



OFFICE BUILDING

FOR LEASE

±1250 RSF OFFICE OPPORTUNITY

127 Main Street, Chatham, NJ 07928

For More Information, Contact the Exclusive Brokers

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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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PROPERTY DESCRIPTION

±1,250 RSF Office Opportunity

LOCATION DESCRIPTION

Close Proximity to Short Hills Mall and Route 24

Approx. 3.4 Miles to I-78

Approx. 6 Miles to Garden State Parkway

OFFERING SUMMARY

Lease Rate:	\$27.50 SF/yr (Gross)
Available SF:	1,250 SF
Building Size:	24,000 SF

PROPERTY HIGHLIGHTS

- Total Building: ±24,000 SF
- Divisible: ±1,250 SF
- Parking Ratio: 3.25 / 1,000 SF
- Ceiling Height: 9 Feet
- Availability: ±1,250 RSF
- HVAC: Yes
- Tenant Electric: \$1.75 RSF
- Zoning: B-3 General Business District
- Proximity: Short Hills Mall, Route 24, I-78 and GSP
- Comments: High-End Finishes, Built-in Work Station, On-Site Storage

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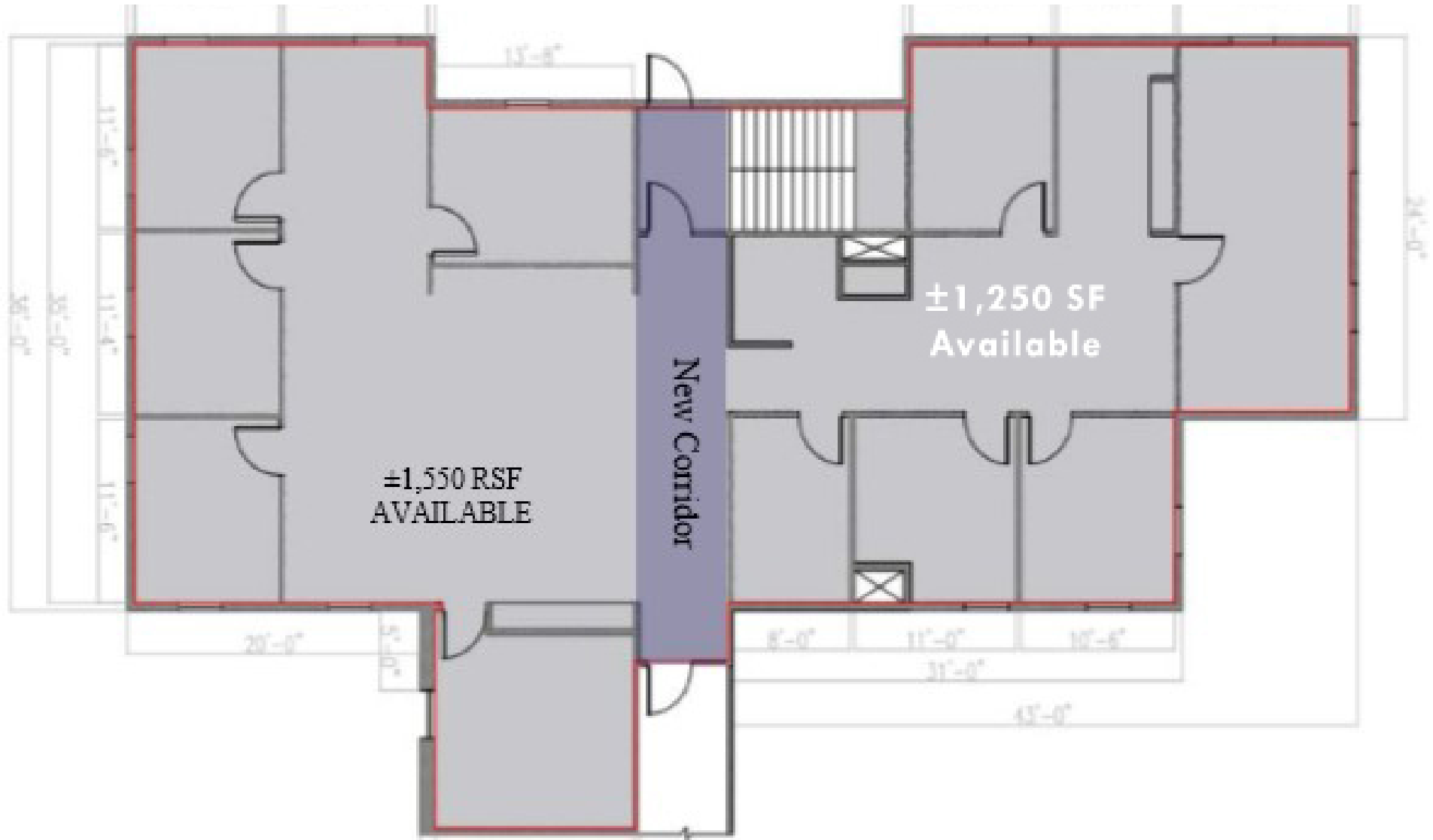
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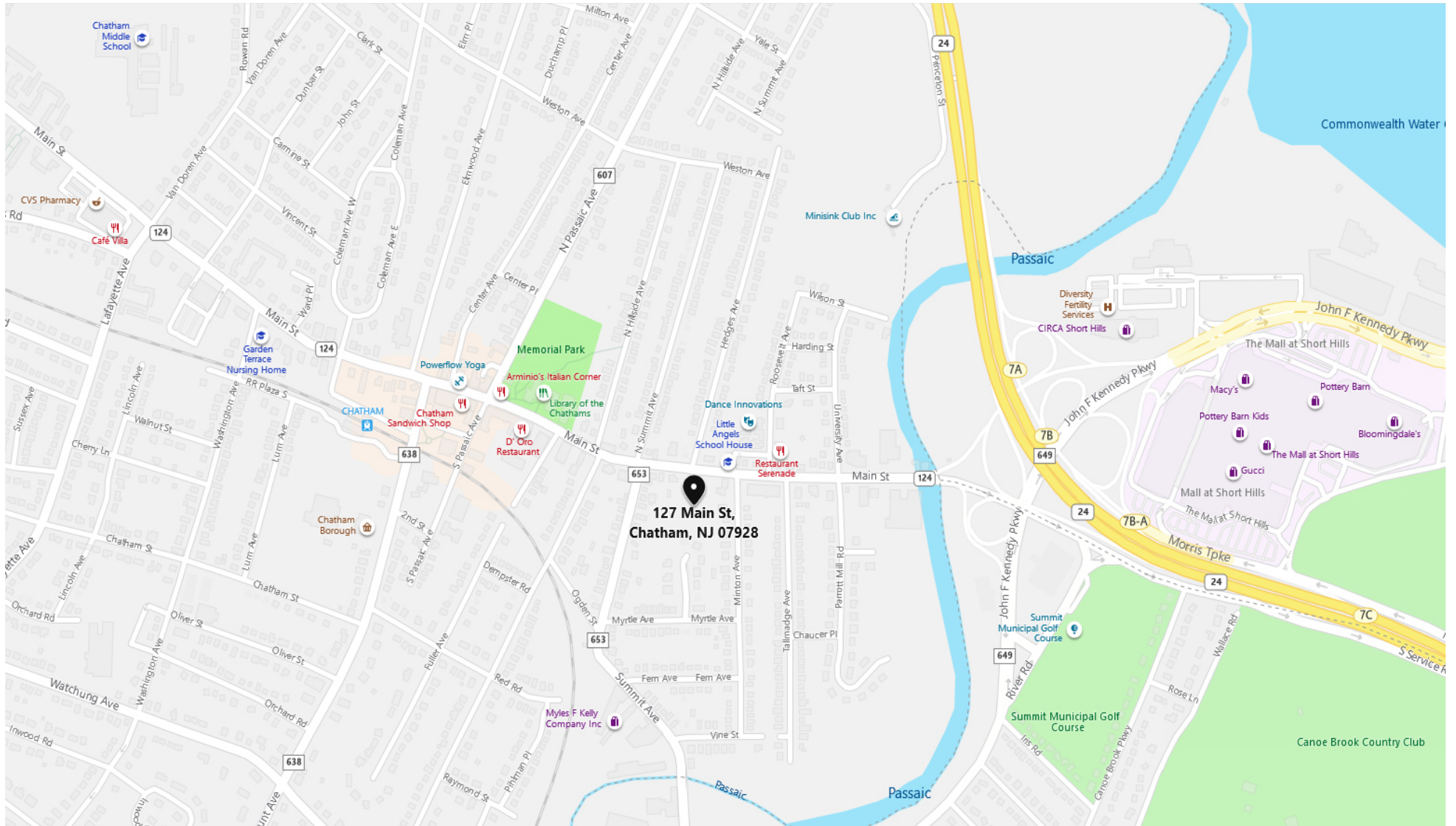
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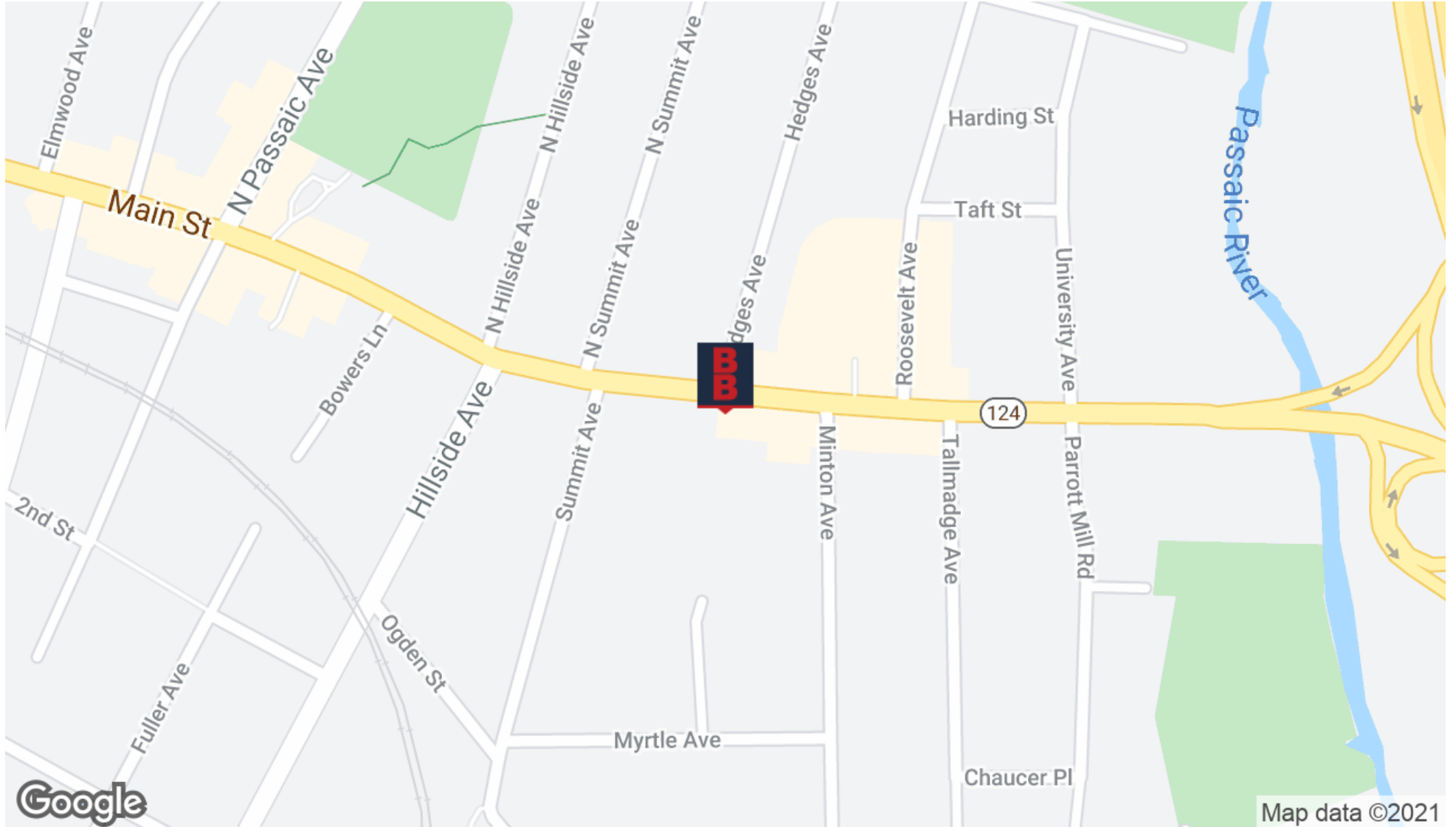
