

FOR LEASE
OR SALE

5.4 ACRES

REDEVELOPMENT OPPORTUNITY

2100 ROUTE 10
MORRIS PLAINS, NJ



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SITE INFORMATION

LOT SIZE: 2.95 AC LOT 56
2.45 AC LOT 58

TRAFFIC: 58,409 VPD RT. 10

PRICE/RENT: CALL FOR DETAILS

Located minutes from Downtown Morristown, Route 202, I-287, and Route 24, the site benefits from excellent regional access and established retail synergy along Route 10, one of Morris County's most proven commercial corridors. The site is surrounded by a dense mix of national retailers, corporate campuses, residential developments, and major regional destinations. The offering presents a flexible opportunity for retail, mixed-use, or service-oriented redevelopment, subject to approvals.



	1 MILE	3 MILE	5 MILE
POPULATION	8,251	61,560	165,578
AVG. HOUSEHOLD INCOME	\$175,293	\$188,535	\$192,453
HOUSEHOLDS	3,478	23,136	62,437
DAYTIME POPULATION	7,129	77,935	185,127
NUMBER OF EMPLOYEES	5,055	61,104	139,251
AVERAGE HOUSEHOLD SIZE	3.1	3.2	3.2

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SITE OVERVIEW



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MARKET OVERVIEW

