

Turnkey Restaurant For Lease

1105 New Jersey 10, Randolph, NJ 07869

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 414' frontage on Route 10
- Finished restaurant $\pm 6,880$ SF, second floor $\pm 1,792$ SF, basement storage area ± 368 SF
- 2nd floor space provides potential rental income
- Ample parking ± 54 spaces
- Traffic count $\pm 30,796$ VPD
- Seller financing available
- Redevelopment potential is available for other retail including day cares, veterinary hospitals and schools
- This property is also available for sale

PROPERTY DESCRIPTION

Fully furnished restaurant for lease

LOCATION DESCRIPTION

Ideally located in a Commercial Zone on Route 10 in close proximity to Routes 46, 202 and 80. Morris County is one of the fastest growing counties in New Jersey.

OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
AVAILABLE SF:	$\pm 9,040$ SF
LOT SIZE:	± 2.32 Acres
BUILDING SIZE:	$\pm 9,040$ SF

Robert Bogash | O: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

John Cranley | O: 732.623.2153 | C: 908.370.9808 | cranley@sitarcompany.com

Jude Clark | O: 732.283.9000 | C: 732.759.5029 | jude.clark@sitarcompany.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

PROPERTY & RESTAURANT FOR LEASE

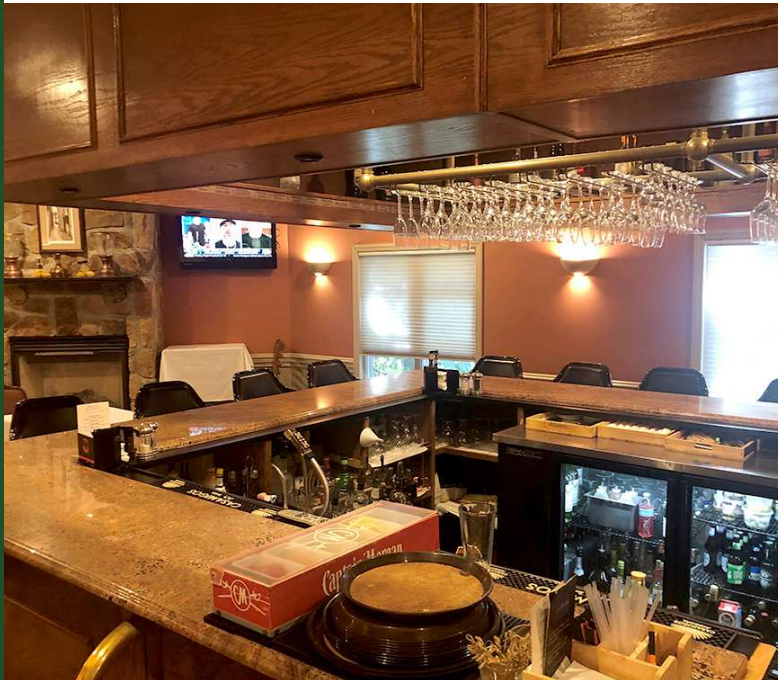
Turnkey Restaurant For Lease

1105 New Jersey 10, Randolph, NJ 07869

sitar
Realty Company

Worldwide Real Estate Services Since 1978

ADDITIONAL PHOTOS



Robert Bogash | O: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

John Cranley | O: 732.623.2153 | C: 908.370.9808 | cranley@sitarcompany.com

Jude Clark | O: 732.283.9000 | C: 732.759.5029 | jude.clark@sitarcompany.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

PROPERTY & RESTAURANT FOR LEASE

Turnkey Restaurant For Lease

1105 New Jersey 10, Randolph, NJ 07869

sitar
Realty Company

Worldwide Real Estate Services Since 1978

ADDITIONAL PHOTOS



Robert Bogash | O: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

John Cranley | O: 732.623.2153 | C: 908.370.9808 | cranley@sitarcompany.com

Jude Clark | O: 732.283.9000 | C: 732.759.5029 | jude.clark@sitarcompany.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

