



# RETAIL DEVELOPMENT SITE

## 1.377 ACRE SITE

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**960 ROUTE 46 WEST**  
**PARSIPPANY, NJ**

**AVAILABLE FOR**  
**LONG TERM**  
**GROUND LEASE**  
**OR BUILD TO SUIT**

### LOCATION:

960 Route 46 West  
Parsippany, New Jersey

### PROPERTY SUMMARY:

- Proposed 5,348 sf Retail Building w/Drive-Thru
- 200' frontage on Route 46
- Total Lot Area: 60,000 square feet
- Includes: 44 parking spaces & 1 loading dock
- Adjacent to Kmart/Arlington Plaza Shopping Center

### DEMOGRAPHIC PROFILE:

	1 mile
Population (Est.)	58,679
Average HH Income	\$94,761

Ideal for Bank, Retail or Professional Office

For more information  
or to arrange for an  
inspection, please  
contact Exclusive Broker:

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