



Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

# 1116 U.S. 46

PARSIPPANY-TROY HILLS, NJ 07054

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd  
Oakland, NJ 07436



PRESENTED BY:

**PATRICK VARELAS**  
201.400.5344

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PROPERTY SUMMARY

# 1116 U.S. 46

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## PROPERTY DESCRIPTION

Ideally located on highly trafficked Rt 46 sits this newly renovated office/medical/retail sublet perfect for many uses. There are three separate spaces available for sublease the first of which is a large open area with natural light and windows and two entrances. Continue on towards the back of the building to enter into another space with private entrance/exit with a reception area and two large private offices, all with updated flooring. This sublet is completed with three additional exam rooms or private offices. Bathrooms shared. Parking available. Signage available. Significant traffic counts of 20,000+ vehicles per on Rt 46. Long-term sublet available. This is a great opportunity to start new and obtain additional Clientele from current tenant. Make this space yours today!

## PROPERTY HIGHLIGHTS

- -Many uses available
- -Strong location on RT 46
- -Long term sublet available

## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	400 - 1,170 SF
Building Size:	3,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	149	702	4,023
Total Population	396	1,865	10,232
Average HH Income	\$145,512	\$164,062	\$162,593



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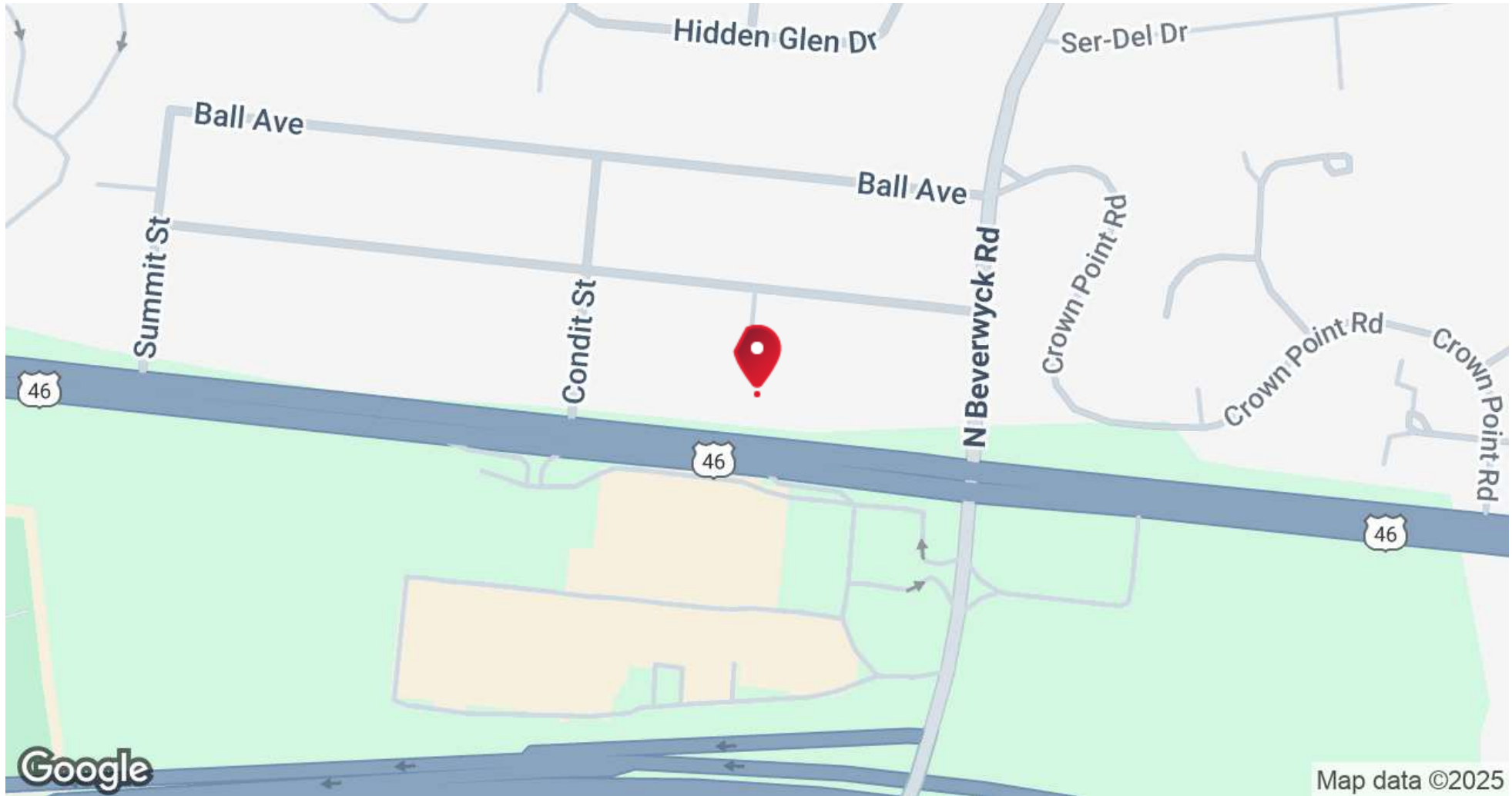
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LOCATION MAP

