

WHIPPANY, NJ

531 ROUTE 10, WHIPPANY, NJ 07981



OFFERING SUMMARY

Available SF: 1,774 SF

Lease Rate: Call For Details

NEIGHBORING TENANTS



PROPERTY OVERVIEW

Free-Standing | Build-To-Suit | For Lease

PROPERTY HIGHLIGHTS

- 1,774 SF Available
- Build-To-Suit | Restaurant | Retail Building
- 825 SF Restaurant Patio Available
- Prime Highway Location | Densely Populated | Strong Retail Market
- Great Location For: Food | Medical | Fitness | Retail | Salon/Wellness
- Over 5 Cars Per 1,000 SF Parking
- Located At Signalized Intersection W/Direct Access to 287
- 33,055 VPD | Route 10
- 17,633 VPD | Whippany Road
- New Construction

FOR MORE INFORMATION CONTACT:

MARC PALESTINA

201.703.9700 x149
mpalestina@thegoldsteingroup.com

CHUCK LANYARD

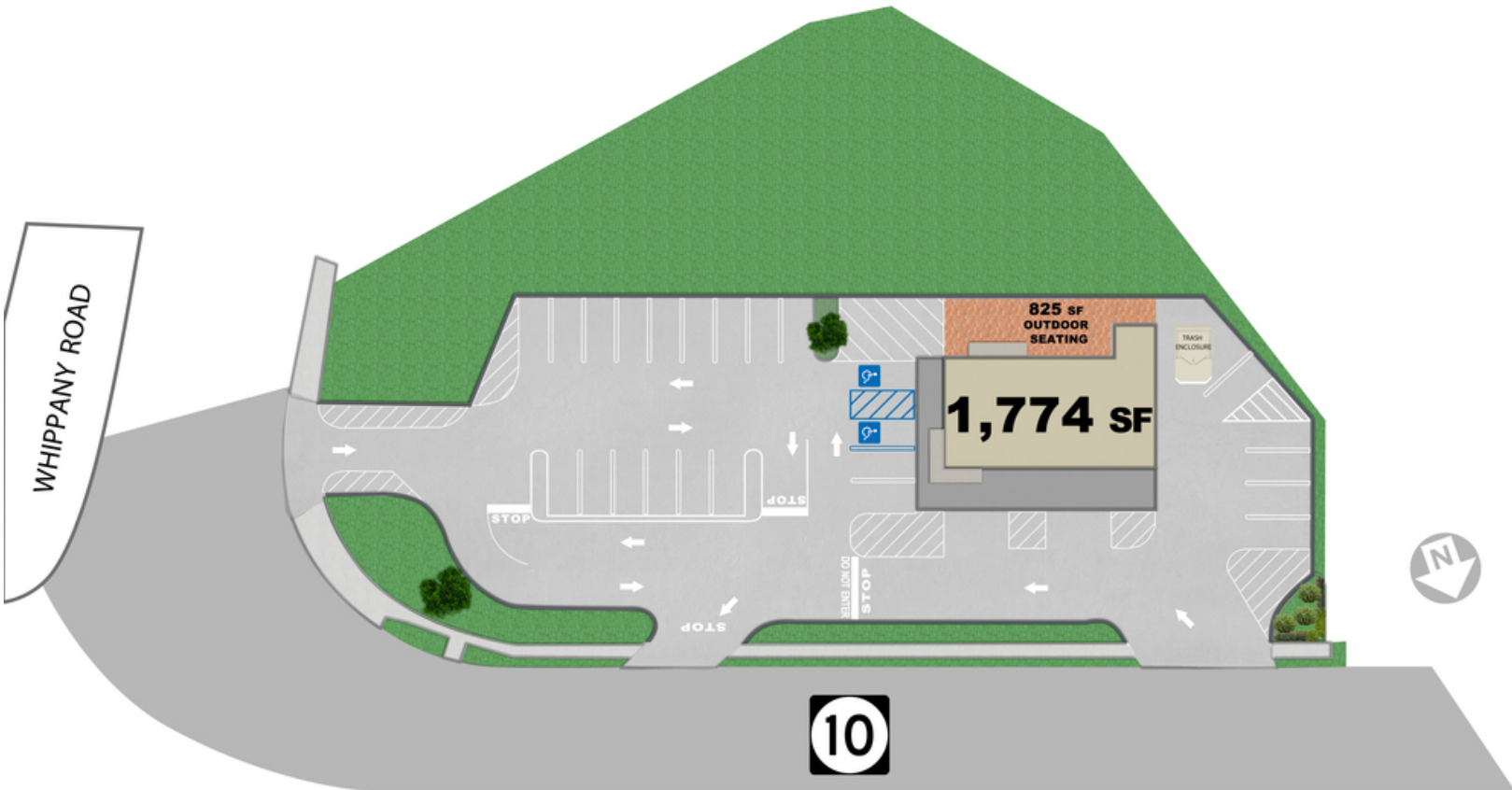