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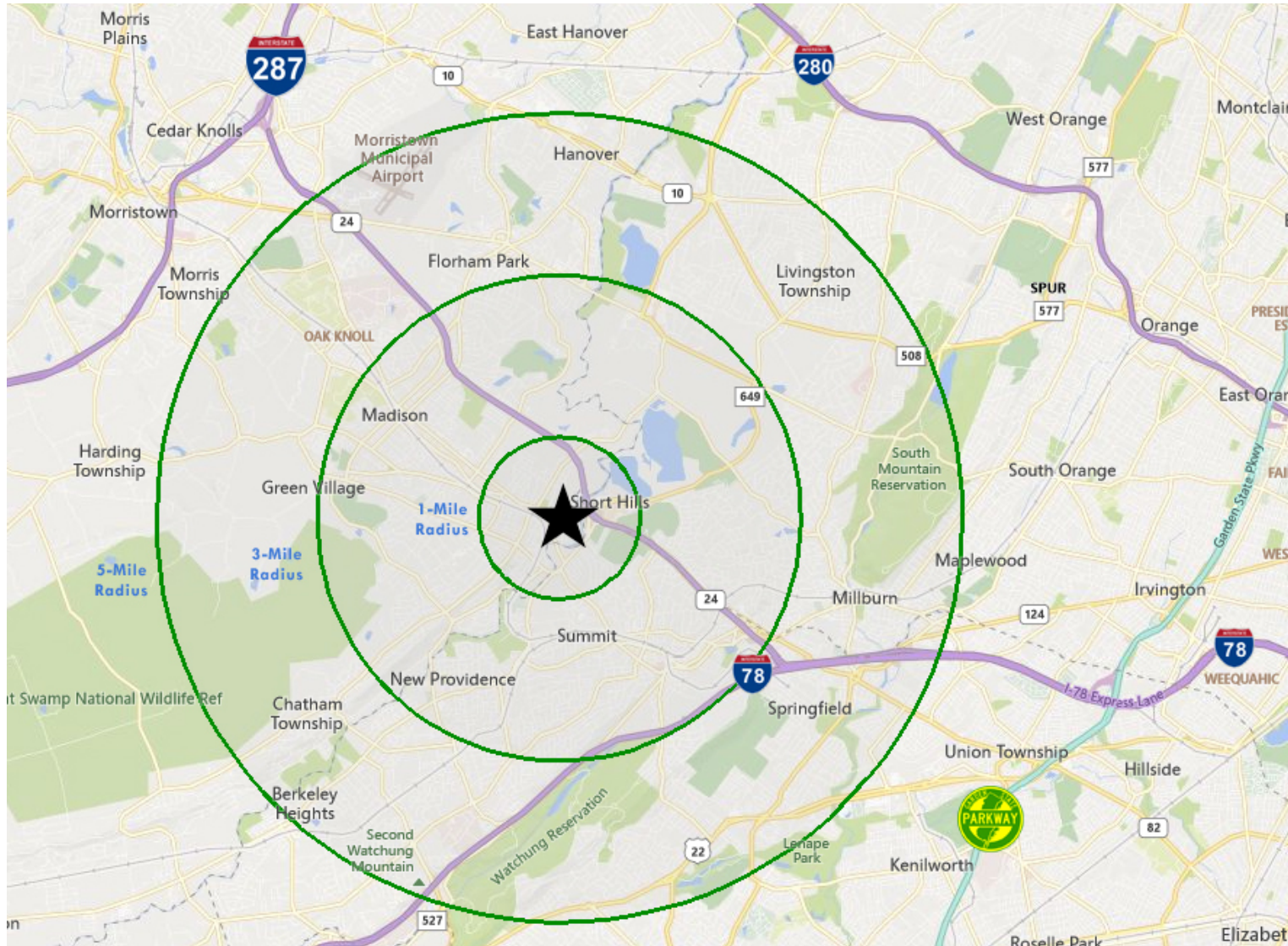
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	10,966	73,003	184,048
2019 Estimate	10,845	72,190	179,100
2010 Census	10,432	71,152	162,730
Growth 2019-2024	1.12%	1.13%	2.76%
Growth 2010-2019	3.96%	1.46%	10.06%
2019 Population Hispanic Origin	957	7,115	16,017
2019 Population by Race:			
White	9,580	61,212	144,209
Black	216	2,461	8,802
Am. Indian & Alaskan	34	135	285
Asian	807	7,030	22,460
Hawaiian & Pacific Island	0	29	68
Other	208	1,324	3,276
U.S. Armed Forces:	0	11	48
Households:			
2024 Projection	3,800	26,379	66,347
2019 Estimate	3,762	26,096	64,553
2010 Census	3,644	25,757	58,612
Growth 2019 - 2024	1.01%	1.08%	2.78%
Growth 2010 - 2019	3.24%	1.32%	10.14%
Owner Occupied	2,936	18,812	48,873
Renter Occupied	826	7,284	15,680
2019 Avg Household Income	\$186,566	\$181,583	\$169,598
2019 Med Household Income	\$162,725	\$154,782	\$140,219
2019 Households by Household Inc:			
<\$25,000	247	2,130	5,744
\$25,000 - \$50,000	251	1,886	5,104
\$50,000 - \$75,000	351	2,251	6,143
\$75,000 - \$100,000	247	2,042	5,961
\$100,000 - \$125,000	396	2,286	6,029
\$125,000 - \$150,000	291	2,194	5,414
\$150,000 - \$200,000	389	2,713	7,371
\$200,000+	1,592	10,595	22,788

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