

188 ROUTE 10 WEST

EAST HANOVER, NJ 07936



- Build up to 60,000 Square Feet
- Route 10 Frontage
- Highway Signage
- Ample Parking - +/- 225 Spots
- +/- 2.7 Acres

BUILD TO SUIT: RETAIL, HOTEL, MEDICAL OR POTENTIAL PROPERTY SALE

188 Route 10 West is a redevelopment/built to suit opportunity located in the heart of the bustling Route 10 corridor, just 1 mile from Livingston. The building may be gut-renovated or demolished and rebuilt to suit a tenant's specific needs, combining an "A" location with a brand new buildout. Strong demographics and diverse neighboring tenants provide a strong customer for any type of business. Ground leases or single tenant options available.

AREA FACTS

- Close access to Routes 287, 280, 80, 46 & GSP
- Neighboring Tenants: Target, Costco, Marshalls, Petco, Bed Bath & Beyond, Home Depot
- Local Businesses: Novartis, Ramada East, Courtyard Marriot, Extended Stay America, St. Clare's Hospital, St. Barnabas Medical Center, Morristown Medical Center, Overlook Medical Center

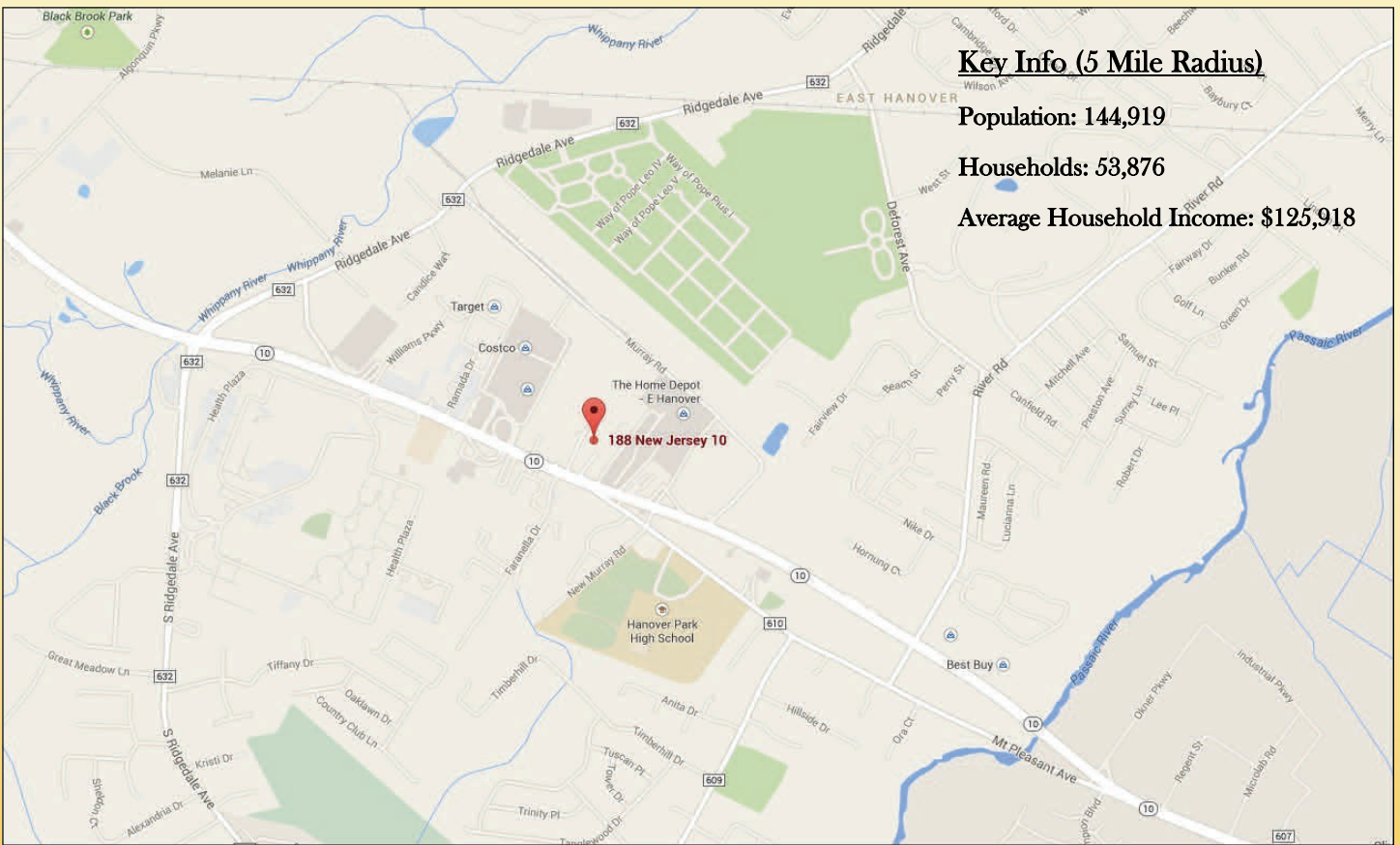
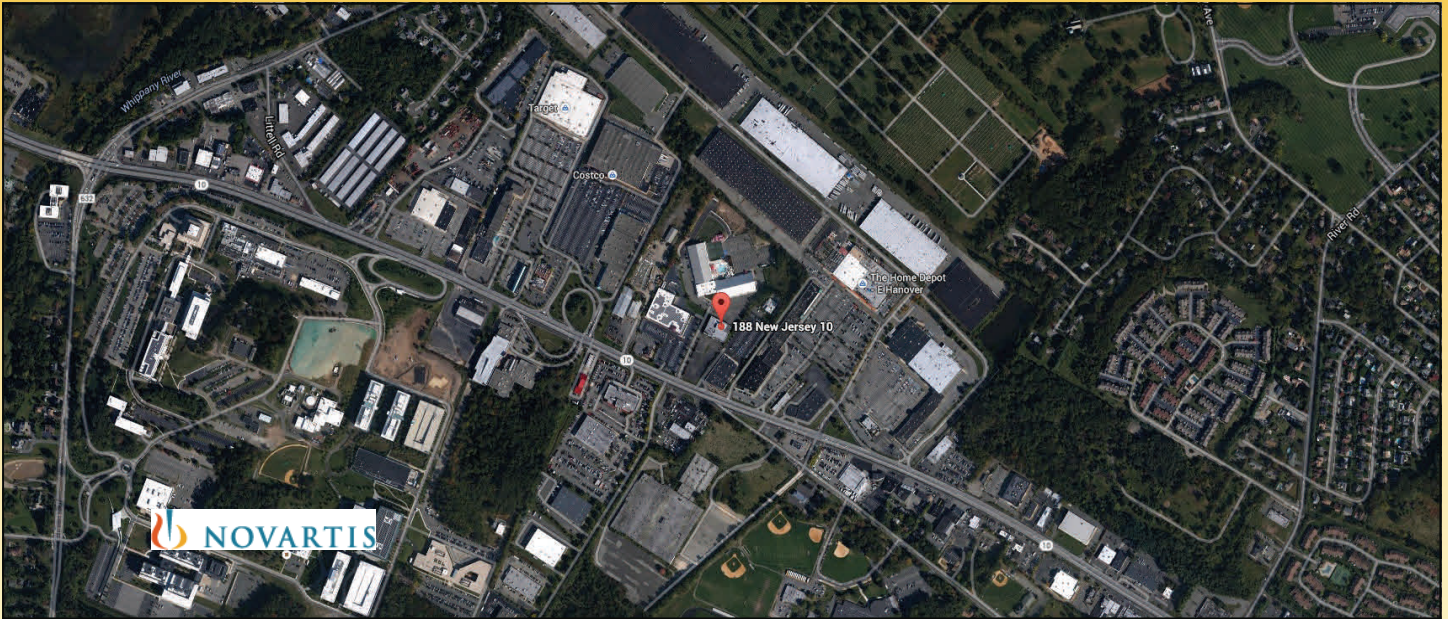


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Key Info (5 Mile Radius)

Population: 144,919

Households: 53,876

Average Household Income: \$125,918



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