

## RETAIL/OFFICE FOR LEASE

# FRANKLIN BUILDING

3138 Route 10, Denville, NJ 07834



<b>AVAILABLE SF:</b>	135sf-1,250+/- SF
<b>LEASE RATE:</b>	\$850 - \$3200 Per Month (MG)
<b>BUILDING SIZE:</b>	7,100 SF
<b>YEAR BUILT:</b>	1965
<b>RENOVATED:</b>	2006
<b>ZONING:</b>	Neighborhood Business

### PROPERTY OVERVIEW

Retail and Professional Office Suites currently available. Updated, very clean! Frontage and great visibility on Rt 10 at major intersection of Franklin Rd. Great for retail, general or professional office, showroom, photographer, yoga, lashes, nails, music/art/dance lessons, tutoring, lots of possibilities. Building in excellent condition with new roof, new awnings, newer HVAC units, newer wood laminate floors in most units, lots of windows providing natural light, exterior deck for tenant use. Long-term tenants. Join Hair Salon, Tattoo Artist, Therapist, Sign Company. Ample parking onsite!

### PROPERTY FEATURES

- Awesome Route 10 Exposure at Traffic Intersection
- Between Exxon and Alexis Diner/Denville Commons Sh Ctr
- Ample Onsite Parking
- Two Rm Suite, 700+/-sf + 300+/-sf for 1,000 contiguous
- Join other retail & office tenants, incl est Hair Salon, Tattoo Artist, Therapist, Sign Co, , etc...

**KW COMMERCIAL**  
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Woodcliff Lake, NJ 07677

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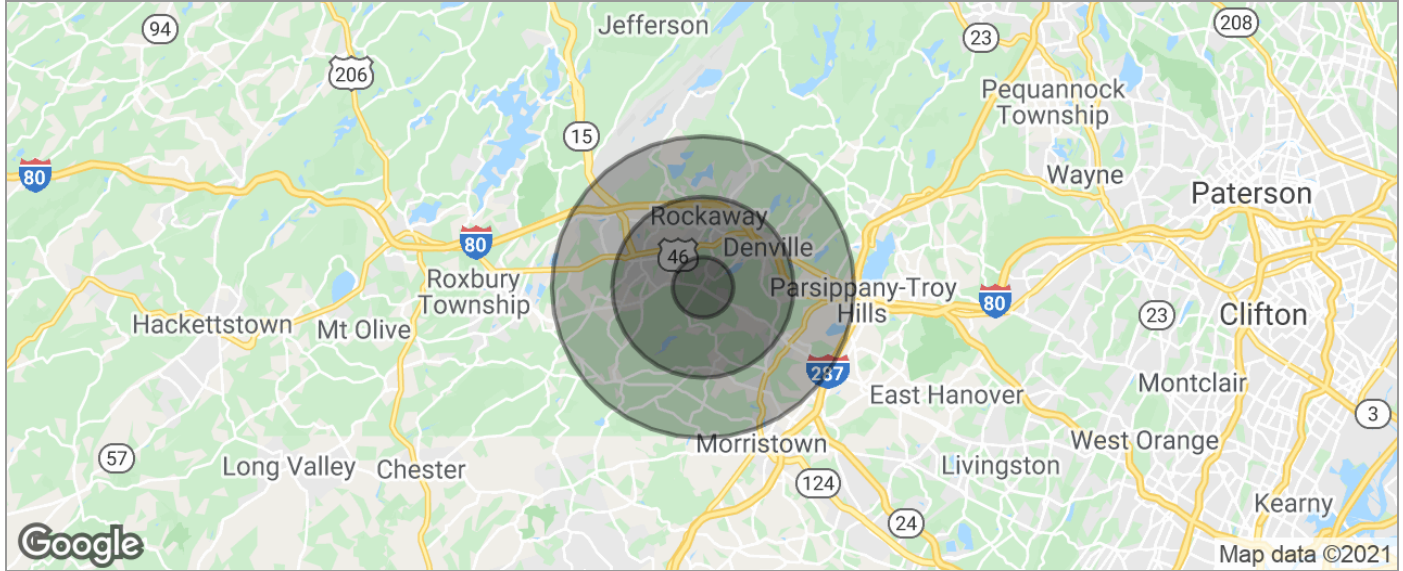
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,425	64,622	154,585
MEDIAN AGE	40.1	38.3	39.6
MEDIAN AGE (MALE)	39.0	37.7	38.2
MEDIAN AGE (FEMALE)	41.1	38.7	41.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,621	23,389	55,255
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$143,616	\$111,366	\$116,847
AVERAGE HOUSE VALUE	\$520,430	\$453,045	\$478,929
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	84.9%	74.3%	77.1%
% BLACK	2.7%	3.5%	3.5%
% ASIAN	8.2%	10.8%	9.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.4%	0.4%
% OTHER	1.4%	8.8%	7.2%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	5.6%	22.0%	20.0%

\* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Retail on Rt 10W	Street Retail	\$3,200 PER MONTH	Modified Gross	1,250 SF	VACANT
Open Space Available	Retail/Office Building	\$2,200 PER MONTH	Modified Gross	1,100 SF	VACANT
New Small Office	Single Office	\$850 PER MONTH	Modified Gross	135 SF	VACANT

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