

FOR LEASE | RETAIL

309-345 ROUTE 46

309-345 Route 46 | Parsippany, NJ 07054



PROPERTY SUMMARY

Available SF:	± 1,094 - 4,100 SF (will divide)
Lease Rate:	\$19.75 SF/yr (NNN)
Building Size:	± 15,600 SF
Cross Streets:	Edwards Road

PROPERTY OVERVIEW

Retail Space for Lease on Route 46

LOCATION OVERVIEW

Located on Route 46, just off Routes 80 and 280.

PROPERTY HIGHLIGHTS

- 4,100 SF end cap (will divide) and 1,094 SF
- Desirable Route 46 exposure and regional access via Route 80 and 280
- In an area of strong demographics
- Traffic count of 54,735; B2 zone
- Join H&R Block, XI House Market, Marrakesh Restaurant, Shan Shan Noodles, and The Asian Bakery
- Area tenants include Pella Windows and Doors, Home Depot, Burlington Coat Factory, Don Pepe II Restaurant, Bonefish Grill, MJM Designer Shoes, Bed Bath and Beyond, Modell's Sporting Goods, Dunkin Donuts, Crib and Teen City, Bank of America and many more

FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 | C: 908.285.4322 | loelius@sitarcompany.com
Marlon Martinez | P: 732.623.2151 | C: 908.451.7909 | martinez@sitarcompany.com

