

223 Route 10 | East Hanover, NJ

2,125 SF For Lease | Full Renovation planned

**DRIVE - THRU
OPPORTUNITY!**



RENDERING

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JEFFERY REALTY
Retail Specialist

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Available
2,125 SF Freestanding

Acreage
.476 Acres +/-

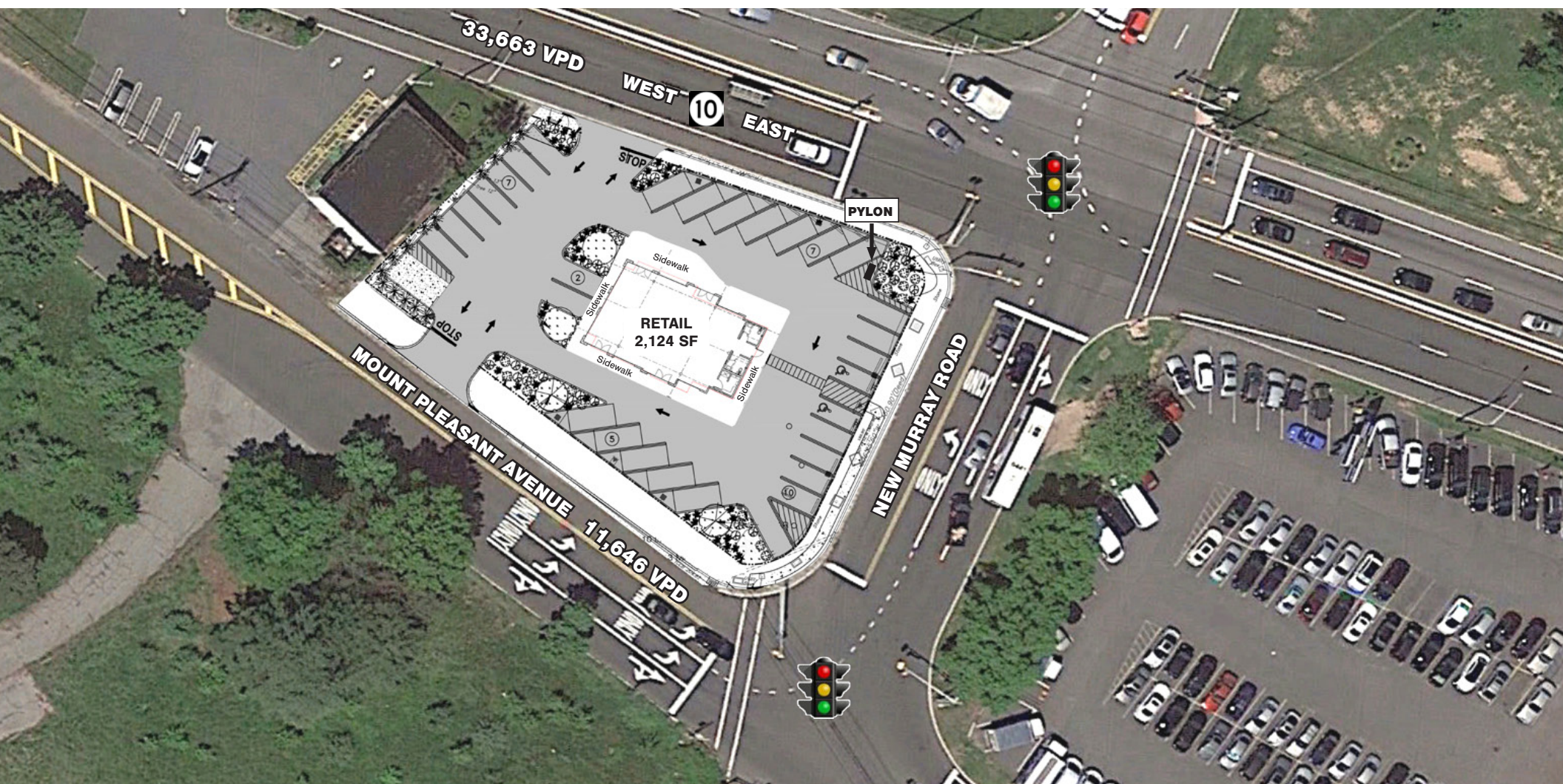
Frontage
184' on Route 10
194' on Mt. Pleasant Ave.

Traffic Count
33,663 VPD on Route 10
11,646 VPD on Mt. Pleasant Ave.

