

# LEGACY

Commercial Realty, LLC

## Retail Strip Center Space for Lease



**319 -325 State Route 10, East Hanover, NJ 07963**

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## PROPERTY SUMMARY:

**Legacy Commercial Realty, LLC is pleased to present space for lease located at 319-325 Route 10 in East Hanover.**

**This property has 20 parking spaces (2.29/1,000 SF) it is located on heavily trafficked Route 10 with, 123 feet of frontage.**

**Route 10 traffic counts are approximately 27,562 cars traveled daily and a population of over 1,000,000 in a 10-mile radius.**

**Directly situated on the sought after Route 10 roadway and blocks away from Mount Pleasant Avenue. Very walkable with National tenant neighbors such as: Dominoes, McDonald's, Porsche and more.**

## SPACE DETAILS:

### Available Immediately – 2 Spaces:

- 1,400 SF Space (14 feet x 10 feet)
- 2,200 SF Space (20 feet x 11 feet)

These two spaces are easily accessible from Route 10 and with their store-front location – enjoy great visibility from the roadway.

Significant amount of parking in front and behind of the shopping center , with back entrance access for all units. Each space is fit out with existing plumbing for bathroom use & existing fit out for electrical and lighting.

### Asking Price Per Sq. Ft:

- \$22.00 / SF NNN
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- NNN charges are approx. \$7.00 / SF.

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## ADDITIONAL PHOTO:



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1,400 SF

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## MARKET PLACE II MALL AERIAL OVERVIEW:



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## AERIAL PHOTO:



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