

# east hanover, nj

## 170 - 180 route 10 west

new to market, flagship location available | ground lease opportunity



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,381	36,504	147,133
Median HHI	\$114,409	\$121,409	\$113,062
Daytime Population	11,508	64,973	209,431

GLA:	2.71 acres
Available:	Ground Lease Opportunity
Rent:	Upon Request
Extras:	TBD
Co Tenants:	Taco Bell, Bed Bath & Beyond, Diamond Gymnastics and The Funplex
Area Retail:	Sierra Trading Post, Petco, Costco, Target, Home Sense, Chili's, Home Goods, Michael's, Dick's Sporting Goods, Marshalls, Home Depot, Burlington, Applebees, Petsmart, Planet Fitness, Best Buy, Five Below, Party City, Raymour & Flanigan, CVS, Babies R Us and more
Comments:	<ul style="list-style-type: none"> <li>• available for long term ground lease</li> <li>• high traffic highway location, quick turnaround, traffic light at site</li> <li>• perfect for fast food, convenience, day care or high profile retail</li> </ul>

**For More Information:**

Dina Santarelli | Director | santarelli@sabre.life | T 201 249 8911 x1543

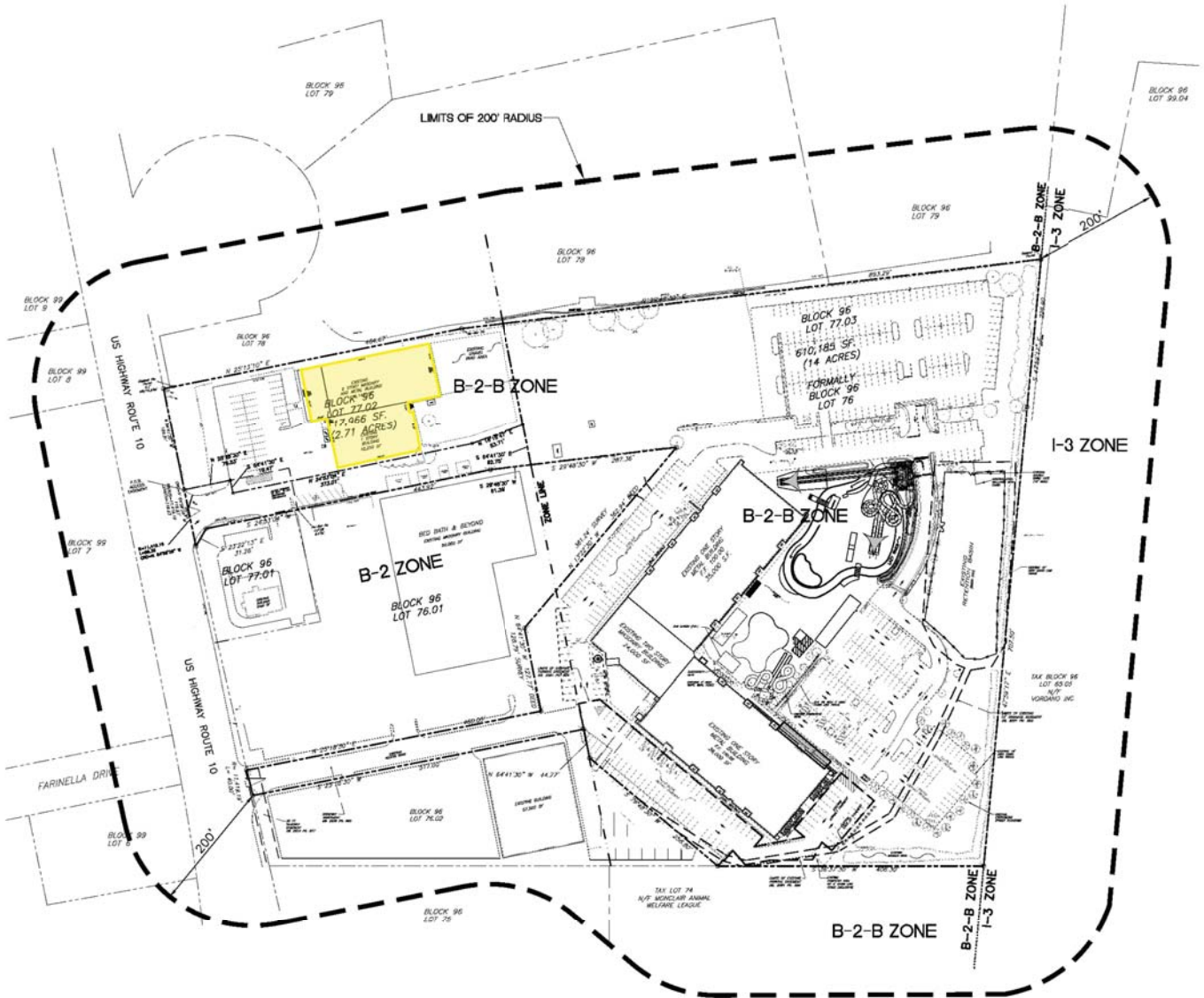
Steve Durak | Senior Vice President | durak@sabre.life | T 201 249 8911 x1532

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