

RETAIL SPACE FOR LEASE

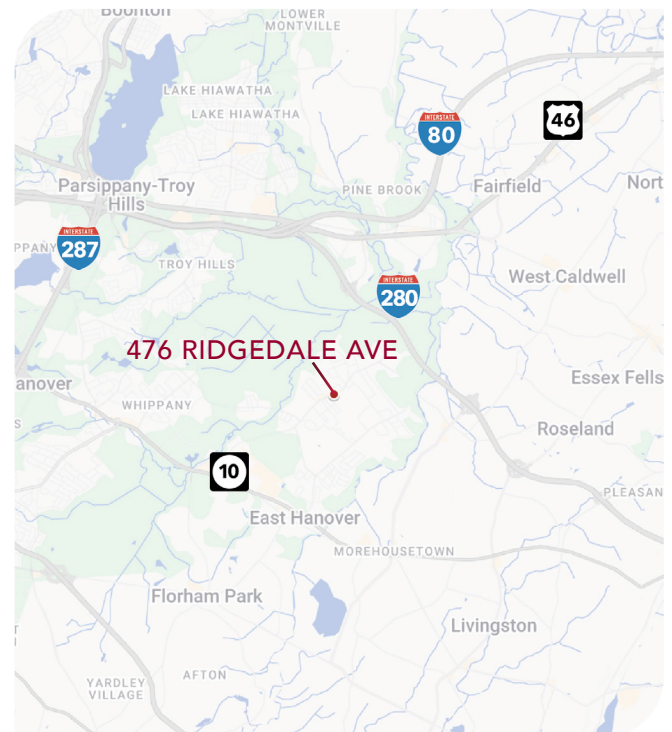
476 Ridgedale Avenue, East Hanover, NJ 07936

1,200 SF



PROPERTY OVERVIEW

BUILDING SF:	8,500 SF
AVAILABLE SF:	1,200 SF
ASKING RATE:	\$24.00 PSF NNN
TAXES/CAM:	\$4.75 PSF (Approximate)
PARKING:	Abundant parking in front and back of building
COMMENTS:	<ul style="list-style-type: none"> • Separately metered gas and electric • Great for professional services, boutique & creative • No food use permitted
LOCATION:	<ul style="list-style-type: none"> • Direct Access to Route 10 East & West • Minutes from Routes 280 and 80 East & West

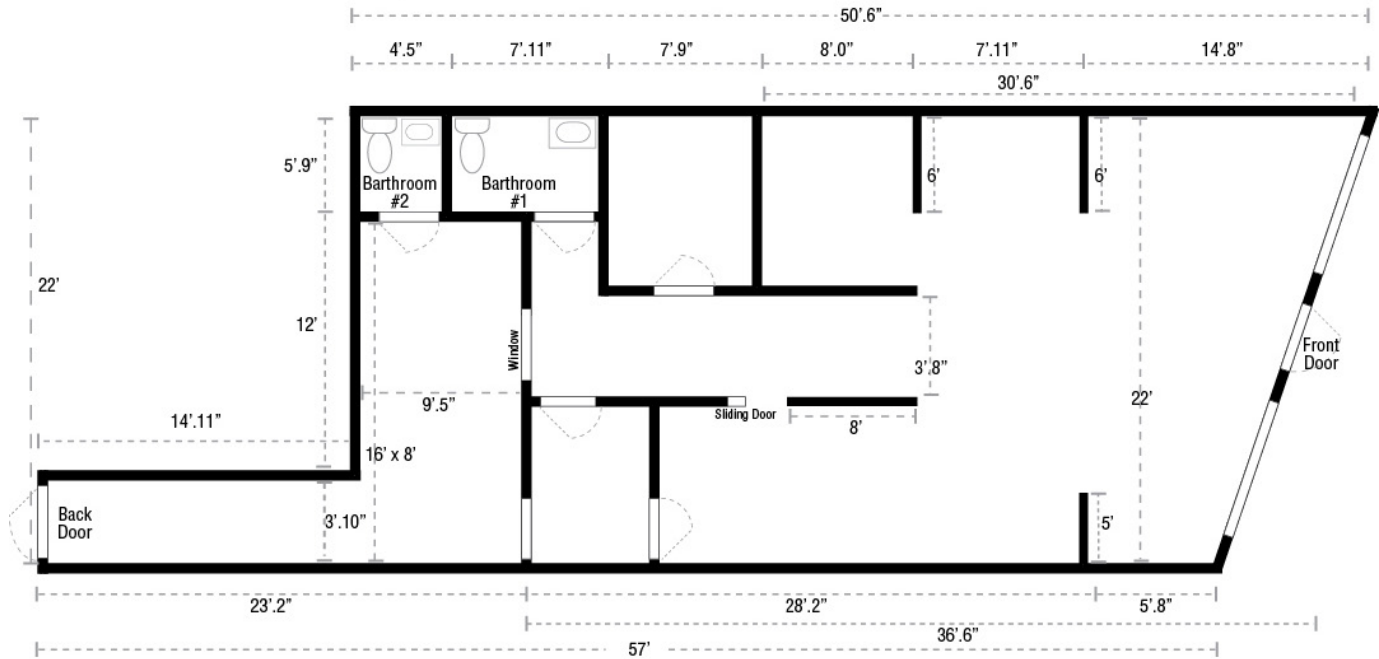


FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Suzanne Kiall
skiall@lee-associates.com
D 973.396.2800

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

FLOOR PLAN



INTERIOR PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Suzanne Kiall
skiall@lee-associates.com
D 973.396.2800

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.