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RETAIL SPACE

329 SPEEDWELL

US-202 @ East Hanover Avenue

MORRIS PLAINS | NJ

**2,000 SF -
32,693 SF**

*Expandable to
48,000SF

*Space is Divisible

*Pad Sites Available

RIPCO
REAL ESTATE



SPACE DETAILS

LOCATION

Traffic lit intersection of US-202 and Hanover Ave

SIZE

2,000 SF - 32,693 SF

*Divisible

*Expandable

*Pad sites available

FRONTAGE

185' x 175'

RENT

Negotiable

NEIGHBORS

Shoprite, Lowe's, Homegoods, Ulta, Old Navy, Five Below, Starbucks, Panera

COMMENTS

Overparked site - 191 parking spaces / 5.8 per 1,000 sf

At traffic light intersection of US-202 (approx 20,000 VPD) and Hanover Ave (approx 15,000 vpd) with access points

Located in a market with high incomes with dense residential population and daytime population. and visibility on both roads.

Close proximity to downtown Morristown which has limited parking and tremendous vertical growth

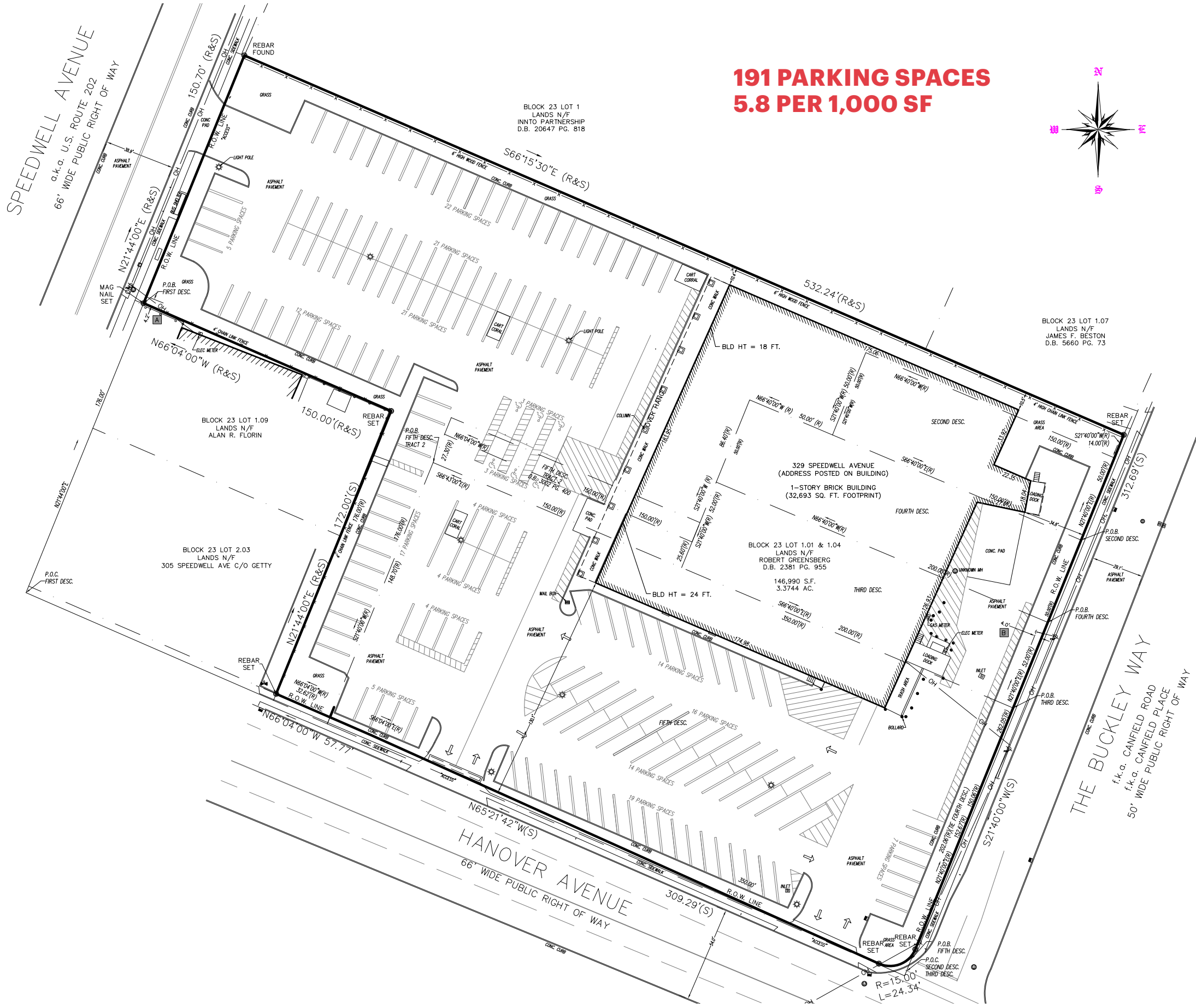
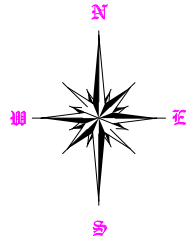


