480 ROUTE 10

WHIPPANY, NJ

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FOR LEASE | 4,195 SF FORMER BANK WITH EXISTING DRIVE-THRU

DIVISIBLE TO MAKE A TWO-TENANT BUILDING – SIZES FROM 1,600 UP TO 2,500 SF



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SITE INFORMATION



BUILDING SIZE
4,195 SF
**Can be Demised*

LOT SIZE
0.98 AC

FRONTAGE
140 FT wraparound on RT 10

ASKING RENT
Call for Quote

TAXES
Under Tax Appeal

PARKING
39 Spaces

TRAFFIC COUNTS
36,422 VPD on RT 10

CO-TENANTS
Jersey Mike's, Duck Donuts, Ivy Rehab, Hotworx, Hammer & Nail, Whippany Pizzeria, Starbucks, and CVS Pharmacy

NOTES
- Former Chase Bank with drive-thru
- Pad site at entrance of Whippany Village
- Monument signage
- WC commercial zoning

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PROPERTY PHOTOS

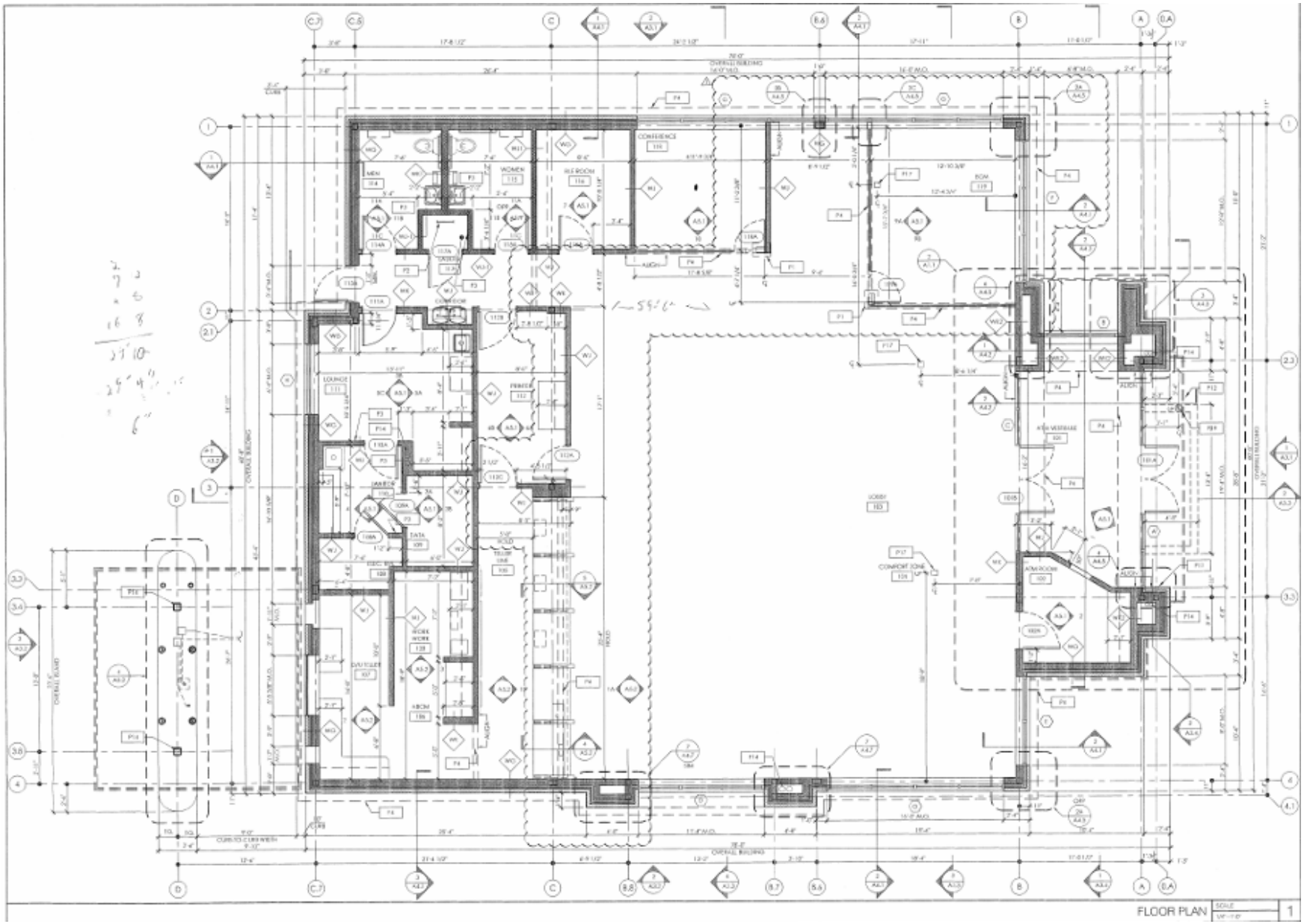






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FLOOR PLAN



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MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,443	44,137	175,897
AVERAGE HHI	$214,735	$205,940	$212,253
HOUSEHOLDS	1,652	16,833	68,139

For more information, please contact our exclusive brokers:

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