PROPERTY & RESTAURANT FOR LEASE

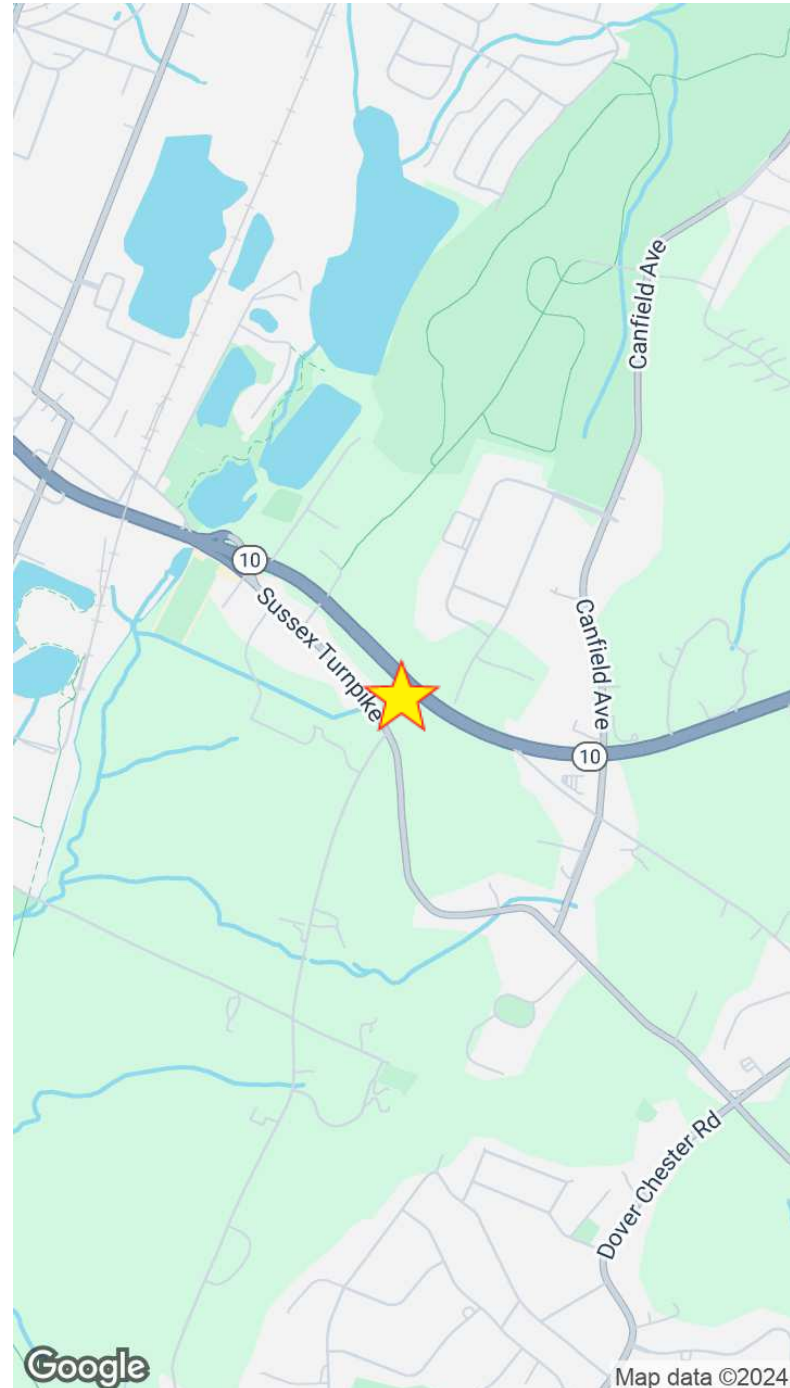
