



NOW UNDER CONSTRUCTION

1 Lackawanna Place at Morrystown Station

Premier Mixed-Use Development

1 Lackawanna Place, Morrystown
Morris County, New Jersey 07960

PROPERTY DESCRIPTION

1 Lackawanna Place is currently Morrystown's largest under construction mixed-use redevelopment located adjacent the Morrystown Train Station and positioned on a prominent triangular lot between Lackawanna Place, Lafayette Avenue, and Lumber Street. This highly visible project is slated for 89 luxury residential units above modern ground-floor retail, creating a built-in customer base and all-day foot traffic. Future retail tenants will benefit from exceptional exposure along three active roadways, drawing both commuters and residents. Surrounded by Morrystown's thriving dining, residential, and commercial districts, the development is perfectly positioned for success. The project enhances "the station district" while contributing to the continued evolution of one of New Jersey's most dynamic downtowns.

Artist Rendering

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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AVAILABLE SPACE

- Unit 1: 2,637 SF (Mezzanine)
- Unit 2: 1,268 SF
- Unit 3: 1,213 SF

RENTAL RATES

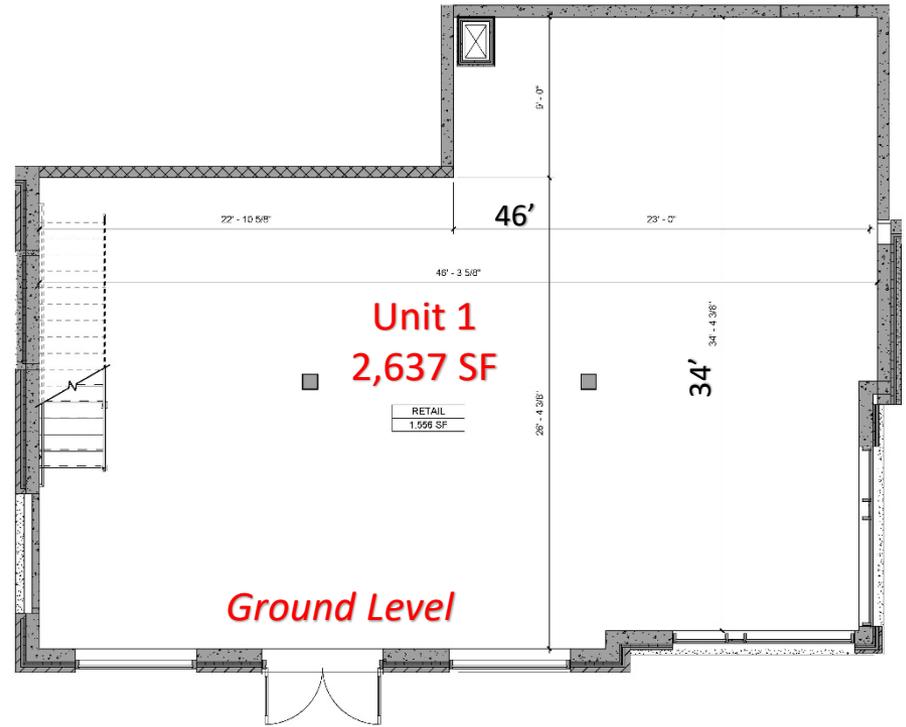
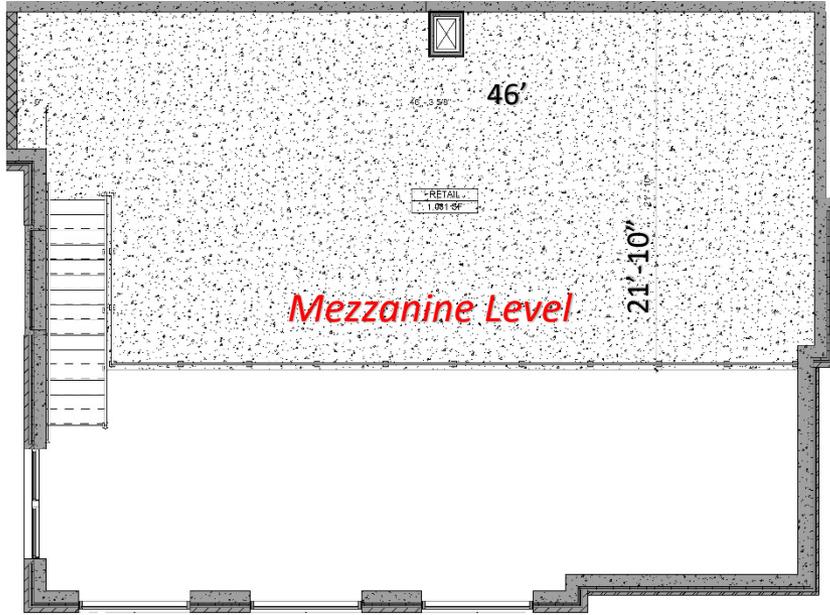
Upon request, subject to use and creditworthiness

