



ROUTE 10
52,124 VPD

2920 ROUTE 10

MORRIS PLAINS, NEW JERSEY
PELICAN PLAZA WEST

FOR LEASE 2,300 SF - 7,671 SF

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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 POWDER MILL PLAZA WEST

SITE INFORMATION

CENTER SIZE: 70,000 SF

PARKING: PER CODE

NNN: \$5.41 PSF

AVAILABLE: 2,300, 7,310 & 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



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SITE PHOTO



JEFFERY REALTY
Retail Specialist

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**2,300 SF
AVAILABLE**

**7,671 SF
AVAILABLE**

2920 ROUTE 10 POWDER MILL PLAZA WEST

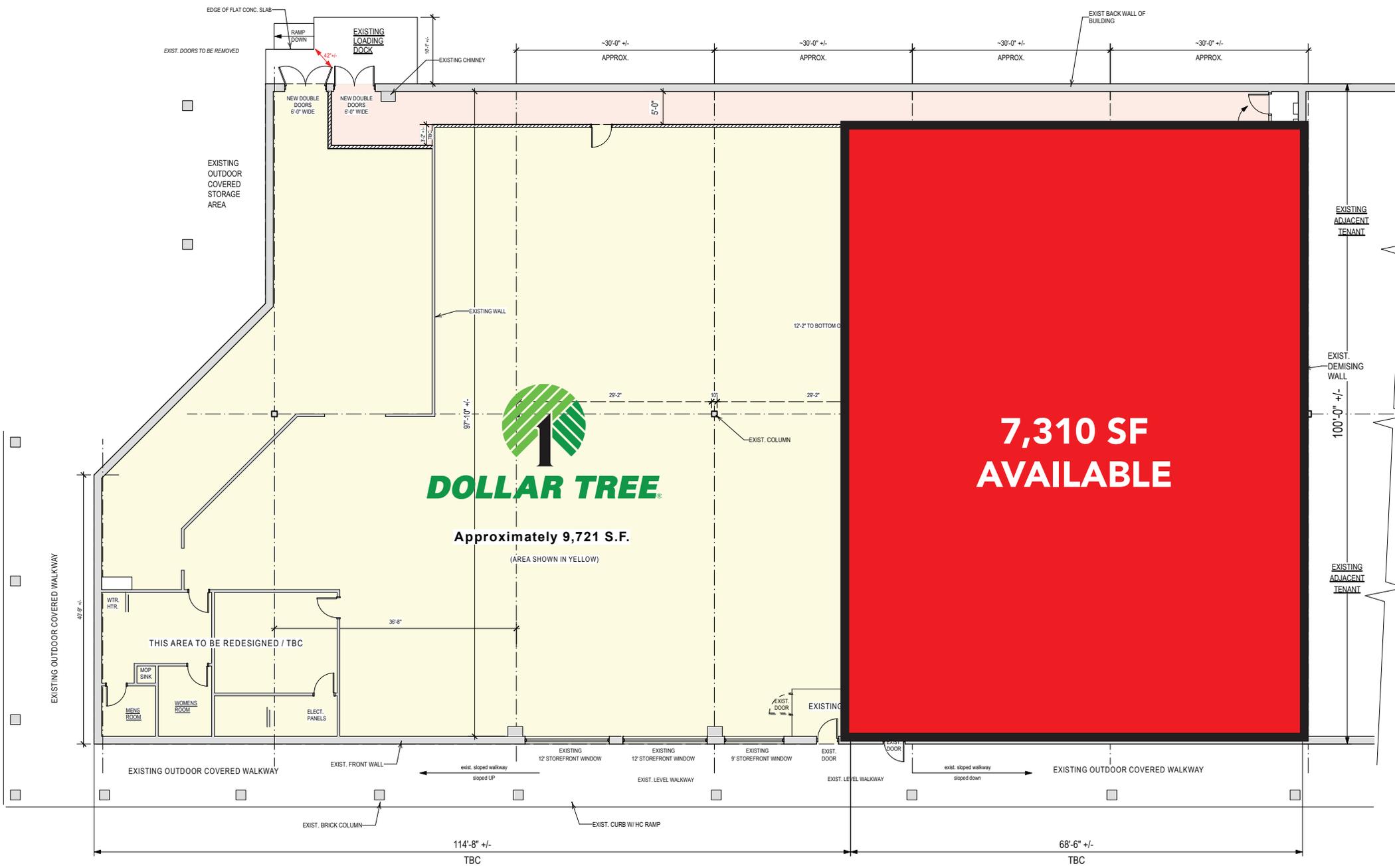
SITE PHOTO



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2920 ROUTE 10 POWDER MILL PLAZA WEST

