

# 500 ROUTE 10

## ROXBURY, NJ

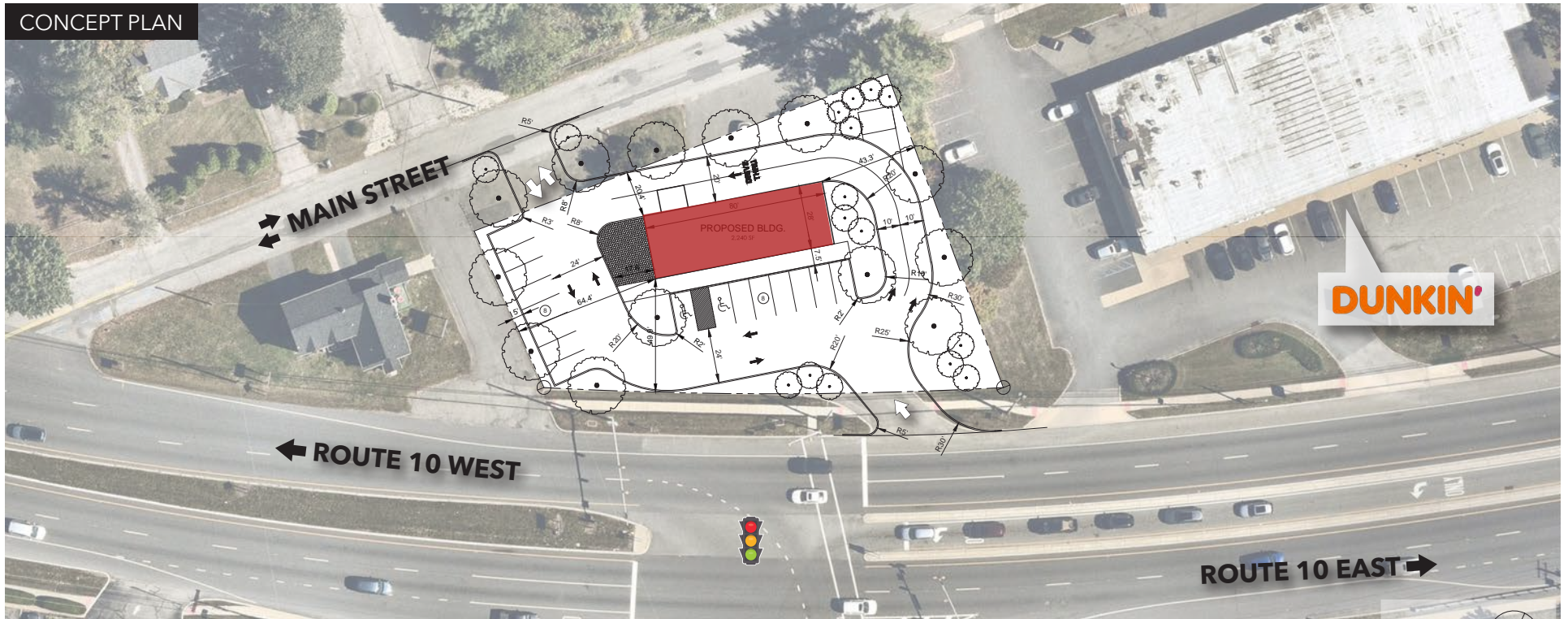
### PAD SITE | FOR LEASE

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## SITE INFORMATION



### PROPOSED SIZE

2,240 SF

### LOT SIZE

19,602 SF

### RENT

Call for Quote

### TRAFFIC COUNTS

16,086 VPD on Route 10 West

15,780 VPD on Route 10 East

### NOTES

- Currently occupied by Weichert Realtors
- Lot features ingress from Route 10 and Main Street with egress onto Main Street, only
- Concept plan includes 16 parking spaces and a drive-thru
- Directly across from the Shops at Ledgewood Commons

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For more information, please contact our exclusive brokers:

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,745	35,747	113,115
AVERAGE HHI	\$137,486	\$162,343	\$158,861
HOUSEHOLDS	1,866	13,816	42,821