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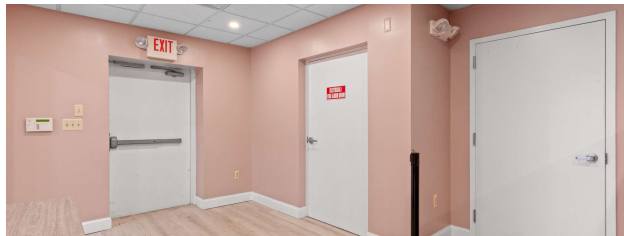
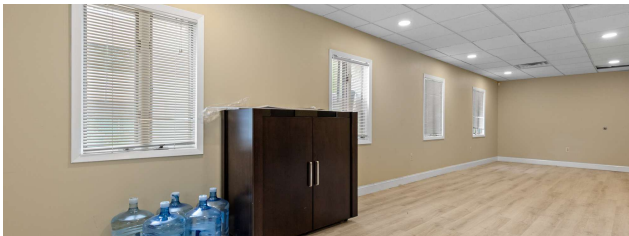
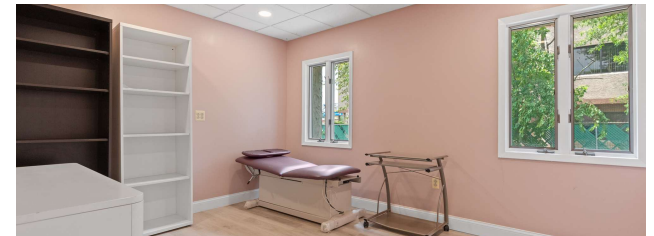
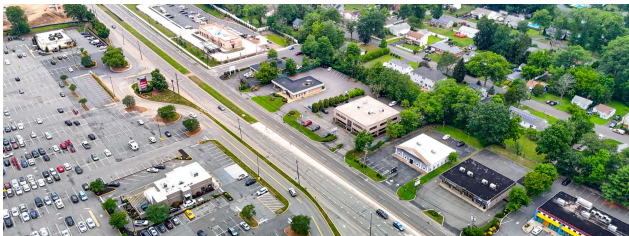
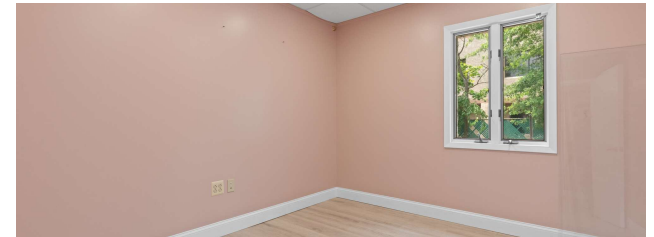
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP &amp; REPORT

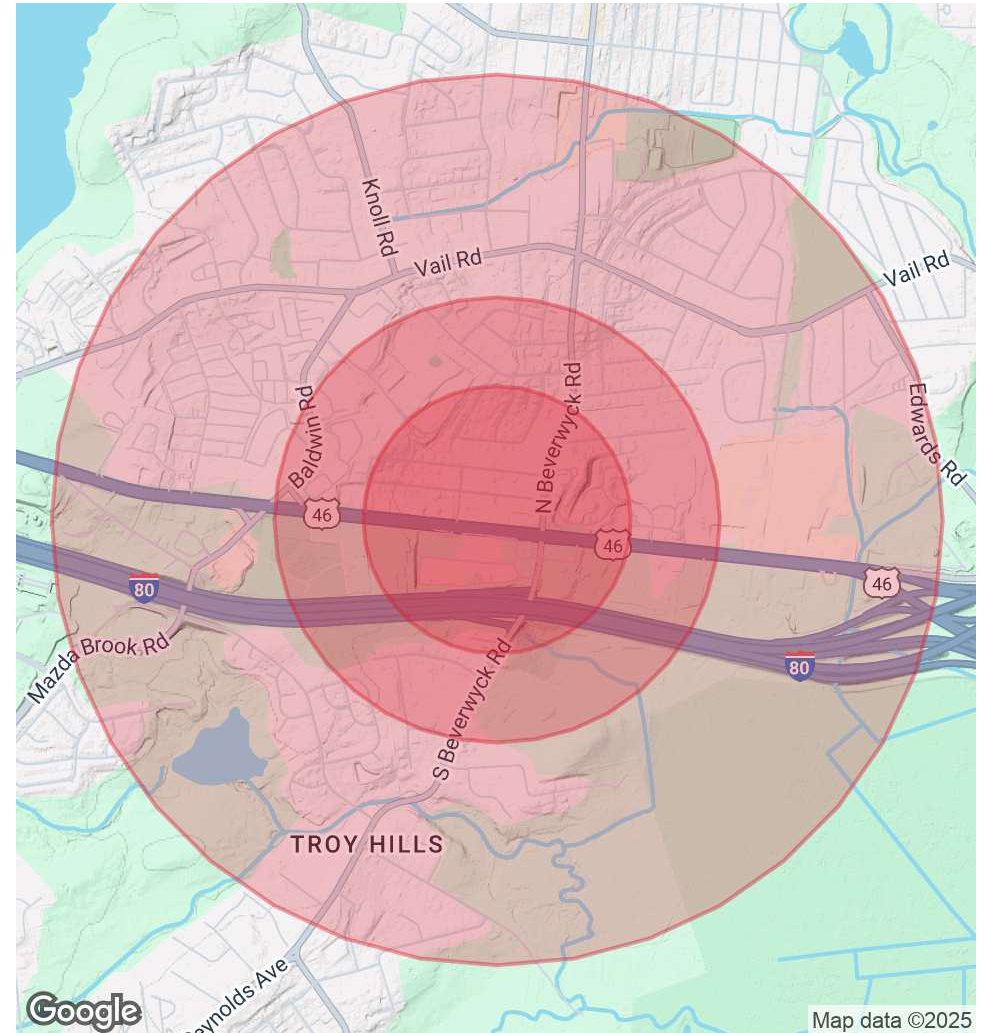
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	396	1,865	10,232
Average Age	48	45	42
Average Age (Male)	46	44	41
Average Age (Female)	50	47	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	149	702	4,023
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$145,512	\$164,062	\$162,593
Average House Value	\$630,485	\$640,794	\$646,384

