

For Lease

RIPCO
RETAIL LEASING

Hanover Towne Center

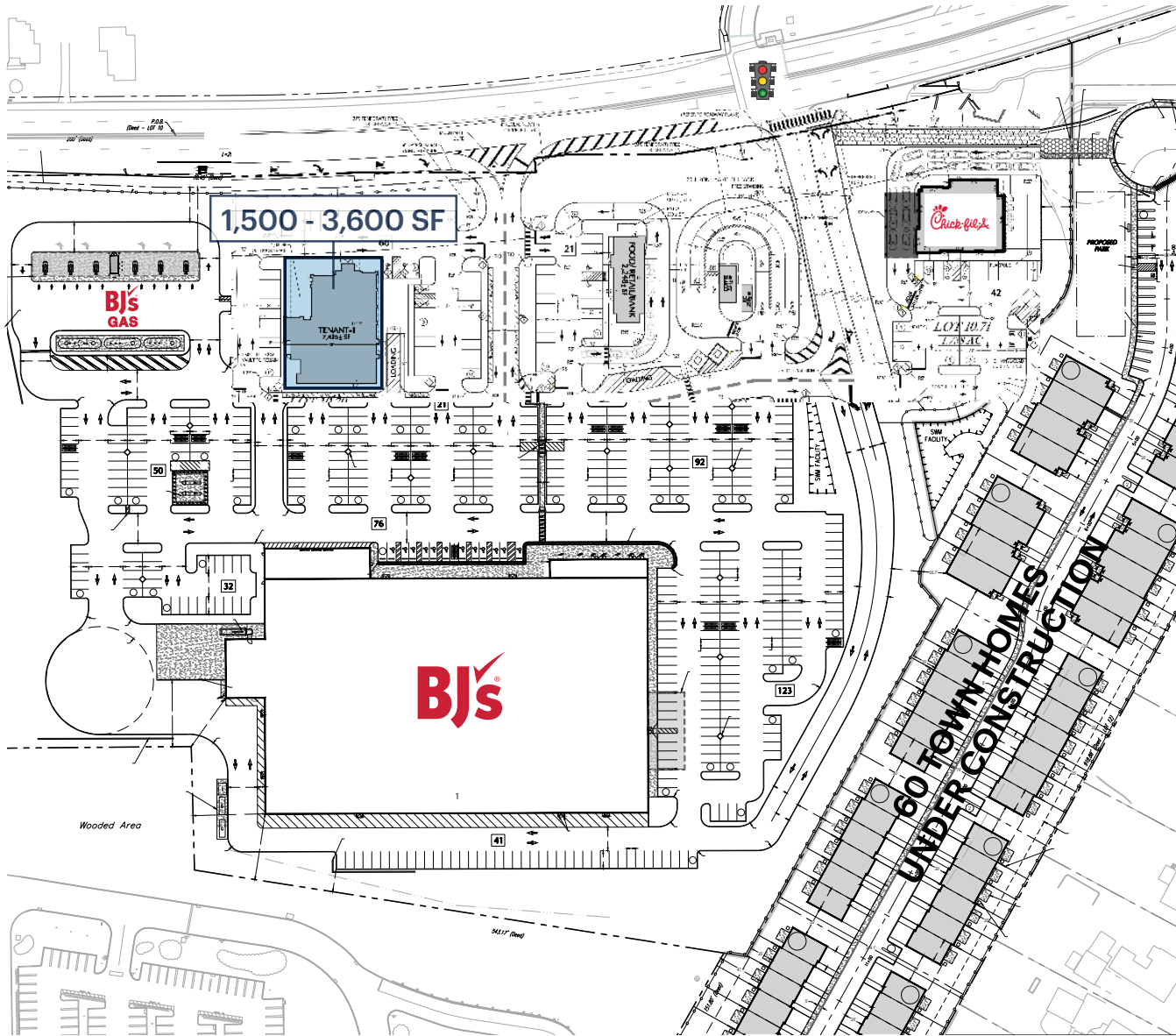
859 Route 10
Whippany, NJ



1,500 - 3,600 SF divisible

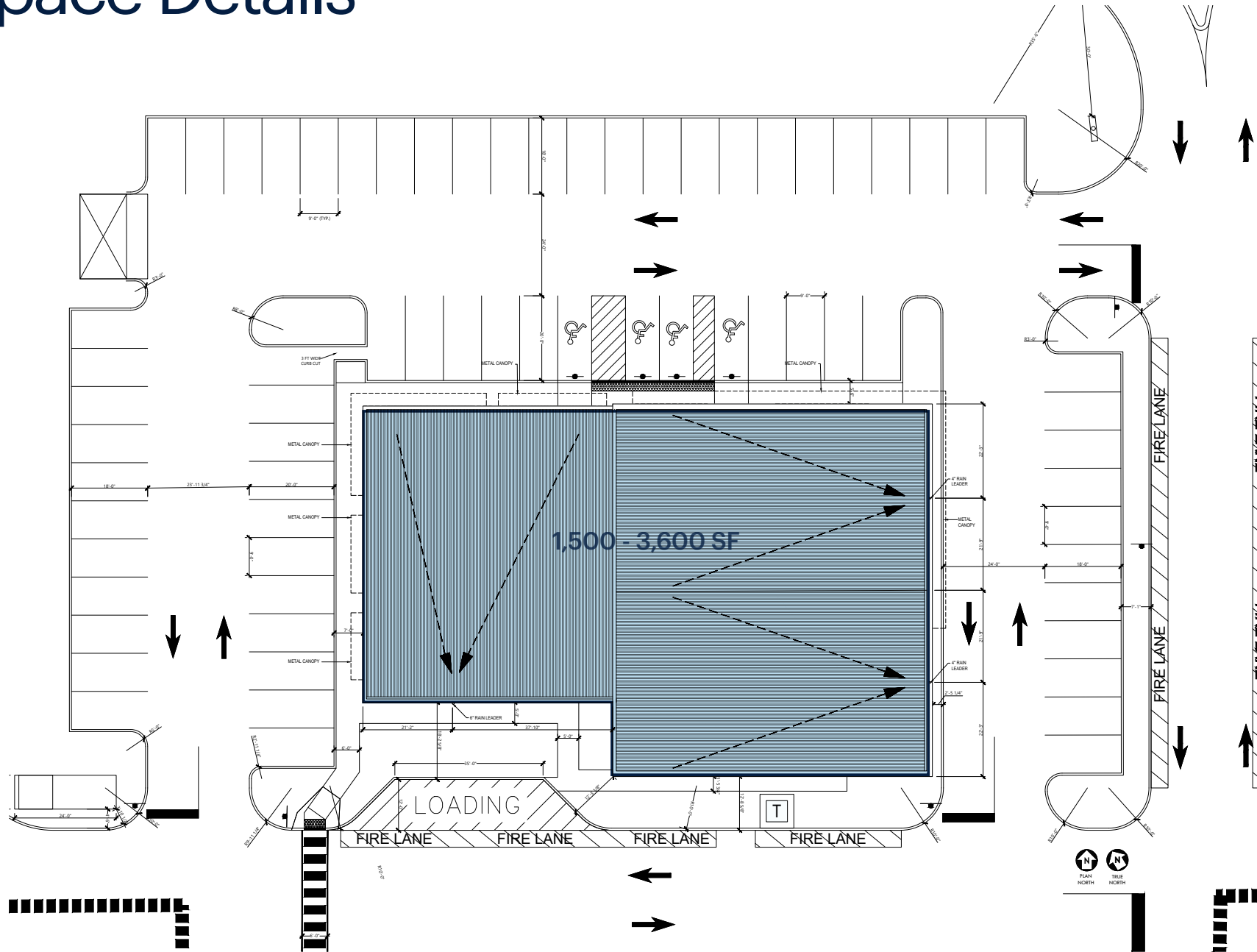
New Construction Retail Development — Liquor License Available

Space Details



Size	1,500 - 3,600 SF
	Divisible
Specs	New Construction
	Retail Development
Comments	End cap - 400 AMP
	Inline - 200 AMP
	Single tenant - 600 AMP
	1 1/2" gas stub
	4" sanitary stub
	2' domestic water supply
	Two completed ADA restrooms per space
Rent	Utilities are currently being finalized by project engineer
	\$65.00 PSF NNN
Comments	Liquor License Available
Comments	Flexible retail pads available with frontage on Route 10, easy access from a signalized jughandle and a drive-thru option
	Strategically located in the heart of Morris County, 1/4 mile from the junction of I-287 and Route 10 and less than 1 mile from Routes I-80 and 24
	Surrounded by desirable neighboring towns: Morristown, Morris Township, East Hanover, Florham Park, Morris Plains and Livingston
Comments	Less than 1 mile from major corporate centers such as: Bayer, Novartis, Barclays, GAF and MetLife each with over 10,000 employees creating tremendous daytime population

