



**2920 ROUTE 10**  
 MORRIS PLAINS, NEW JERSEY  
 PELICAN PLAZA WEST

**FOR LEASE 3,850 SF & 7,671 SF**

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**JEFFERY REALTY**  
 Retail Specialist

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 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





## 2920 ROUTE 10 PELICAN PLAZA WEST

## SITE INFORMATION

**CENTER SIZE:** 70,000 SF

**PARKING:** PER CODE

**NNN:** \$5.41 PSF

**AVAILABLE:** 3,850 & 7,671 SF

**FRONTAGE:** 692' ON RT. 10

**NOTES:** • MULTIPLE PYLON LOCATIONS ON

**RENT:** CALL FOR QUOTE

**TRAFFIC:** 52,124 VPD RT. 10

ROUTE 10



**3,850 SF  
AVAILABLE**

**7,671 SF  
AVAILABLE**

**2920 ROUTE 10** PELICAN PLAZA WEST

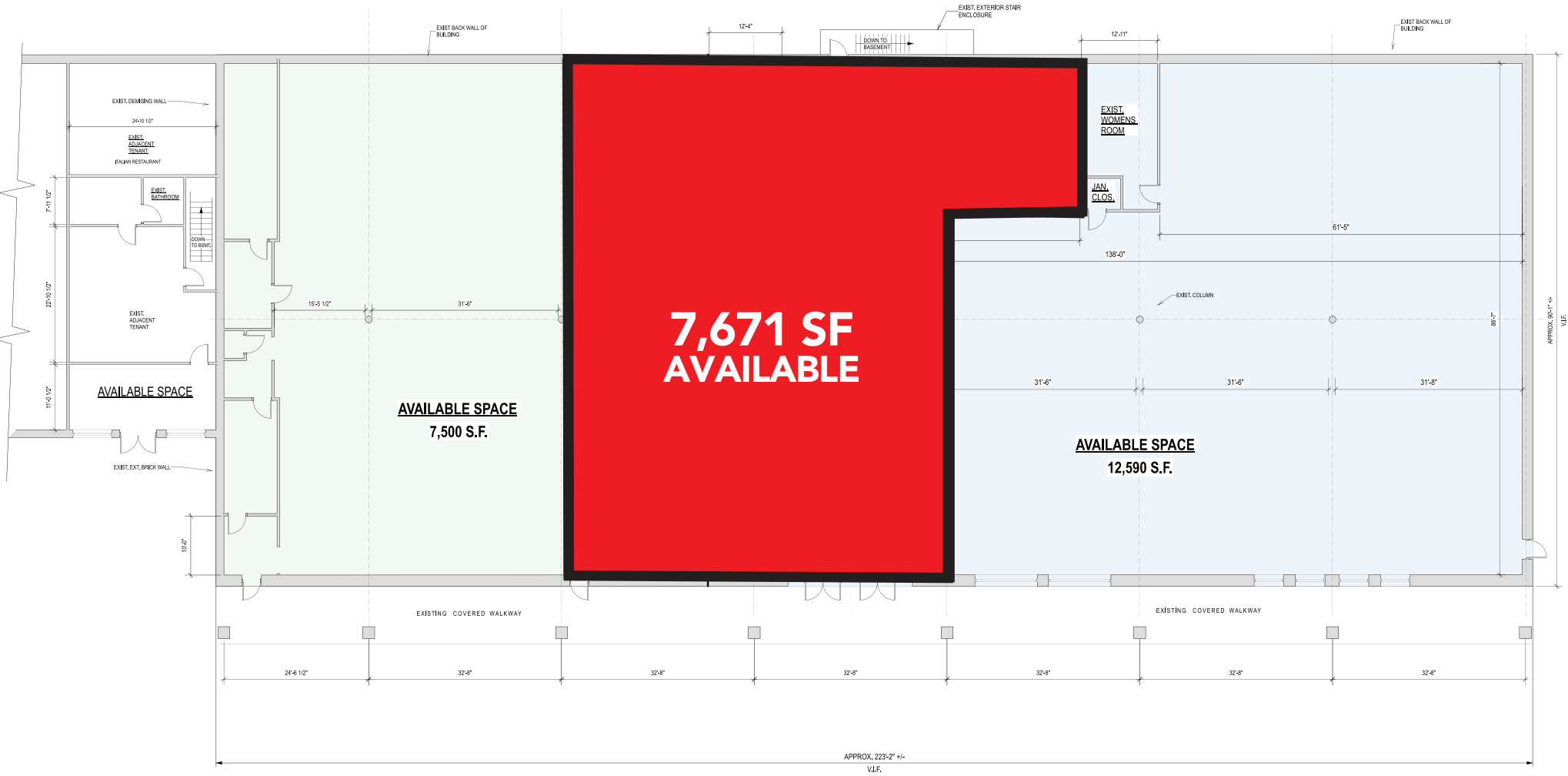
**SITE PHOTO**



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**7,671 SF  
AVAILABLE**

**AVAILABLE SPACE  
7,500 S.F.**

**AVAILABLE SPACE  
12,590 S.F.**

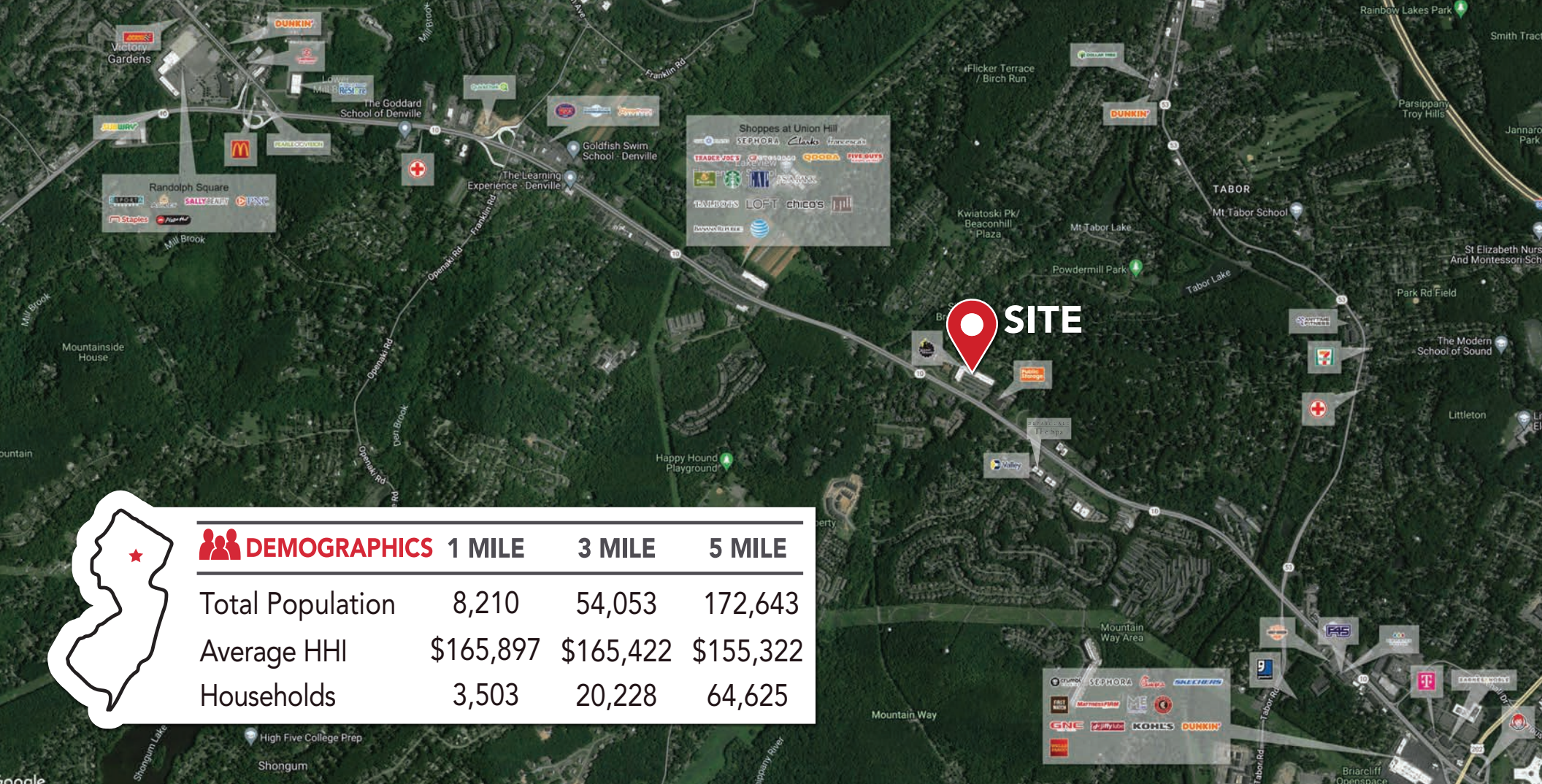
**FIRST FLOOR PLAN**




2920 ROUTE 10  
POWDER MILL PLAZA WEST  
MORRIS PLAINS, NJ

**2920 ROUTE 10 PELICAN PLAZA WEST**

**FLOOR PLAN**



 <b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Total Population	8,210	54,053	172,643
Average HHI	\$165,897	\$165,422	\$155,322
Households	3,503	20,228	64,625

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**MARKET AERIAL**