



JEFFERY REALTY
Retail Specialist

1,200 - 7,320 SF FOR LEASE
UP TO 50,000 SF PRE-LEASING
+/-120,000 SF REDEVELOPMENT

140 ROUTE 10 WEST
RANDOLPH SQUARE
RANDOLPH, NJ

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140 ROUTE 10 W. RANDOLPH SQUARE

SITE IMAGES





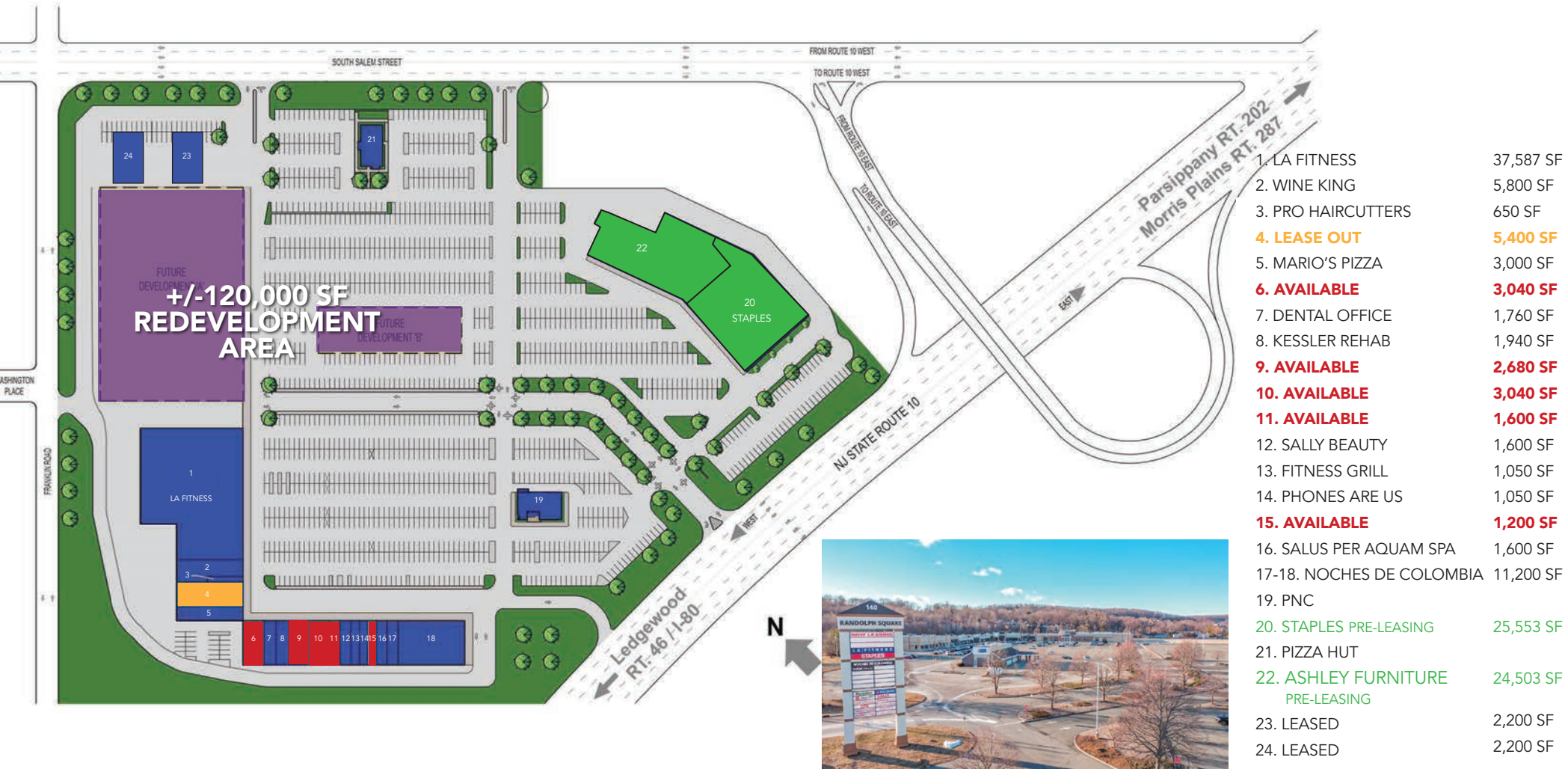
LED MESSAGE BOARD



PYLON ON RT. 10

140 ROUTE 10 W. RANDOLPH SQUARE

SITE INFORMATION

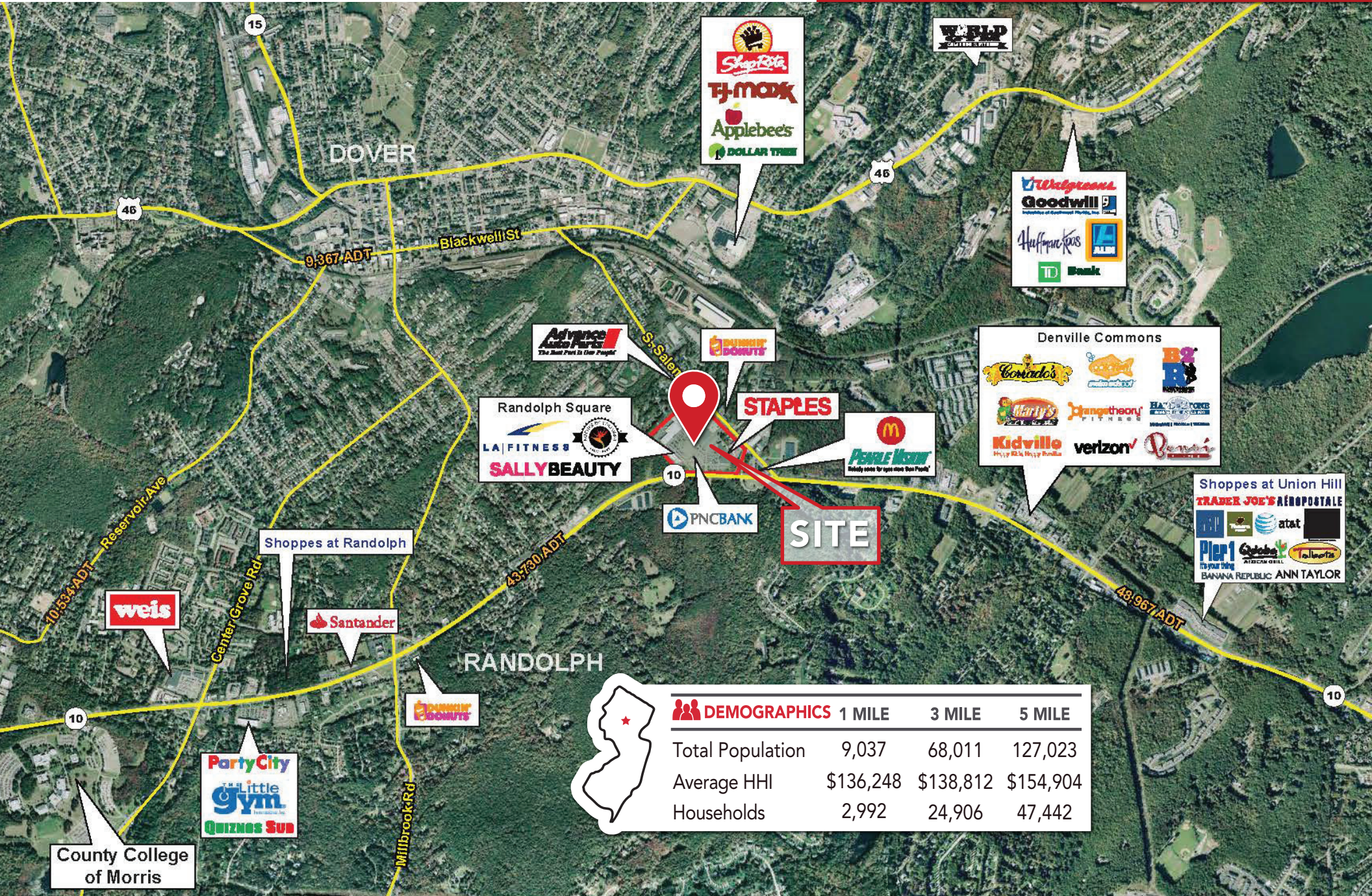


AVAILABLE: 1,200 - 7,320 SF
 UP TO 50,000 SF
 UP TO 120,000 SF
 PHASE 2

NNN: \$5.10 PSF
RENT: CALL FOR QUOTE
PARKING: 6.25:1,000
TRAFFIC: 52,523 VPD ON RT.10
 20,517 VPD ON SALEM

NOTES:

- New facade + town center development
- Electronic advertising signage
- Full turnaround at the intersection of Route 10 and South Salem Street
- Homebound side of Rt. 10



	1 MILE	3 MILE	5 MILE
DEMOGRAPHICS			
Total Population	9,037	68,011	127,023
Average HHI	\$136,248	\$138,812	\$154,904
Households	2,992	24,906	47,442

County College of Morris

Party City
Little Gym
Quiznos Sun

Santander

Shoppes at Randolph

Randolph Square
LA FITNESS
SALLY BEAUTY

STAPLES

SITE

Denville Commons
Concado's
Marty's
Kidville
Burger Donuts
Dangstheory FITNESS
verizon