Space Details



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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Area Retail



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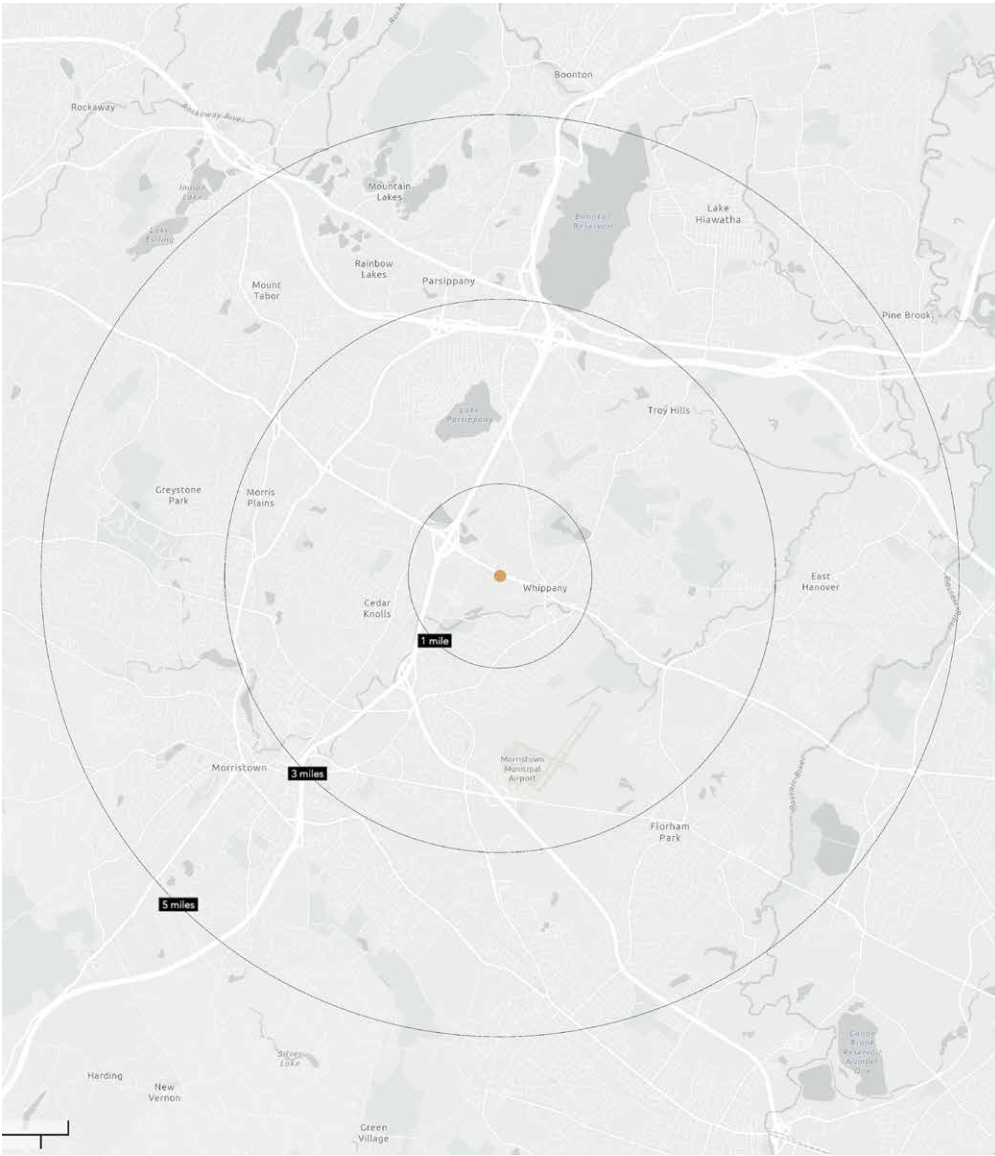
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Area Demographics

2025 ESRI Summary Report



859 Route 10, Whippany, NJ

	1 mile	3 miles	5 miles
Total Population	4,912	50,115	165,884
Total Households	2,294	19,072	64,225
Average Household Income	\$215,620	\$212,099	\$210,928
Median Household Income	\$144,698	\$149,604	\$146,320
% Population with Bachelors +	2,043	22,483	77,417
Daytime Population	6,327	84,227	240,525
Total Daytime Employees	4,684	67,028	168,322
Total Businesses	317	3,358	9,645