

# east hanover, nj

## 346 route 10 west

second generation restaurant space on River Rd and Rte 10 intersection | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,600	43,590	145,074
Median HHI	\$141,335	\$122,324	\$134,946
Daytime Population	10,081	55,037	159,186

Available	2,611 Square Feet
GLA	30,066 square feet
Asking Rent	Upon Request
Extras	Upon Request
Co Tenants	Verizon Wireless, Party City, Jersey Mikes, MY Salon Suite
Area Retail	Best Buy, Starbucks, REI, Sleep Number, Home Goods, Michaels, Homesense, Nordstrom Rack, Saks Off Fifth, Target, Marshalls, Shake Shack, The Container Store, and more
Comments	<ul style="list-style-type: none"><li>• 4 way traffic light intersection</li><li>• Located at the hard corner of Route 10 and River Road</li><li>• Easy access to I-287 and I-280</li><li>• 178 parking spaces</li><li>• Great pylon signage</li><li>• Over 43,000 vehicles pass the site per day</li></ul>

### For More Information:

Larry Anderson | anderson@sabre.life | T 201 249 8911 x1531

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

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AERIAL VIEW



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PYLON SIGN



2,611 SF AVAILABLE



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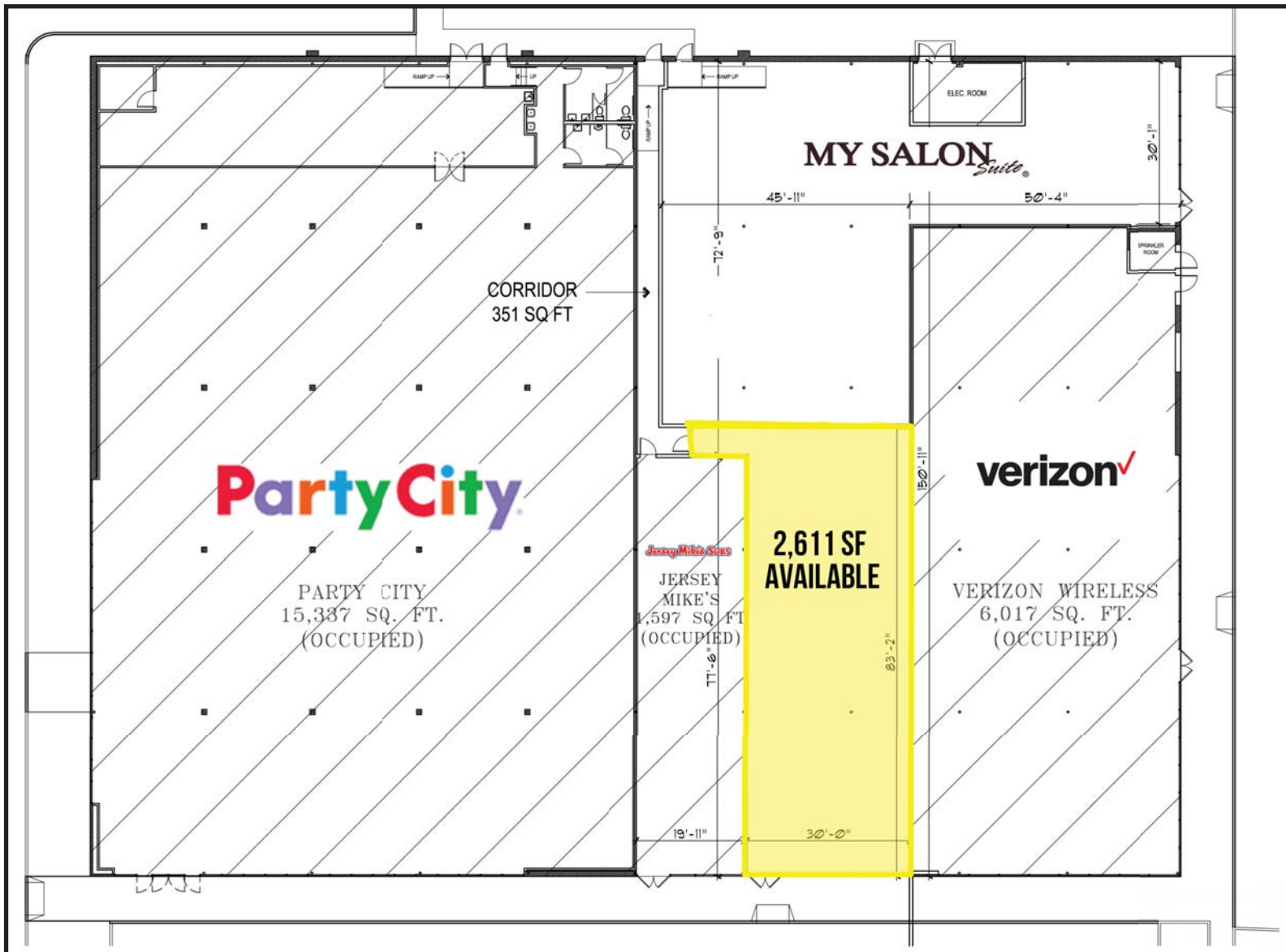
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## SITE PLAN



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