

# 650' OF FRONTAGE ON ROUTE 46

1259-1269 ROUTE 46, PARSIPPANY, NEW JERSEY 07054



## EXCLUSIVE LEASING PACKAGE

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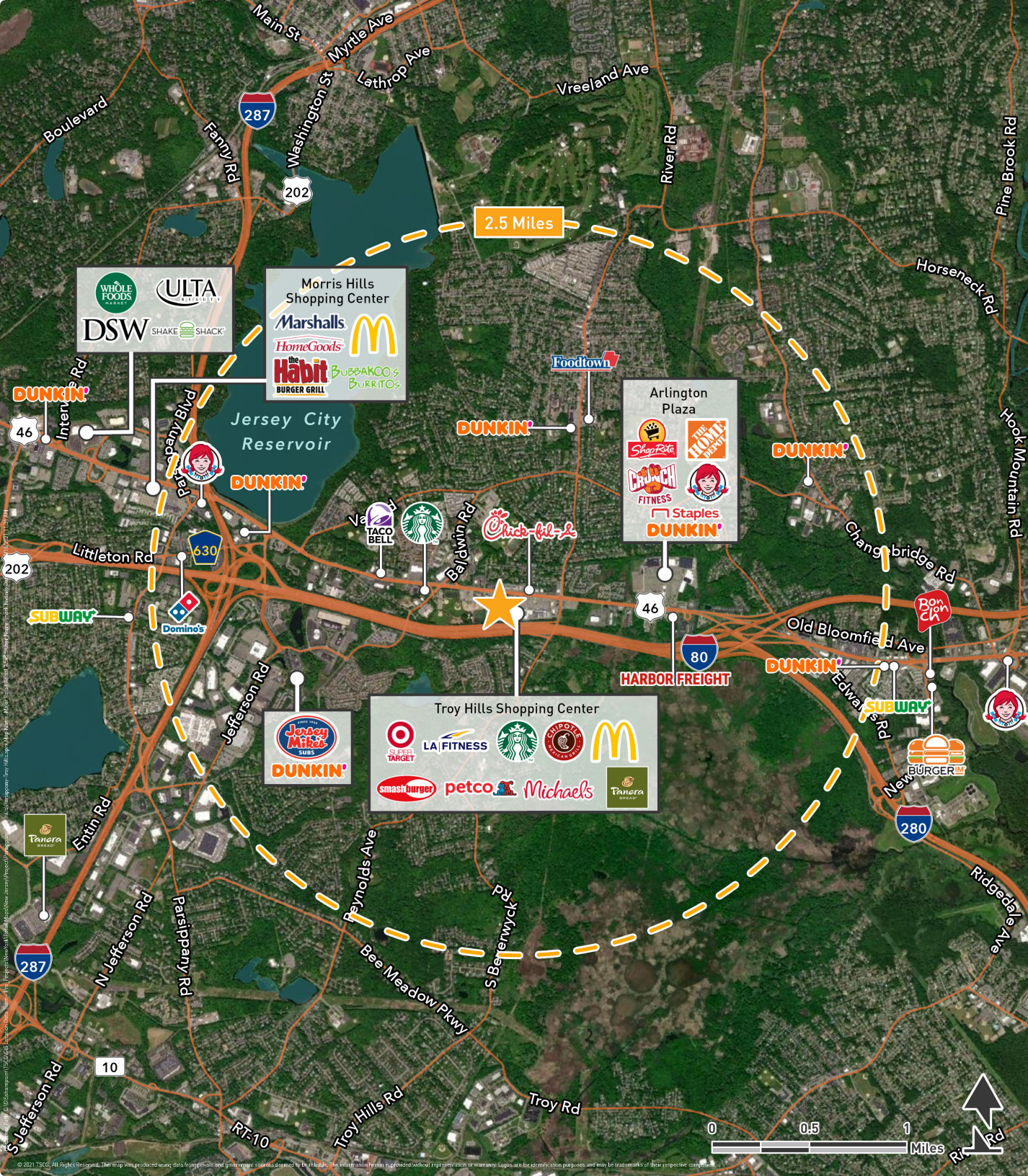
LEASE  
OPPORTUNITY





