

# LEASE

## 424 WEST MAIN STREET (ROUTE 46)

424 West Main Street (Route 46) Denville, NJ 07834



### PROPERTY DESCRIPTION

1,500 SF Retail Space  
4,000 SF lower level Storage Space

### PROPERTY HIGHLIGHTS

- Former electrical contractor / generator sales company
- Showroom
- Lower level storage with grade level entry

### OFFERING SUMMARY

Lease Rate:	\$10.00 - 20.00 SF/yr (MG; Gross)
Available SF:	1,500 - 5,500 SF
Building Size:	16,700 SF
Zoning:	OB-1

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	239	783	2,913
Total Population	631	1,999	7,404
Average HH Income	\$119,700	\$117,766	\$117,956

**John Negri**  
973 865 3456

**Philip Dattolo**  
973 886 0821



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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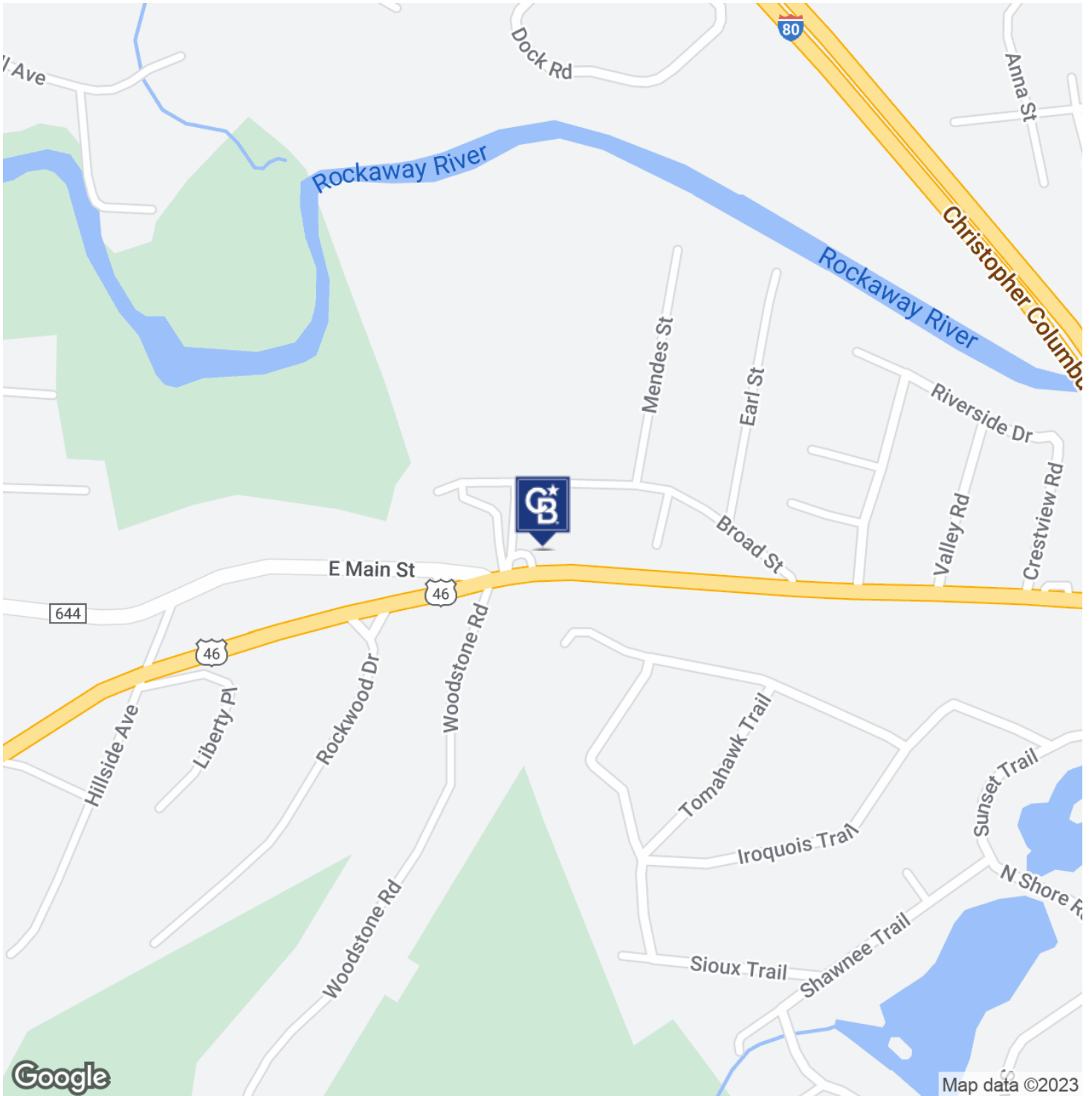