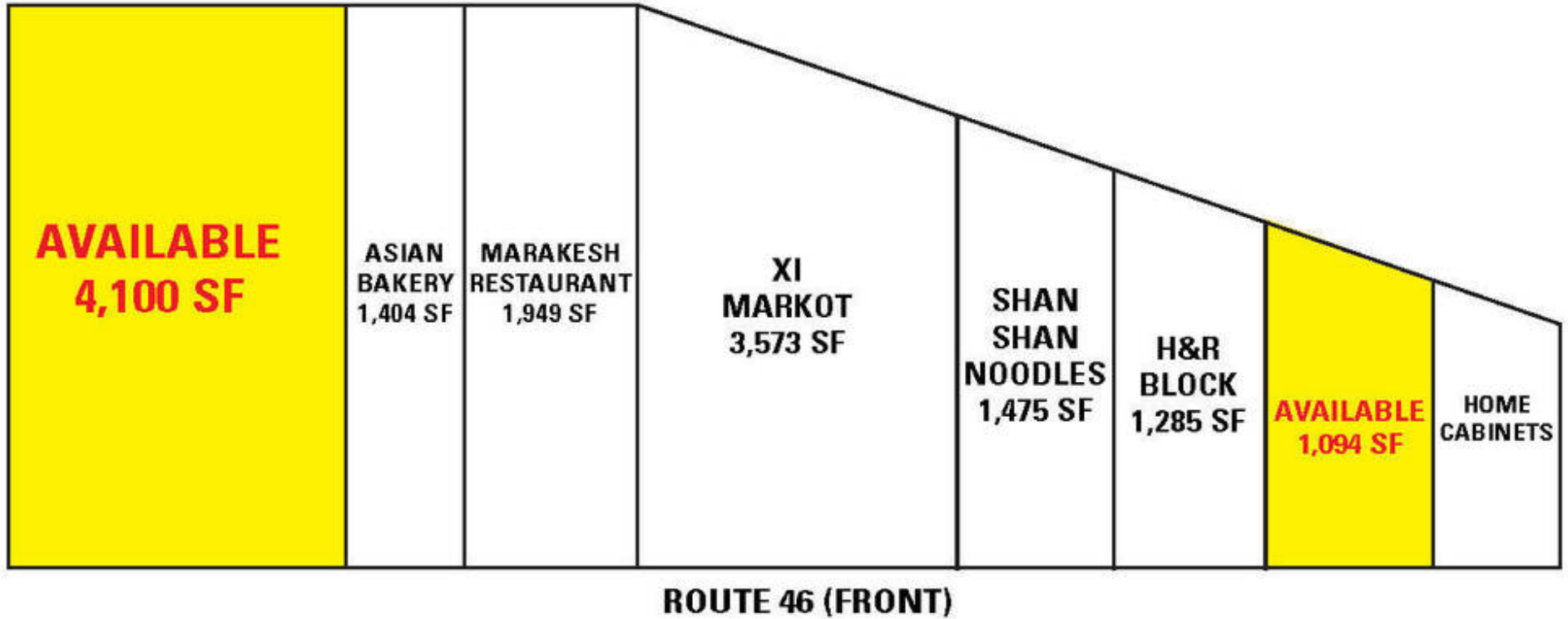
503 Washington Boulevard
Sea Girt, NJ 08750
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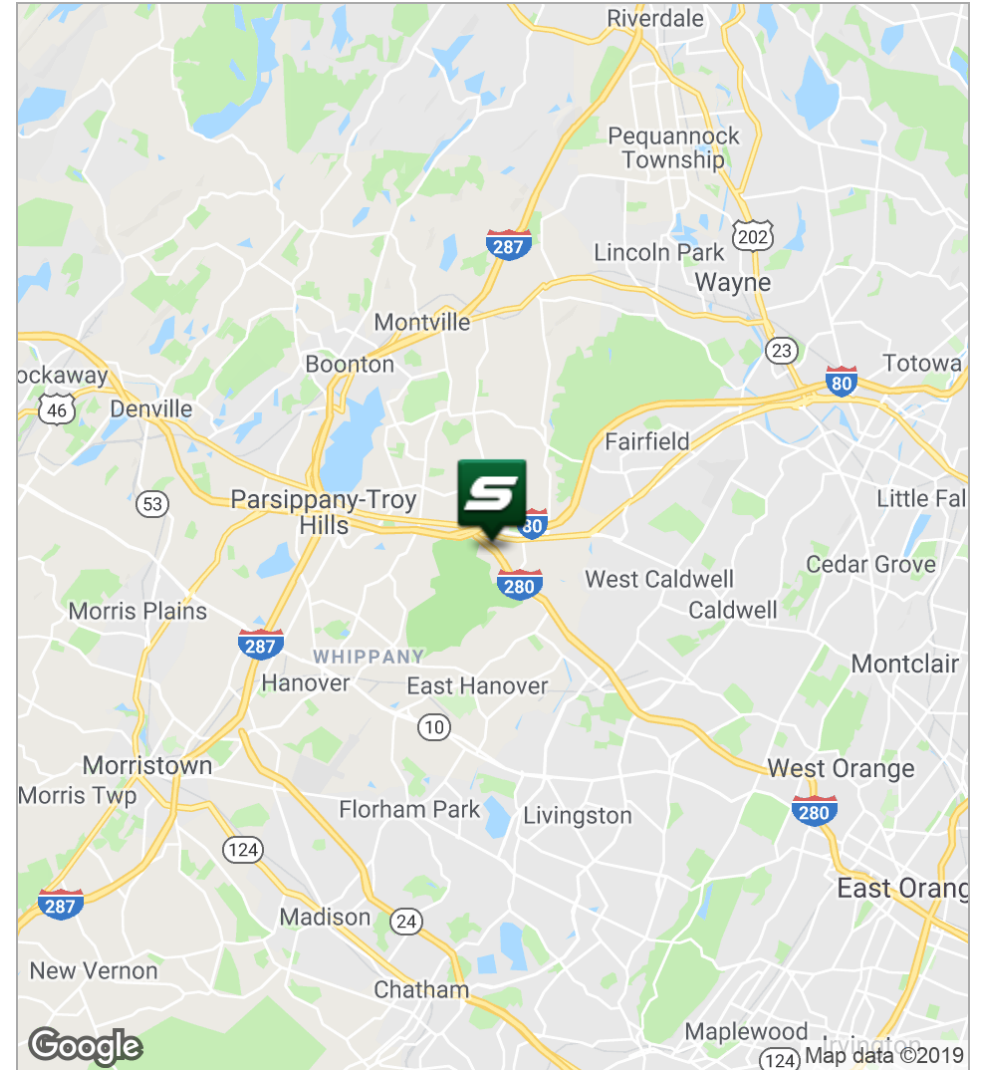
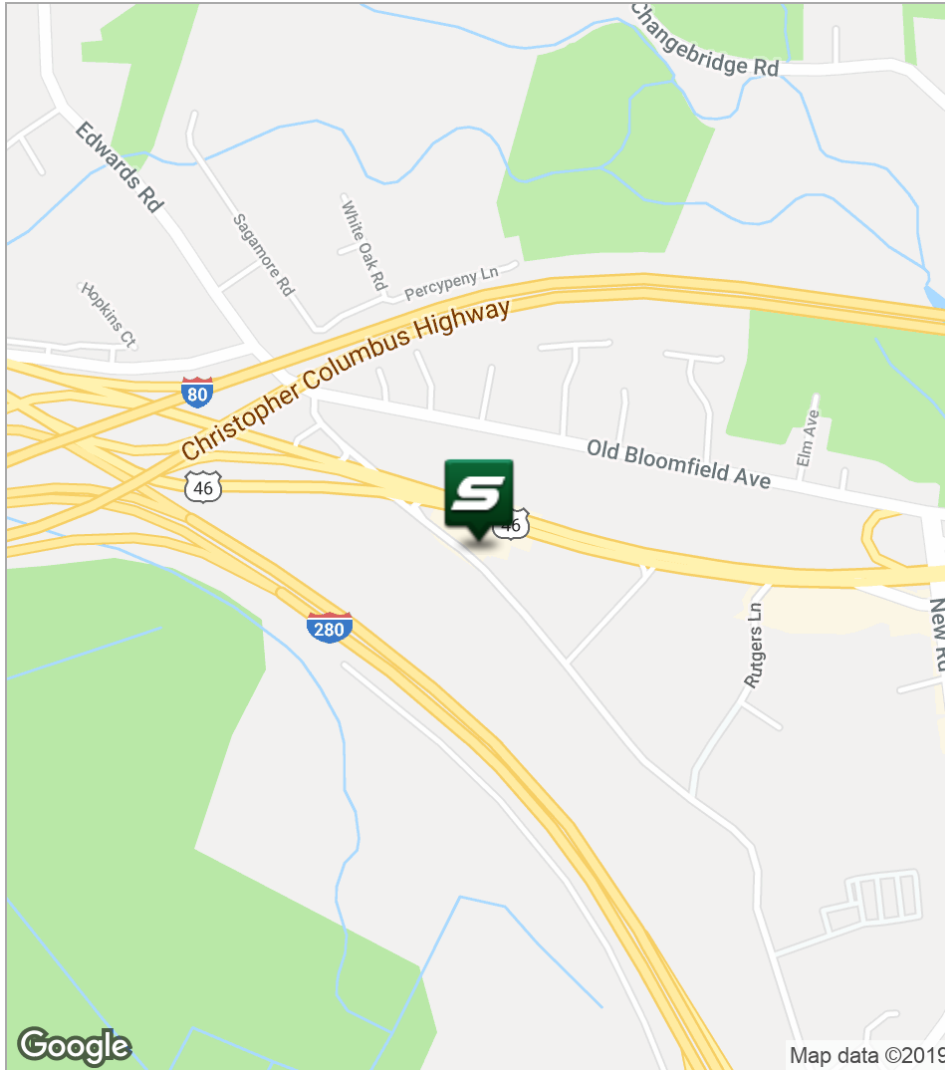


