

FOR LEASE

108 ROUTE 46 WEST

108 ROUTE 46 WEST, PARSIPPANY, NEW JERSEY

PROPERTY INFO

FEATURES	108 ROUTE 46
Availability:	2,250 sq. ft. retail (second floor)
Parking:	77 spaces
Signage:	Pylon & Facade
Zoning:	B-2 – Highway Development District
Asking Rate:	Call for Quote
Notes:	<p>Unit was formerly occupied by CareFinders</p> <p>Co-Tenants include Mudosi Kitchen & Bath and Y2 Academy</p> <p>Permitted uses include: Business and professional offices, Medical and dental offices and clinics, Health care support & Educational and vocational training institutions and schools.</p> <p>No elevator</p>



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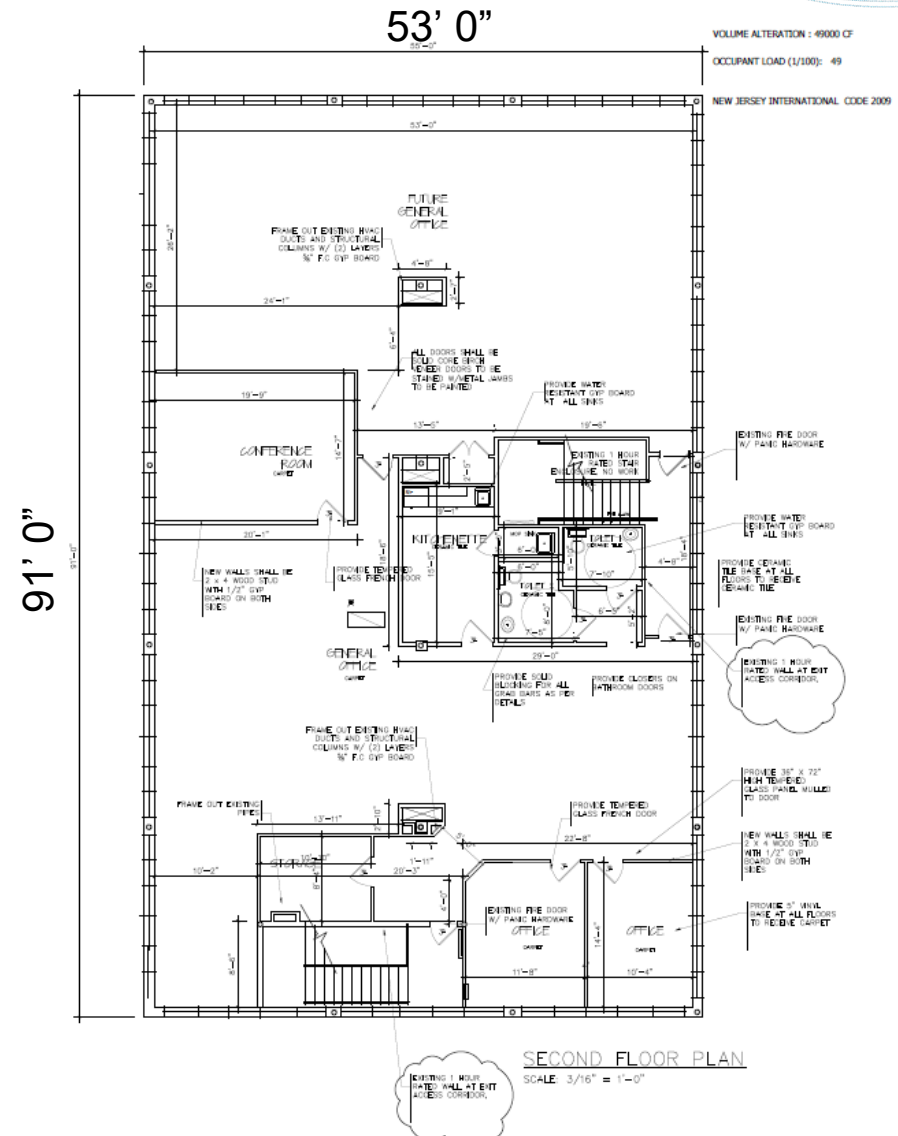
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HIGHLIGHTS

- + Excellent for general retail, office or medical
- + Great frontage on Route 46 West, with traffic counts of 89,232 vehicles per day
- + Easily accessibility to I-80 and I-280
- + Strong daytime population and above average MHHI
- + Pylon signage along Route 46

2025 Estimated Demographics

	1 Mile	3 Mile	5 Mile
Population	4,099	48,664	148,758
Households	1,750	18,322	55,839
Median Household Income	\$104,212	\$127,474	\$146,5571
Daytime Population	8,389	57,591	205,186



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INTERIOR



SIGNAGE

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