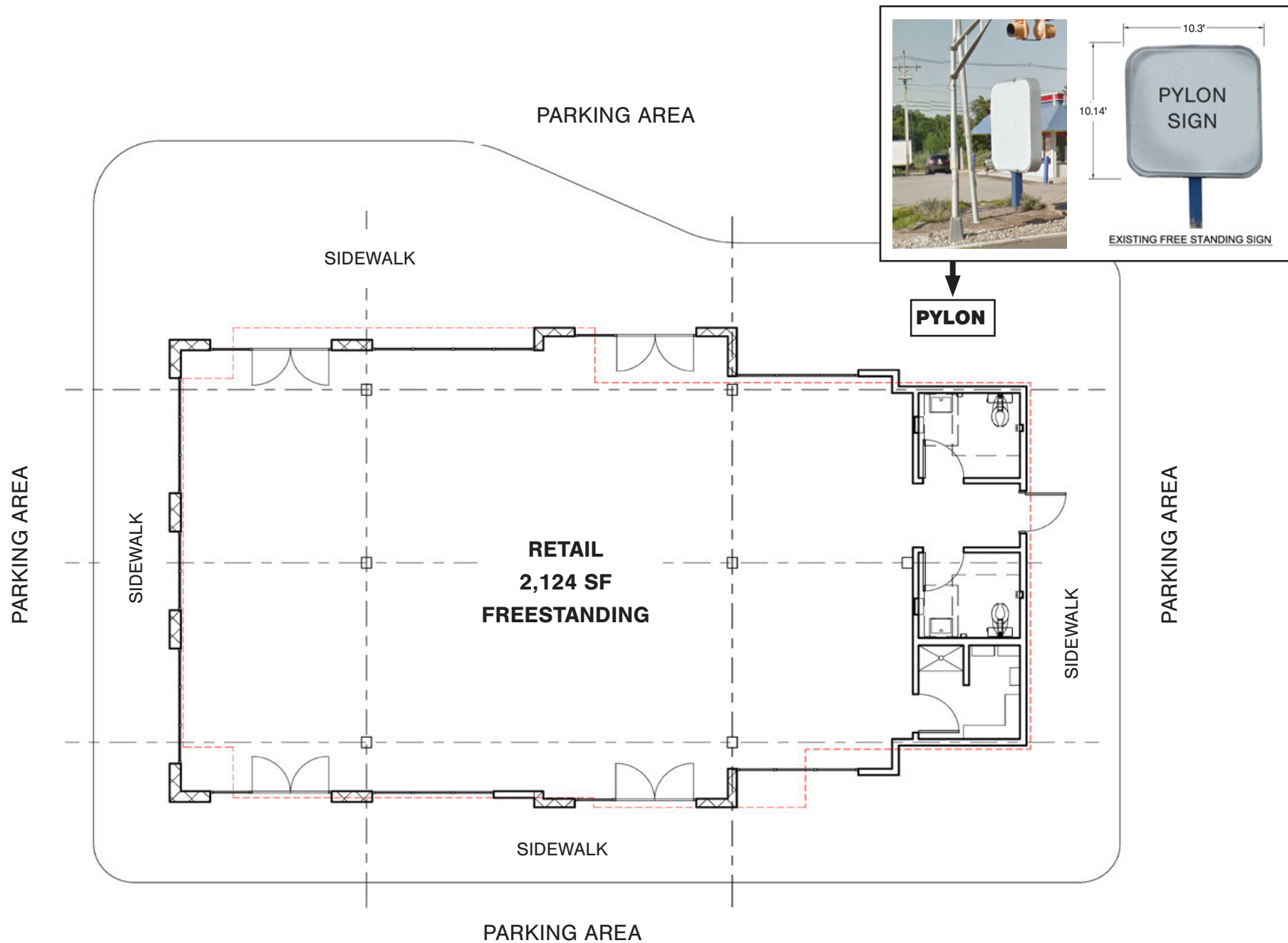
Parking
31 spaces

Demographics

	 Population	 Households	 Average HHI	 Daytime
3 miles	38,187	14,005	\$184,124	57,256
5 miles	148,903	55,868	\$176,603	213,939
7 miles	331,775	126,585	\$183,948	380,858



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Neighboring Retailers

Home Depot, Dick's Sporting Goods, Burlington, Marshall's, GNC, Bed Bath & Beyond, Applebee's, Raymour & Flanigan, Saks Fifth Avenue, PetSmart, Taco Bell, CubeSmart Self Storage, Five Guys Burgers

Notes

- Full Renovation coming soon
- Located on Route 10 corner with a traffic controlled intersection
- High visibility with convenient access
- Highly visible pylon signage is available



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