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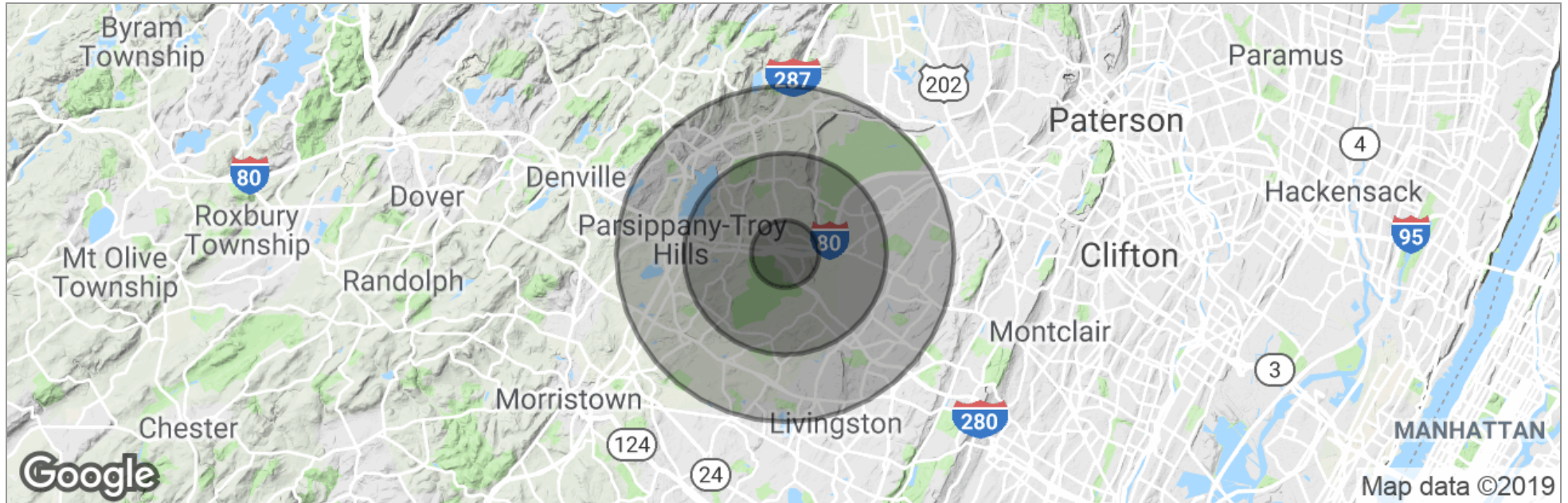


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	1 Mile	3 Miles	5 Miles
Total Population	5,192	50,811	124,569
Population Density	1,653	1,797	1,586
Median Age	38.9	40.6	41.2
Median Age (Male)	38.6	39.4	40.2
Median Age (Female)	40.7	42.2	42.2
Total Households	1,841	18,245	45,595
# of Persons Per HH	2.8	2.8	2.7
Average HH Income	\$122,398	\$117,837	\$124,555
Average House Value	\$554,018	\$544,770	\$553,404

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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