HIGH LEVEL AERIAL



EXISTING BUILDING

**191 PARKING SPACES
5.8 PER 1,000 SF**

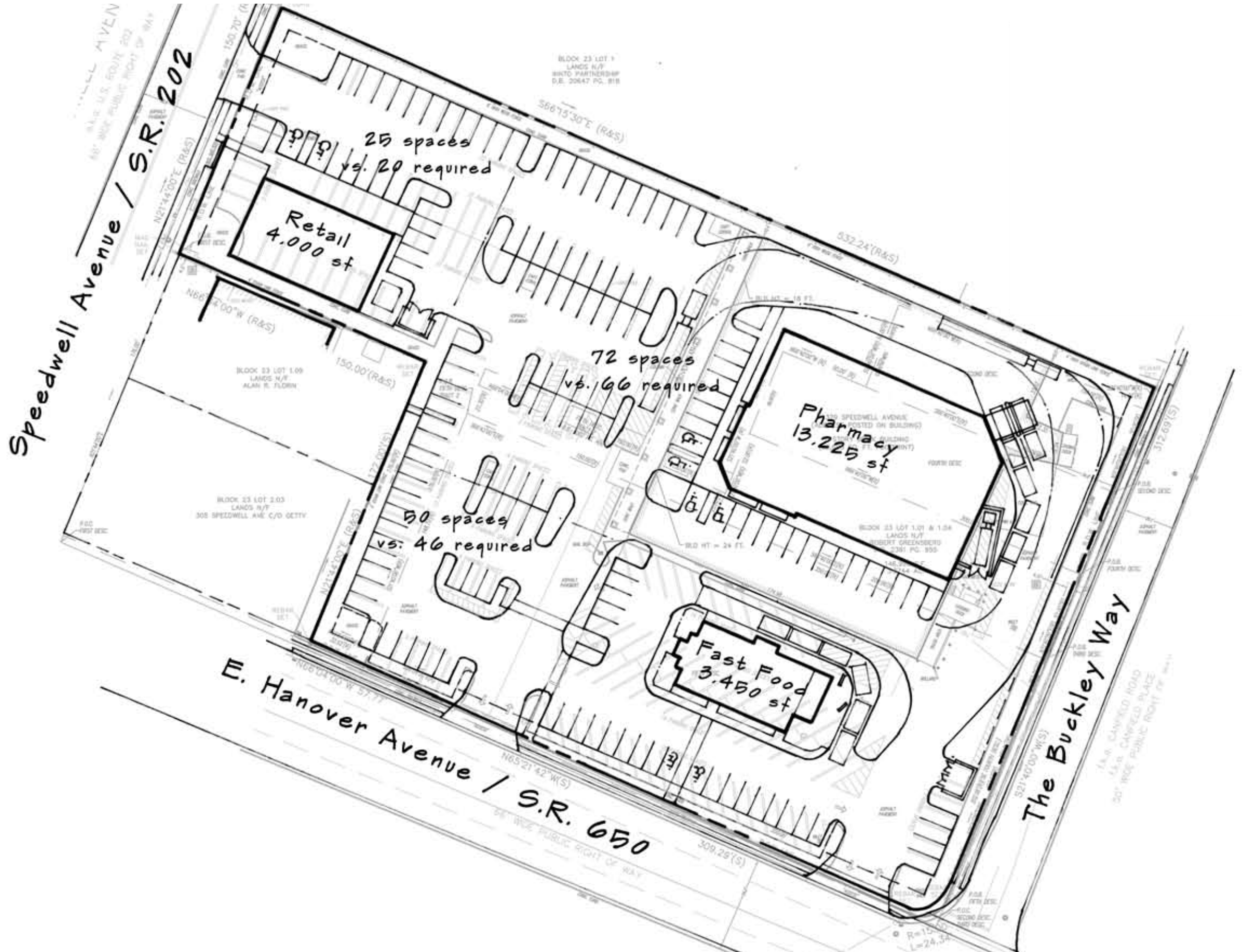


SPEEDWELL AVENUE
a.k.a. U.S. ROUTE 202
66' WIDE PUBLIC RIGHT OF WAY

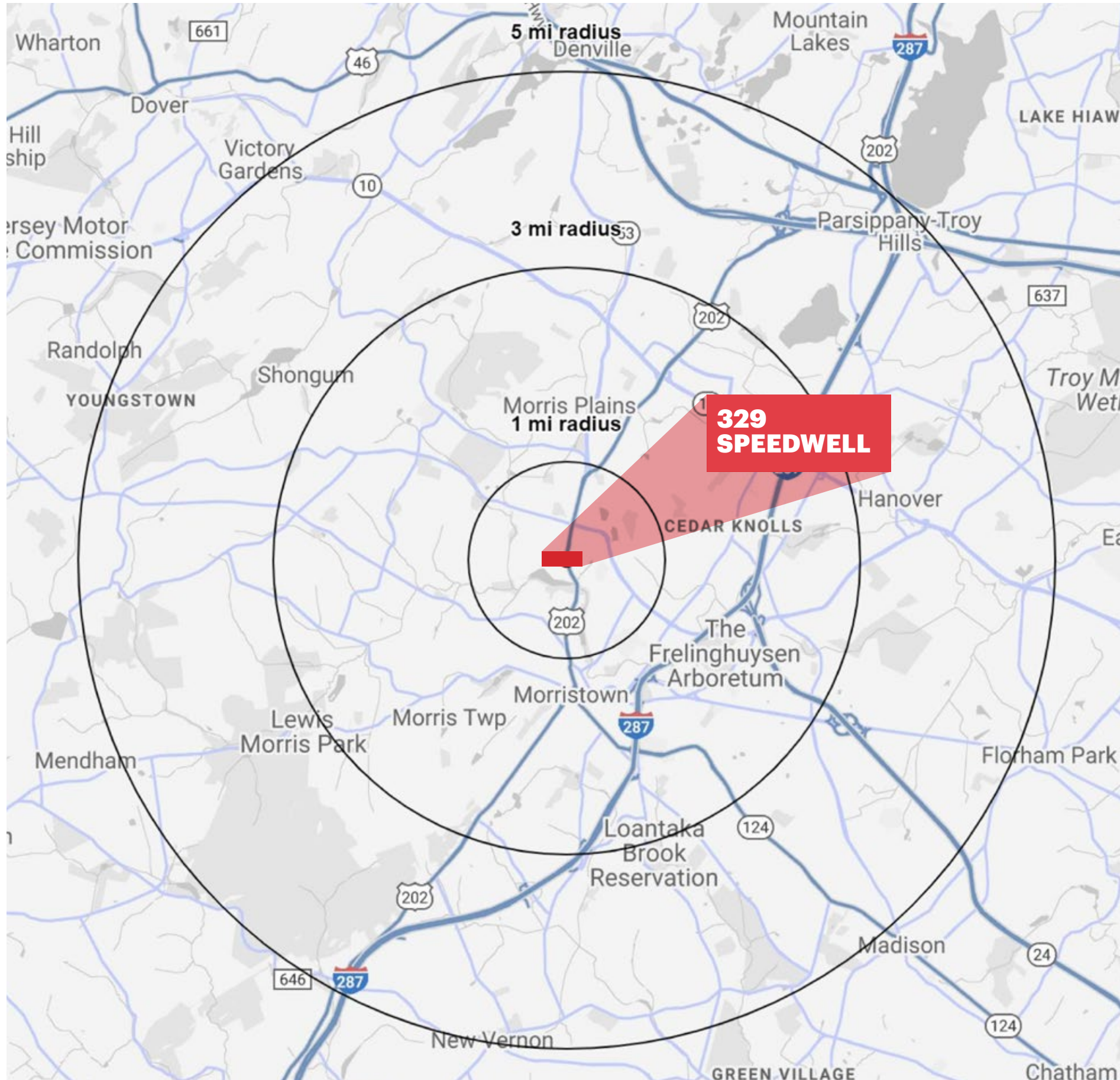
HANOVER AVENUE
66' WIDE PUBLIC RIGHT OF WAY

THE BUCKLEY WAY
f.k.a. CANFIELD ROAD
f.k.a. CANFIELD PLACE
50' WIDE PUBLIC RIGHT OF WAY

PAD SITES



AREA DEMOGRAPHICS



TOTAL POPULATION

1 mile	12,928
3 miles	62,316
5 miles	122,814

DAYTIME POPULATION

1 mile	7,355
3 miles	95,773
5 miles	186,466

AVERAGE HOUSEHOLD INCOME

1 mile	\$125,847
3 miles	\$175,031
5 miles	\$183,490

*2019 estimates

CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripconj.com](https://www.ripconj.com) for more information

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