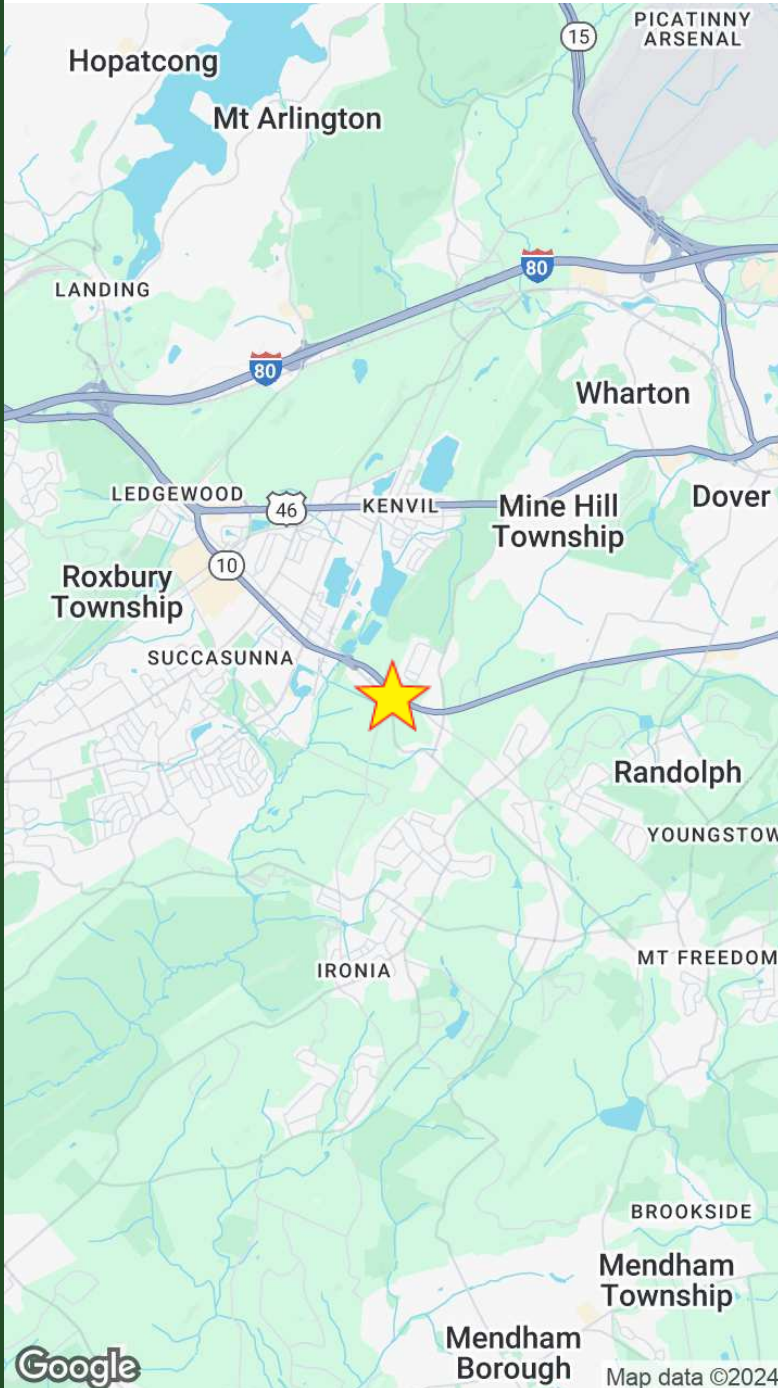
Turnkey Restaurant For Lease