Demographics data derived from AlphaMap



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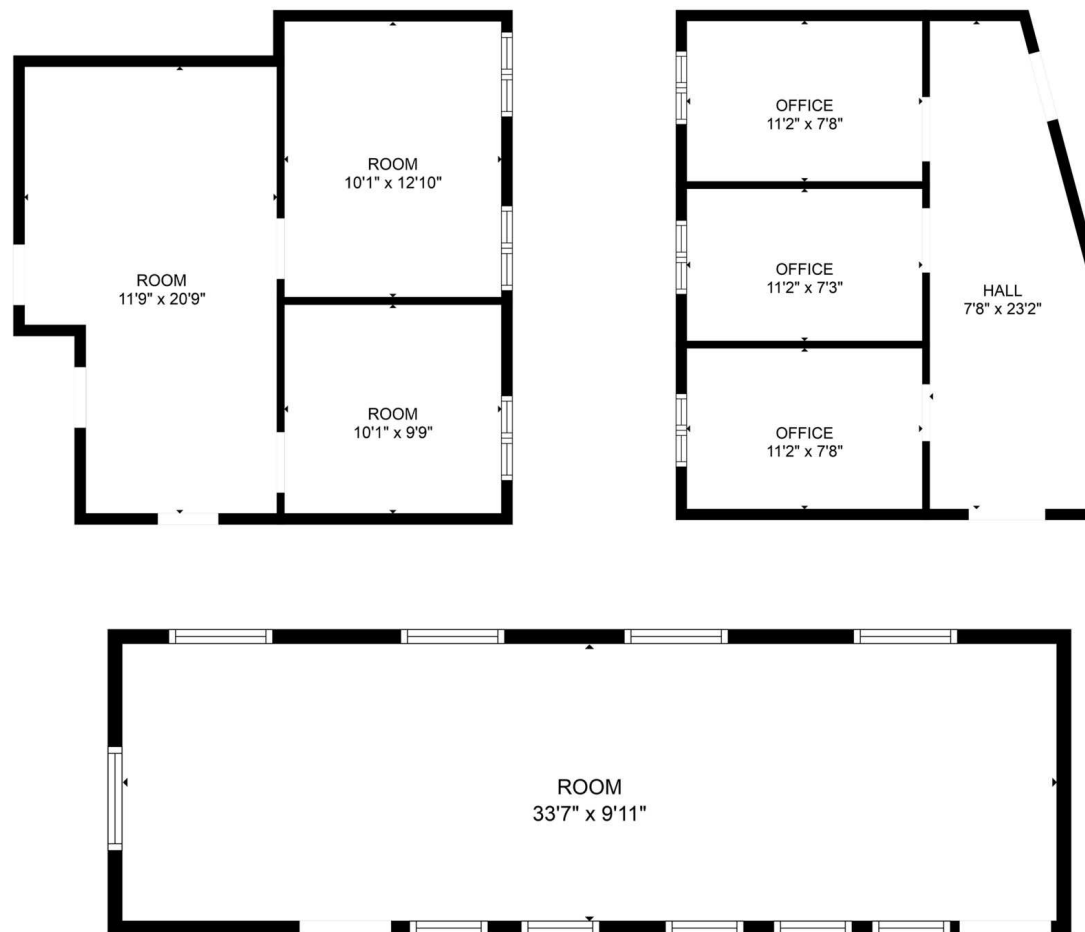
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FLOOR PLANS

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