

FREESTANDING RETAIL



6,900 SF | AVAILABLE SUMMER 2019

CONTACT:

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Colliers International NJ LLC

300 Interpace Parkway
Building C, 3rd Floor
Parsippany, NJ 07054

www.colliers.com

265 ROUTE 10, EAST HANOVER, NJ

PROPERTY FEATURES:

- Approx. 6,900 SF
- 26 designated parking spaces
- Heightened pole sign opportunity
- Traffic count: 30,325 VPD

TRIPLE NET EXPENSES \$4.76/SF (2018):

- Property Taxes: \$23,250
- Property and Liability Insurance: \$7,411
- Water and Sewer: \$2,058

AREA DEMOGRAPHICS:

	1 Mile Ring	3 Mile Ring	5 Mile Ring
2018 Total Population	4,443	41,205	151,671
2018 Total Households	1,648	14,723	54,452
2018 Median Household Income	\$117,686	\$131,934	\$123,613

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.



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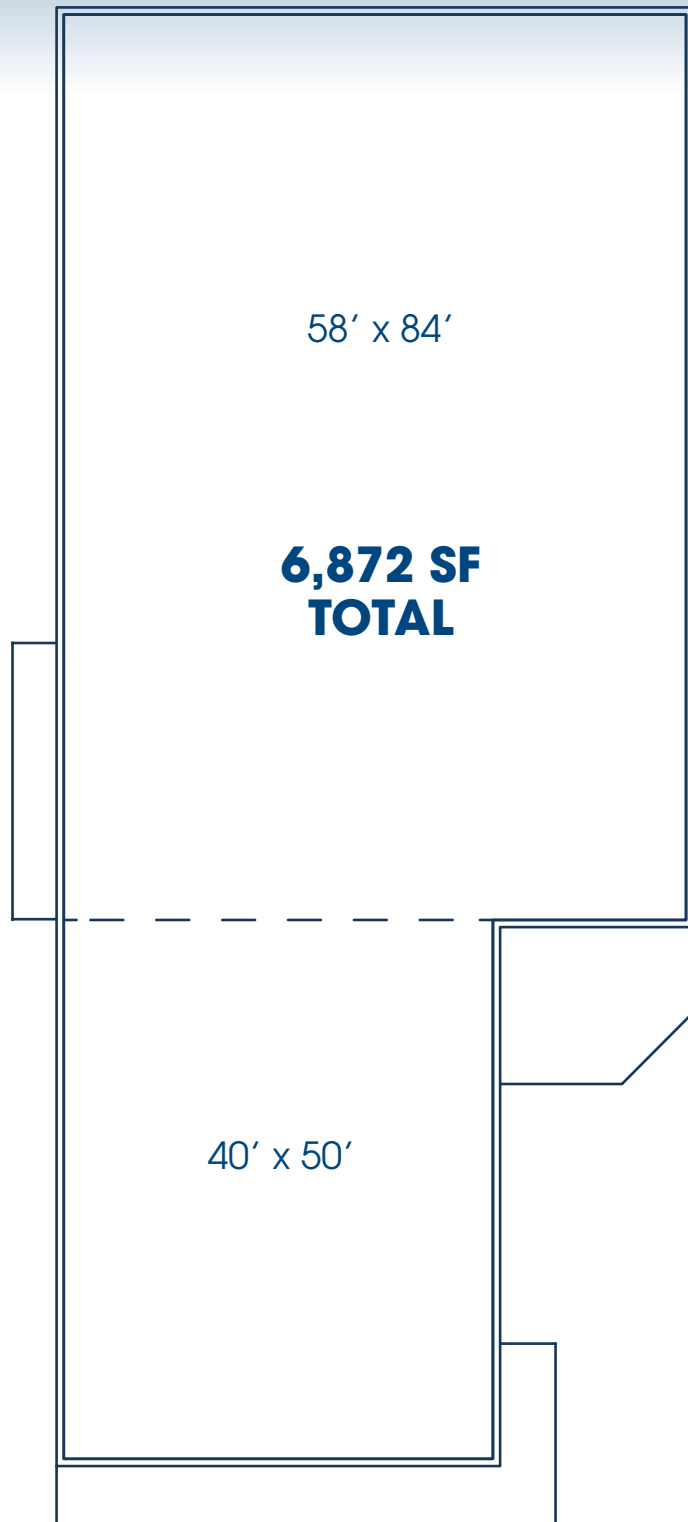
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