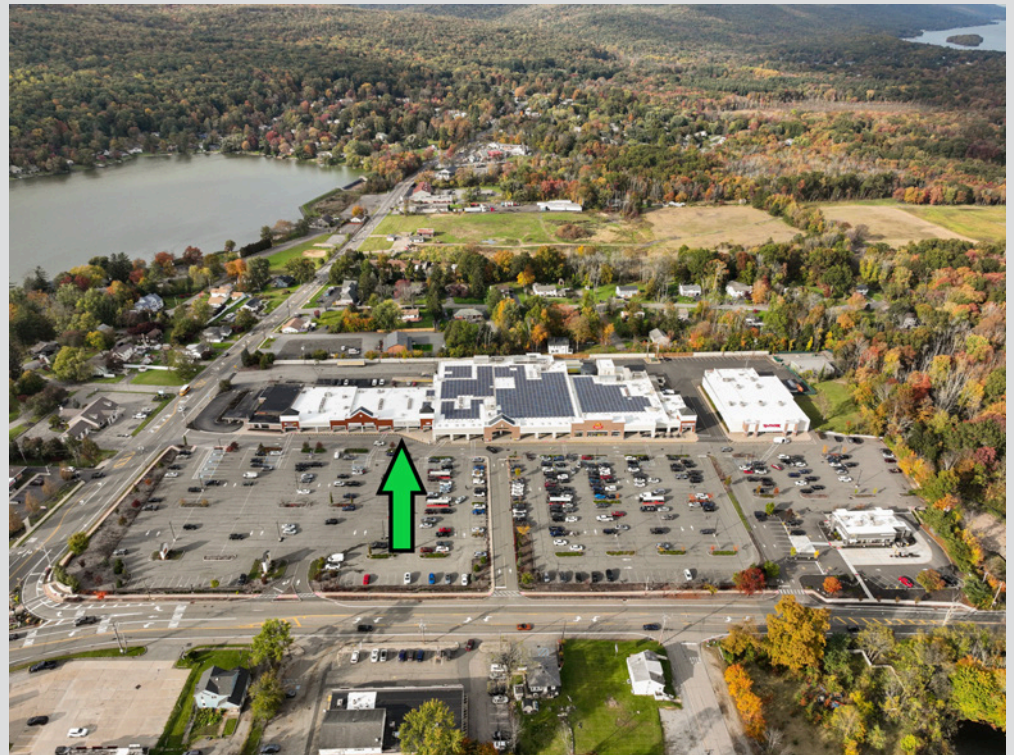
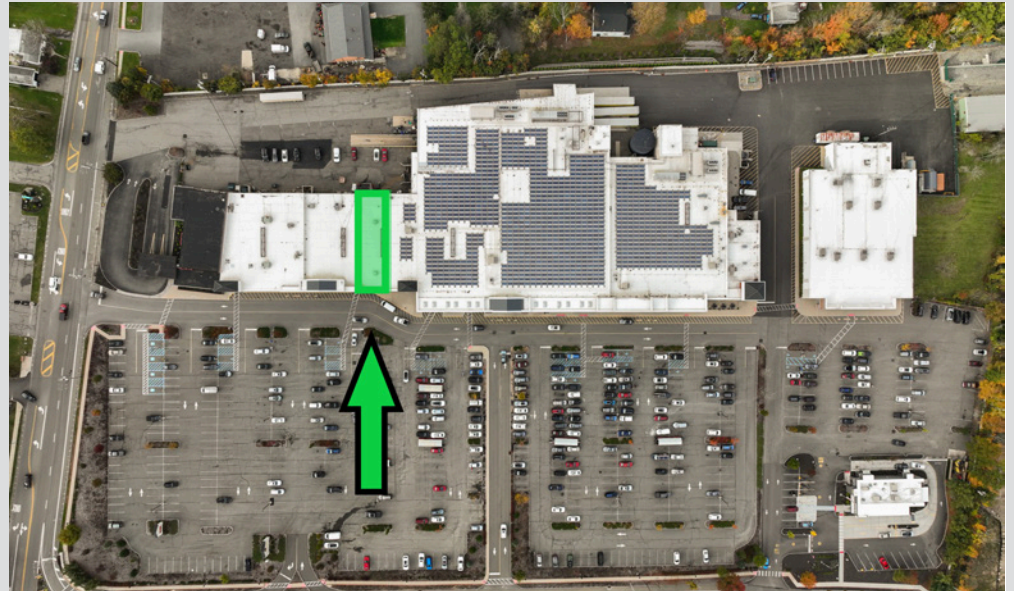
1,510	4,763	8,831
1 MILE	3 MILES	5 MILES

AVERAGE INCOME

\$127,581	\$149,643	\$158,038
1 MILE	3 MILES	5 MILES

RETAIL MAP





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LOCATED AT

3 Marshall Hill Road
West Milford NJ
07480