# PROPERTY OVERVIEW

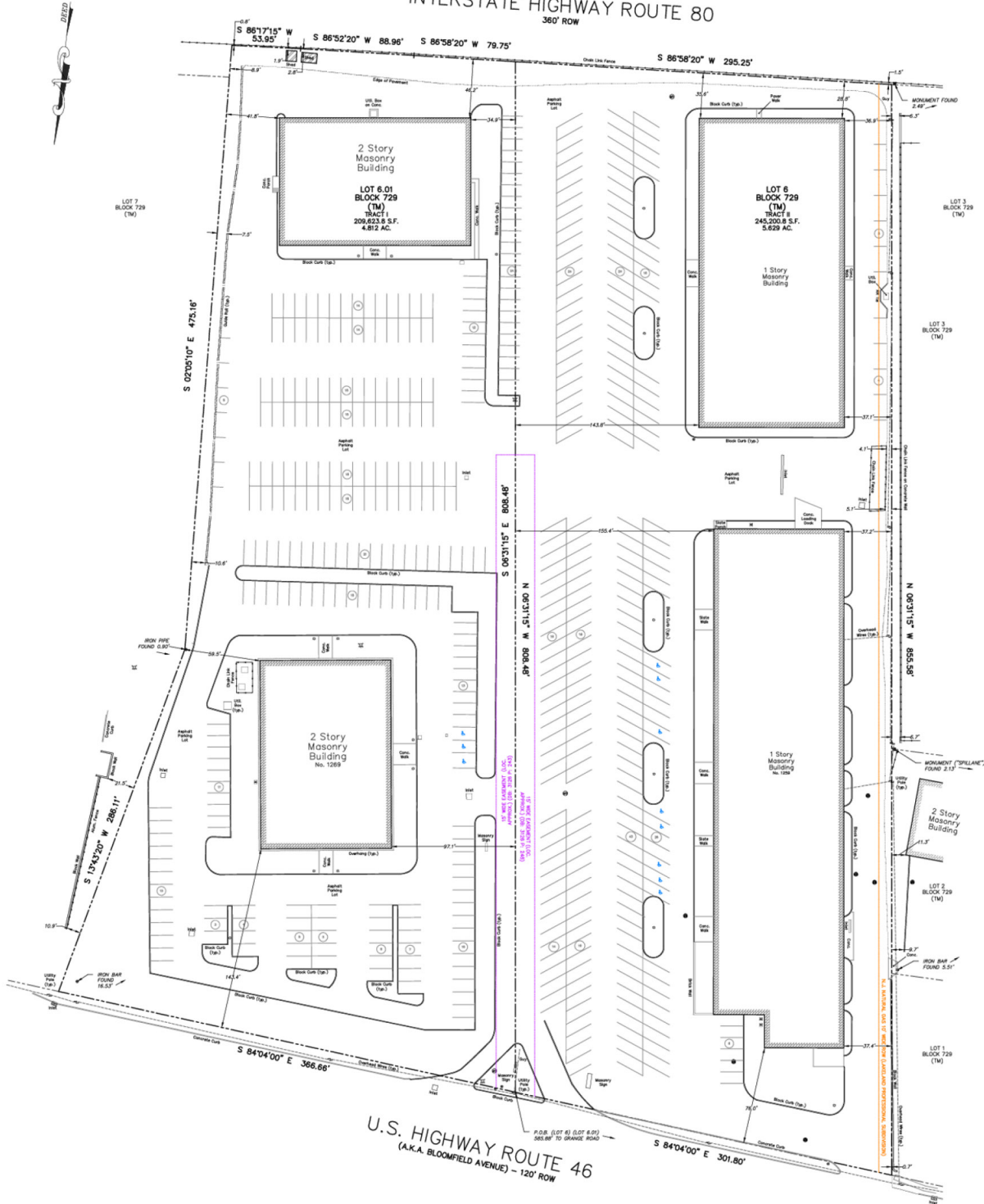
- New commercial development
- Can develop approximately 150,000 sq
- 650' of frontage
- Will deliver a graded site or build to suit
- Asking price on request
- Adjacent Troy Hills Shopping Center anchored by Target
- Neighbors include Panera Bread, Michaels, McDonalds, Whole Foods, Home Depot, Petco and Starbucks
- Traffic count:  
Over 46,000 cars daily on busy Route 46





