

1105 STATE ROUTE 10 | RANDOLPH, NEW JERSEY RESTAURANT / RETAIL BUILDING FOR LEASE

9,004 SF BUILDING | 2.32 ACRES | 414' ROUTE 10 FRONTAGE | 54 SURFACE SPACES



FOR LEASE: \$38.87 PSF/YR
Ownership may consider short term
Joint Venture



1105 State Route 10 offers a compelling lease opportunity for an experienced restaurant operator seeking a freestanding, established location in Randolph's Western Morris submarket. The property contains approximately 9,004 SF on 2.32 acres, with 414 feet of frontage along State Route 10, two curb cuts and 54 surface parking spaces. The building is identified as a restaurant use and benefits from commercial zoning, wet sprinklers, air conditioning, smoke detection, signage and wheelchair accessibility.

A rare opportunity to step into an established restaurant location with substantial existing infrastructure, highway exposure and a large dedicated site.

For a restaurant tenant, the principal advantage is speed-to-market potential. Rather than beginning with a raw retail shell, the property has operated as a full-service restaurant and the existing layout, dining areas, host/entry sequence, bar-related areas, utility infrastructure and site configuration may substantially reduce the scope, cost and time associated with opening a new concept. All equipment, systems, capacities, licenses, code compliance and suitability for a tenant's specific concept remain subject to tenant inspection and due diligence.

The site also offers a strong demographic profile: within 3 miles, the source report identifies 33,638 residents, 12,499 households, median household income of \$132,723 and 14,574 daytime employees. Nearby 2026 NJ Route 10 traffic count stations report approximately 31,459-31,471 vehicles, reinforcing the corridor's visibility and customer-access potential.

Why This Location Works for a Restaurant

Established Restaurant Identity - The property has a long-standing restaurant configuration, which gives a new operator the ability to inherit a location already associated with dining rather than educate the market around a new use.

Highway Exposure - Approximately 414 feet of Route 10 frontage places the building along a major Morris County commercial corridor. Nearby 2026 traffic count stations on NJ 10 report roughly 31,500 vehicles.

Convenient Automobile Access - The property is rated exceptionally car-friendly in the source report and provides two curb cuts plus a large dedicated surface lot - important for dinner peaks, private events, takeout and delivery activity.

Affluent Trade Area - Median household income is reported at \$178,628 within 1 mile and \$132,723 within 3 miles, supporting concepts ranging from polished casual dining to family dining, steakhouse, Italian, Mediterranean, Asian, contemporary American and other full-service formats.



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A major leasing consideration is the amount of infrastructure already be in place. This is an established full-service restaurant environment rather than a generic retail shell. Existing full-service restaurant layout with defined customer arrival, host/entry and dining areas. Large dining-room configuration capable of supporting a meaningful seat count as well as an existing bar. Air conditioning, smoke detection and wet sprinkler protection as well as wheelchair-accessible property and existing exterior signage infrastructure.



2.3 ACRES
TOTAL LAND

EXISTING RESTAURANT
TURNKEY OPERATION

FUTURE DEVELOPMENT
OPPORTUNITY

ROUTE 10
20,000+ VPD



 **20,000+**
VEHICLES PER DAY
(VPD)

EASY ACCESS
HIGH VISIBILITY
SIGNAGE OPPORTUNITY



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**RESIDENTIAL
NEIGHBORHOOD**

PROPERTY HIGHLIGHTS

- ✓ 2.3 ACRES TOTAL LAND
- ✓ EXISTING TURNKEY RESTAURANT
- ✓ HIGH TRAFFIC COUNT & VISIBILITY
- ✓ AMPLE PARKING
- ✓ GROWTH & DEVELOPMENT OPPORTUNITY

STRATEGIC LOCATION



2 MINUTES
TO I-80



5 MINUTES
TO SHOPPING
& RETAIL



30 MINUTES
TO MORRISTOWN
& DOWNTOWN



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