Benji

Shoppes at Union Hill
TRADER JOE'S AEROPOSTALE
at&t
Pier 1
Banana Republic
Ann Taylor

Shoe Zone
TJ-MAXX
Applebee's
DOLLAR TREE

Walgreens
Goodwill
Huffman Keys
TD Bank

WORLD
CATERING

PNC BANK

McDonald's
Panda Express

weis

Burger Donuts

9,367 ADT

43,750 ADT

48,967 ADT

DOVER

RANDOLPH

46

46

15

10

10

10

Blackwell St

S. Salem

Reservoir Ave

Center Grove Rd

Millbrook Rd

140 ROUTE 10 W. RANDOLPH SQUARE



ABOUT RANDOLPH

Comprising twenty-one square miles, the Township of Randolph, incorporated in 1805, enjoyed a reputation as a popular summer resort. Benefiting from its high elevation and resulting cooler temperatures, the Mount Freedom section was a summer destination up until the early 1960s.

Today, Randolph is recognized as a superb town to live and raise a family. Located in the center of prestigious Morris County, Randolph benefits from excellent schools, beautiful parks and terrific recreation programs.

Ensuring a highly desirable quality of life for residents of all ages is a priority. Over the past twenty years, conservation of open lands was prioritized with an eye towards retaining a balance between residential development and the town's rural past.