

PRIME RETAIL DEVELOPMENT SITE
1.377 Acres
960 Route 46 West
Township of Parsippany – Troy Hills
Morris County, New Jersey
OFFERED FOR LONG TERM GROUND LEASE

Lot and Block: Lot 14.01 Block 698

Address: 960 Route 46 West, Parsippany, Troy Hills, Morris County, New Jersey

Frontage: 200 ' frontage on Route 46

Total Land Area: 1.377 Acres comprising 60,000 sf

Utilities: Water, Sewer, Gas & Electric at the site

Zoning: B – 1 Highway Commercial District

Permitted Uses: Retail, Wholesale, Business & Professional Offices

Demographics: Population: 3 Mile Radius: 58,679
Average Household Income: \$94,761
Daily Traffic Count: 41,139

Rental: \$120,500 net per annum

For Further Information or to Arrange an Inspection Contact:
Jaime M. Weiss • 201-814-1800 www.jweissrealty.com



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