Traffic Count

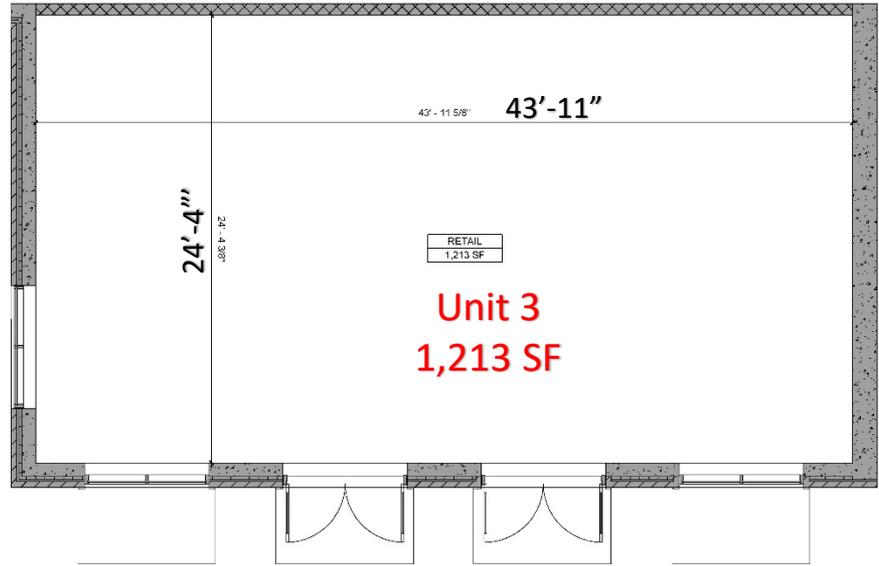
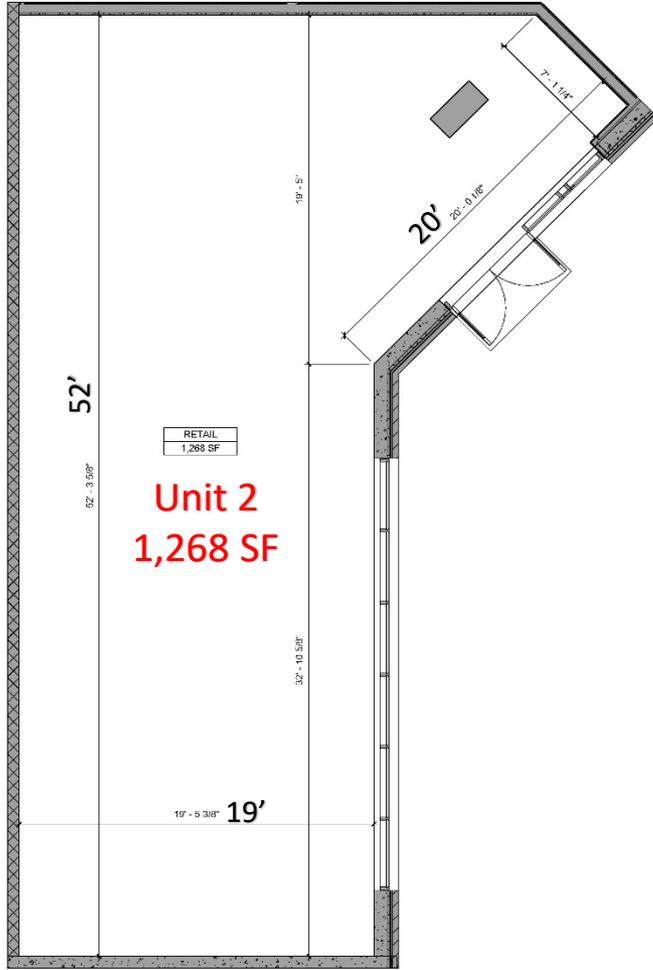
ADT 9,088 VPD intersection of Lafayette Ave & Lackawanna Place

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UNIT 1 FLOOR PLAN



UNIT 2 & 3 FLOOR PLANS



ENLARGED GROUND FLOOR RETAIL 2
SCALE: 1/4" = 1'-0"

4 ENLARGED GROUND FLOOR RETAIL 1
SCALE: 1/4" = 1'-0"

ELEVATIONS



DOWNTOWN MORRISTOWN AERIAL



MORRISTOWN DOWNTOWN RETAILERS & BUSINESSES

1. WHOLE FOODS
2. CITIZENS BANK
3. SUSHI LOUNGE
4. TITO'S BURRITOS
5. THE FROG SPORTS BAR
6. THE COMMITTED PIG
7. ATHLETA
8. THE OFFICE TAVERN
9. IRON BAR
10. REVOLUTION GASTROPUB
11. BLUEMERCURY
12. WELLS FARGO BANK
13. TACORIA
14. TARO FROZEN YOGURT
15. AIKU ASIAN FUSION
16. MOXIE SALON
17. MILLIE'S OLD WORLD MEATBALLS
18. THE COOKIE CONNECT
19. MAYO PERFORMING ARTS CENTER
20. VAIL MANSION
21. SOUTH STREET CREAMY
22. STIRLING TAVERN
23. KINGS SUPERMARKET
24. WALGREEN'S
25. ALPHA FIT CLUB
26. HOMESTEAD BAR & KITCHEN
27. PLAYA BOWLS
28. 1176 BY DAVID BURKE FT. TOP GOLF
29. AMC THEATERS
30. FIDELITY INVESTMENTS
31. DUNKIN DONUTS
32. NOM MEXICAN BAR
33. DELOITTE
34. STAPLES

AREA DEMOGRAPHICS

1 Mile Radius

Population	21,337
Median HH Income	\$133,824
Average HH Income	\$177,652
Median Age	34.1
Total Households	9,030
Daytime Population	16,949

2 Mile Radius

Population	40,441
Median HH Income	\$159,689
Average HH Income	\$206,302
Median Age	38.6
Total Households	16,529
Daytime Population	37,400

3 Mile Radius

Population	62,165
Median HH Income	\$167,506
Average HH Income	\$219,992
Median Age	40.5
Total Households	24,484
Daytime Population	62,952