FLOOR PLAN 1



**7,671 SF
AVAILABLE**

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

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

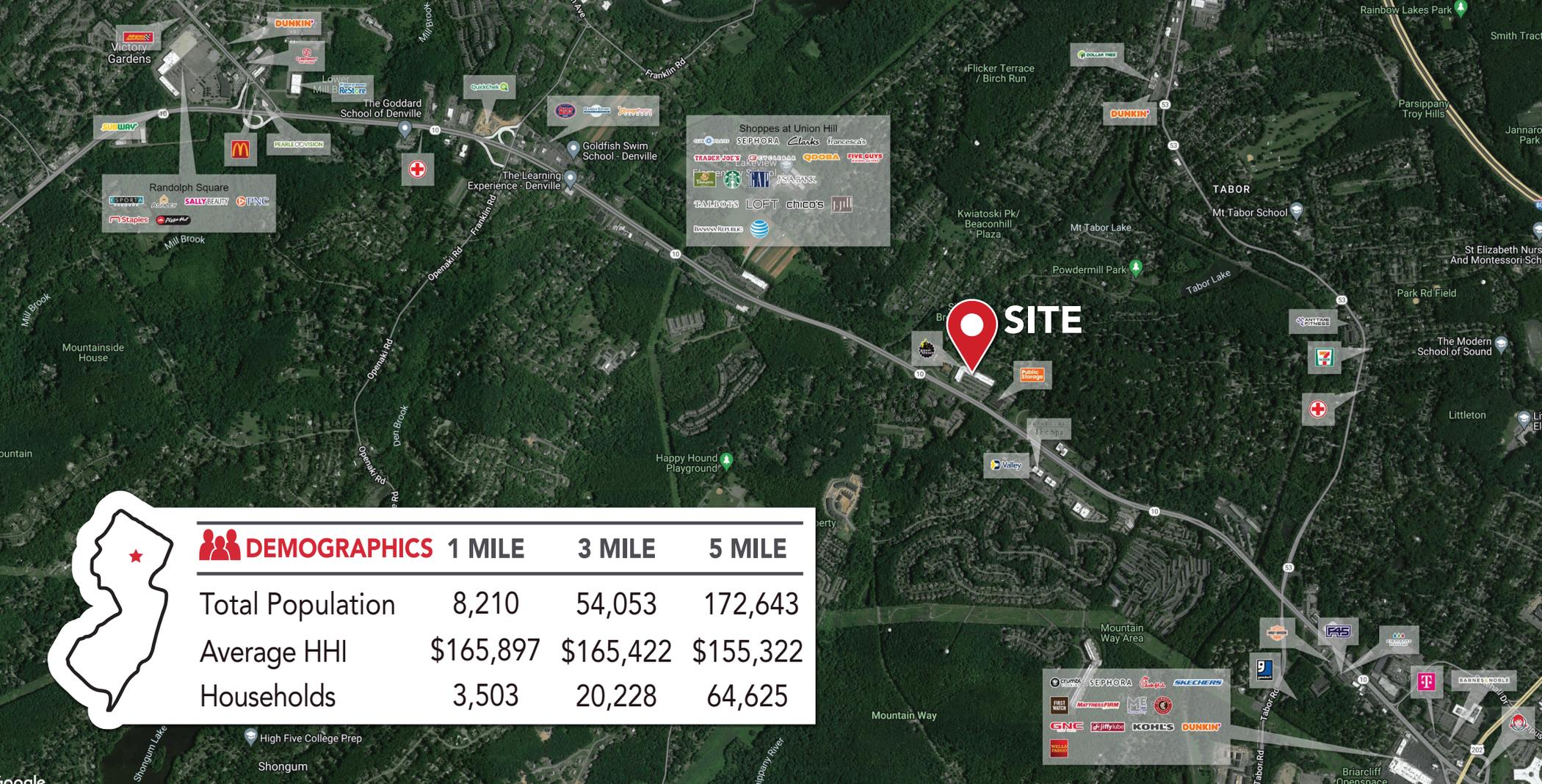
FIRST FLOOR PLAN



2920 ROUTE 10
POWDER MILL PLAZA WEST
MORRIS PLAINS, NJ

2920 ROUTE 10 POWDER MILL PLAZA WEST

FLOOR PLAN 2



 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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