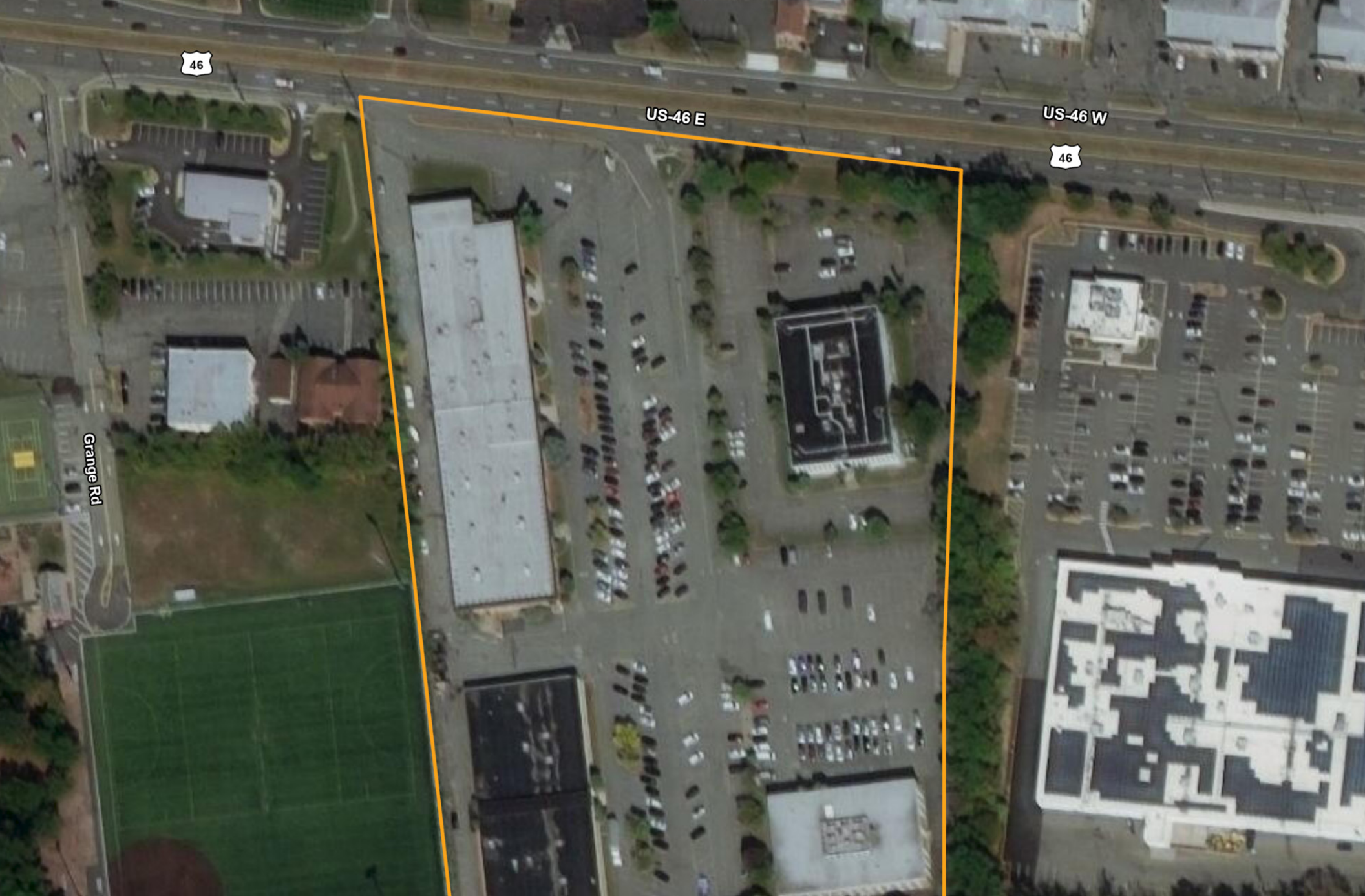


INTERSTATE HIGHWAY ROUTE 80  
360' ROW



U.S. HIGHWAY ROUTE 46  
(A.K.A. BLOOMFIELD AVENUE) - 120' ROW





46

US-46 E

US-46 W

46

Grange Rd



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80 I-80 W