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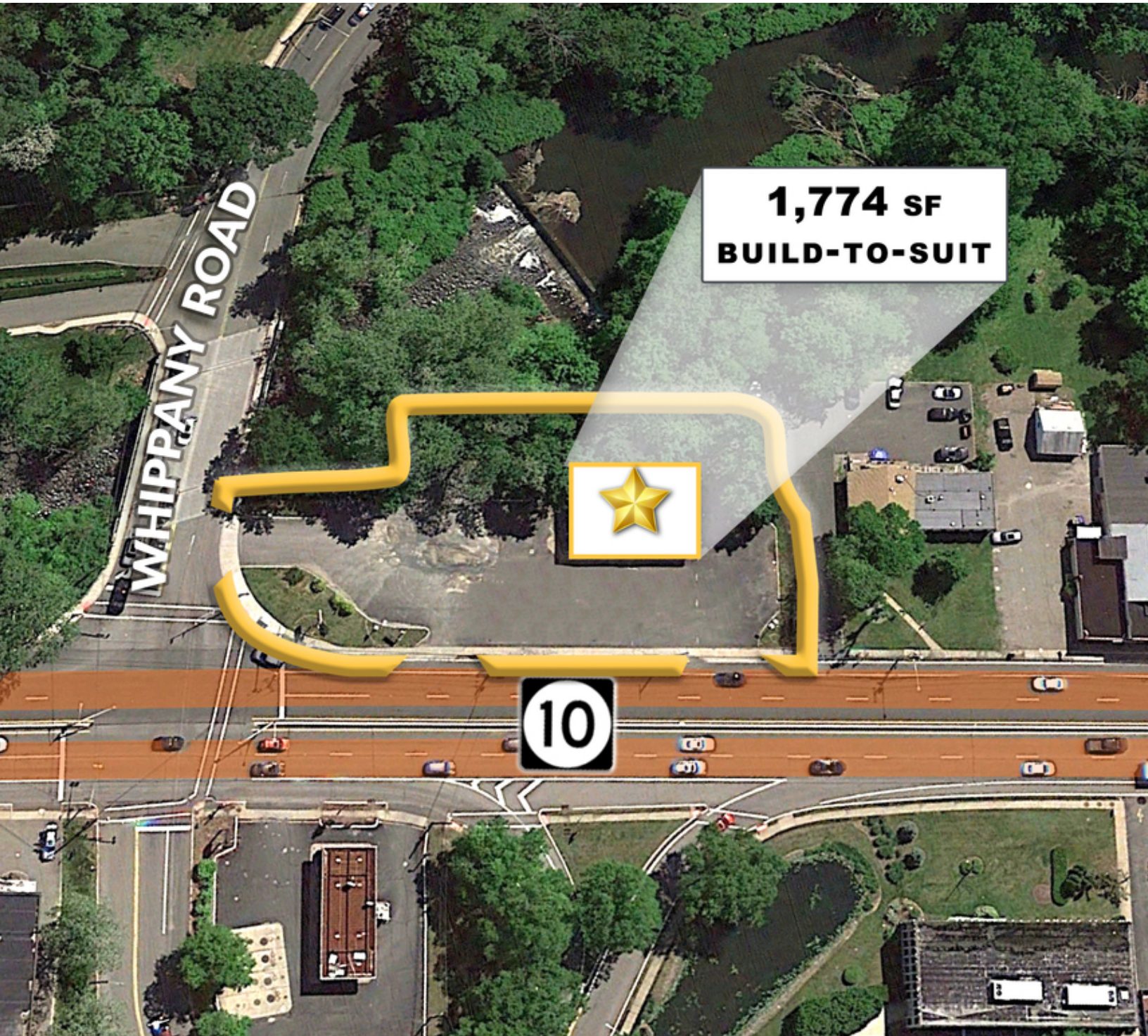
Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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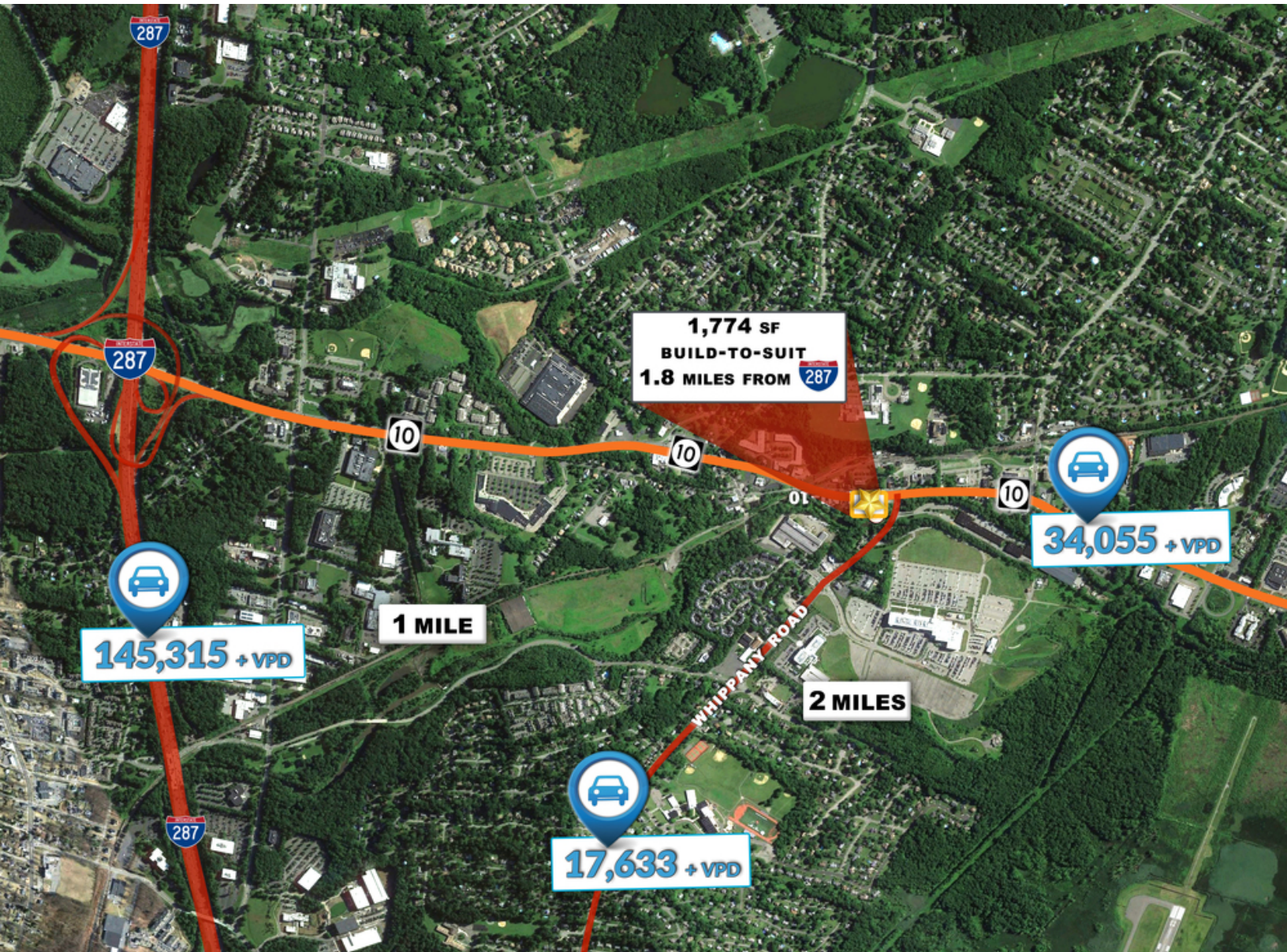
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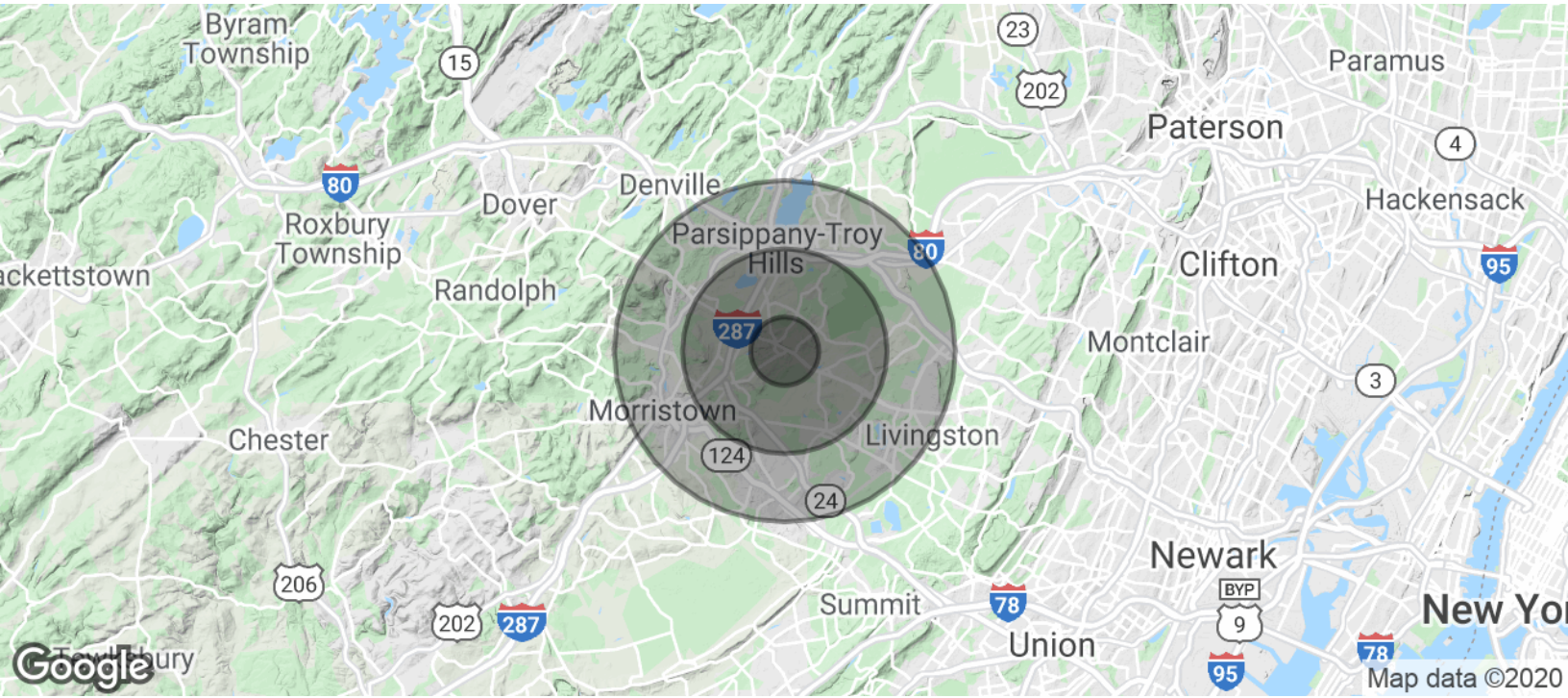
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,556	37,059	151,603
Average age	41.5	41.4	40.2
Average age (Male)	40.7	40.8	39.3
Average age (Female)	42.4	42.3	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,284	13,221	56,407
# of persons per HH	2.8	2.8	2.7
Average HH income	\$113,863	\$126,763	\$120,558
Average house value	\$525,925	\$539,647	\$551,619

* Demographic data derived from 2010 US Census

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