1105 New Jersey 10, Randolph, NJ 07869

sitar
Realty Company

Worldwide Real Estate Services Since 1978

LOCATION MAP



Robert Bogash | O: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

John Cranley | O: 732.623.2153 | C: 908.370.9808 | cranley@sitarcompany.com

Jude Clark | O: 732.283.9000 | C: 732.759.5029 | jude.clark@sitarcompany.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

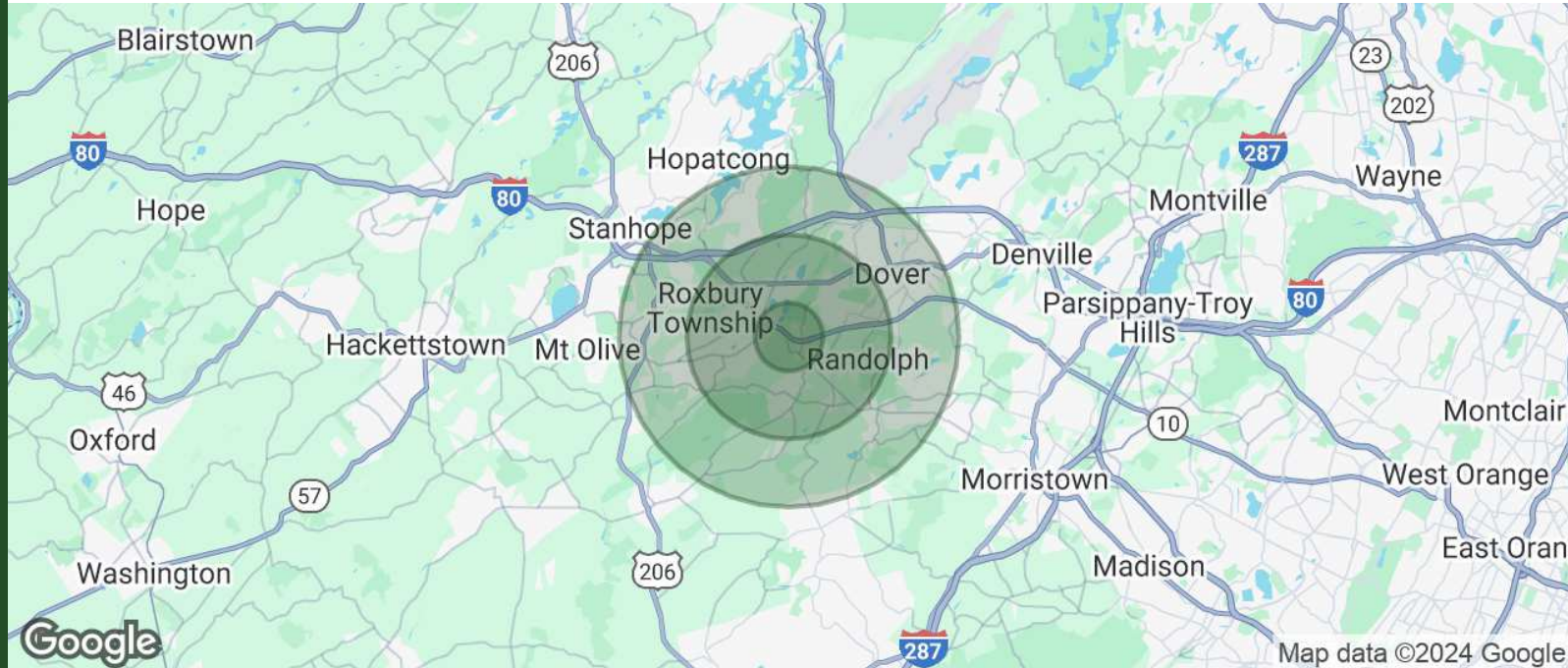
ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

Turnkey Restaurant For Lease

1105 New Jersey 10, Randolph, NJ 07869

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,419	33,958	113,520
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	839	12,552	41,075
# OF PERSONS PER HH	2.9	2.7	2.8
AVERAGE HH INCOME	\$198,499	\$178,328	\$170,415
AVERAGE HOUSE VALUE	\$593,525	\$575,988	\$553,850

Demographics data derived from AlphaMap

Robert Bogash | O: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

John Cranley | O: 732.623.2153 | C: 908.370.9808 | cranley@sitarcompany.com

Jude Clark | O: 732.283.9000 | C: 732.759.5029 | jude.clark@sitarcompany.com

Turnkey Restaurant For Lease

1105 New Jersey 10, Randolph, NJ 07869



Worldwide Real Estate Services Since 1978

OUR SERVICES

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

Robert Bogash | O: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

John Cranley | O: 732.623.2153 | C: 908.370.9808 | cranley@sitarcompany.com

Jude Clark | O: 732.283.9000 | C: 732.759.5029 | jude.clark@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.