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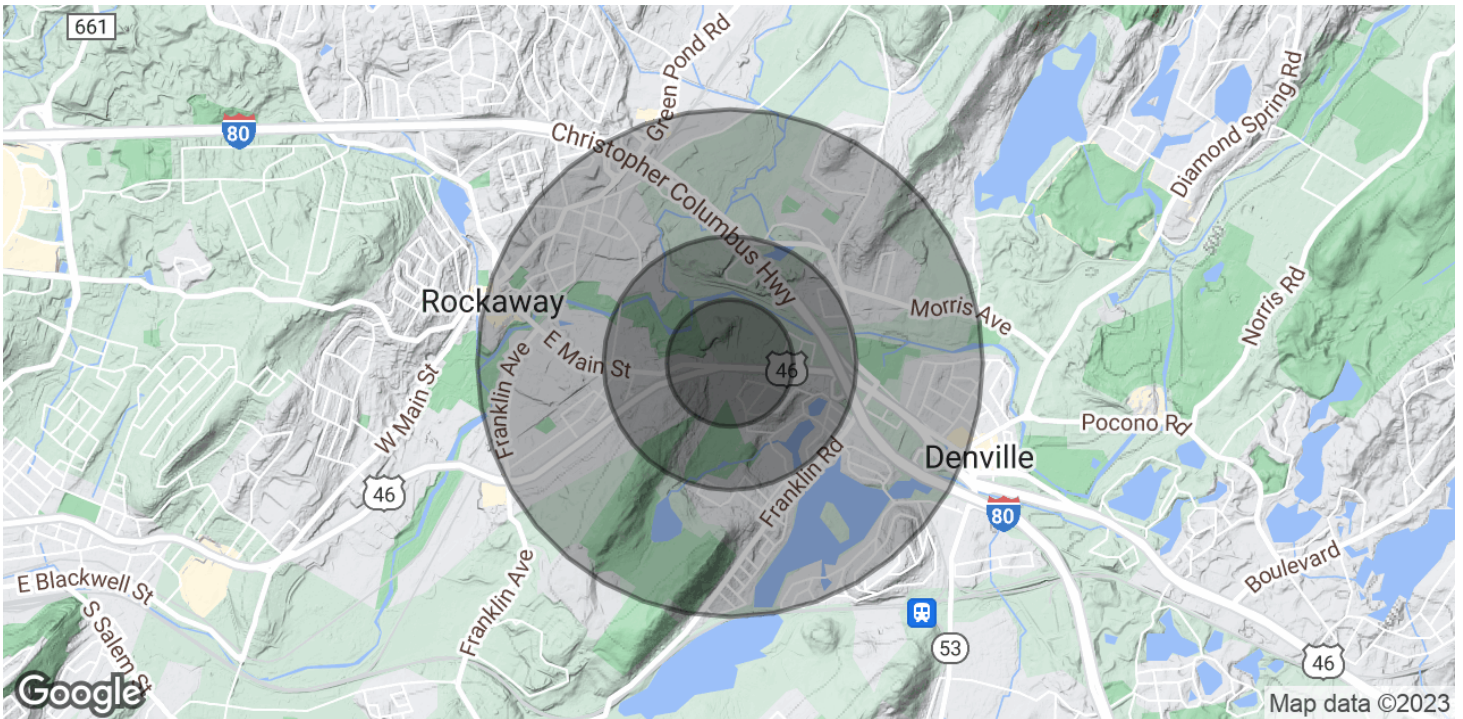


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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	631	1,999	7,404
Average Age	44.5	45.2	44.7
Average Age (Male)	43.2	44.1	44.1
Average Age (Female)	46.5	46.8	45.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	239	783	2,913
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$119,700	\$117,766	\$117,956
Average House Value	\$387,188	\$385,043	\$377,075

\* Demographic data derived from 2020 ACS - US Census

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