

REDEVELOPMENT OPPORTUNITY 5.4 ACRES FOR LEASE

2100 ROUTE 10
MORRIS PLAINS, NJ



BUILDING RENDERING

CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

**WILLIAM FARKAS
JACOB BIJOU**

bf@catalystrenj.com C: 973.223.6600
jb@catalystrenj.com C: 917.589.3321

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | www.CatalystRENJ.com

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SITE INFORMATION



LOT SIZE: 2.95 AC LOT 56

2.45 AC LOT 58

TRAFFIC: 58,409 VPD RT. 10

PRICE: CALL FOR DETAILS

Located minutes from Downtown Morristown, Route 202, Route 287, and Route 24, the site benefits from excellent regional access and established retail synergy along Route 10, one of Morris County's most proven commercial corridors.

The site offers direct frontage on Route 10 with additional access from Glacier Drive and is surrounded by a dense mix of national retailers, corporate campuses, residential developments, and major regional destinations. The offering presents a flexible opportunity for retail, mixed-use, or service-oriented redevelopment, subject to approvals.



	1 MILE	3 MILE	5 MILE
POPULATION	8,251	61,560	165,578
AVG. HOUSEHOLD INCOME	\$175,293	\$188,535	\$192,453
HOUSEHOLDS	3,478	23,136	62,437
DAYTIME POPULATION	7,129	77,935	185,127
NUMBER OF EMPLOYEES	5,055	61,104	139,251
AVERAGE HOUSEHOLD SIZE	3.1	3.2	3.2

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SITE OVERVIEW



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MARKET OVERVIEW

