

RETAIL SPACE FOR LEASE

**3,800 SF AVAILABLE**

2 HANOVER ROAD, FLORHAM PARK, NJ

**FORMER BANK WITH DRIVE-THRU**



EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS



# PROPERTY OVERVIEW

## HIGHLIGHTS

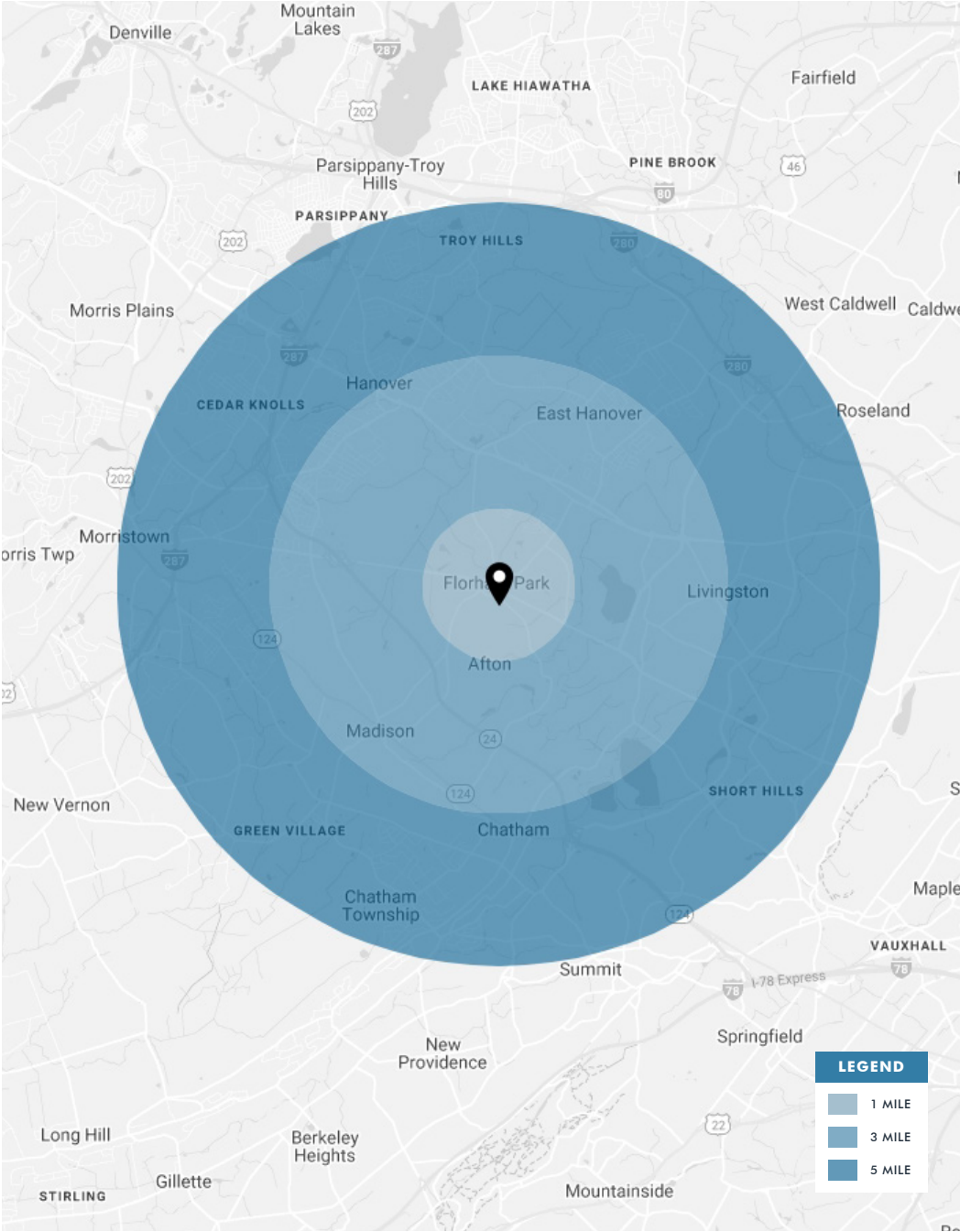
- Highly visible and accessible former bank with drive-thru
- Located at the signalized intersection of Columbia Turnpike and Hanover Road
- 25 parking spaces
- Rent: Upon request
- NNN: \$9.50 PSF (estimated)
- Nearby retailers include Trader Joe’s, Kings, Retro Fitness, European Wax Center, Massage Envy, Starbucks, Chop’t, Panera Bread, Dunkin’, CVS, Walgreens, Pure Barre, and more

## DEMOGRAPHICS

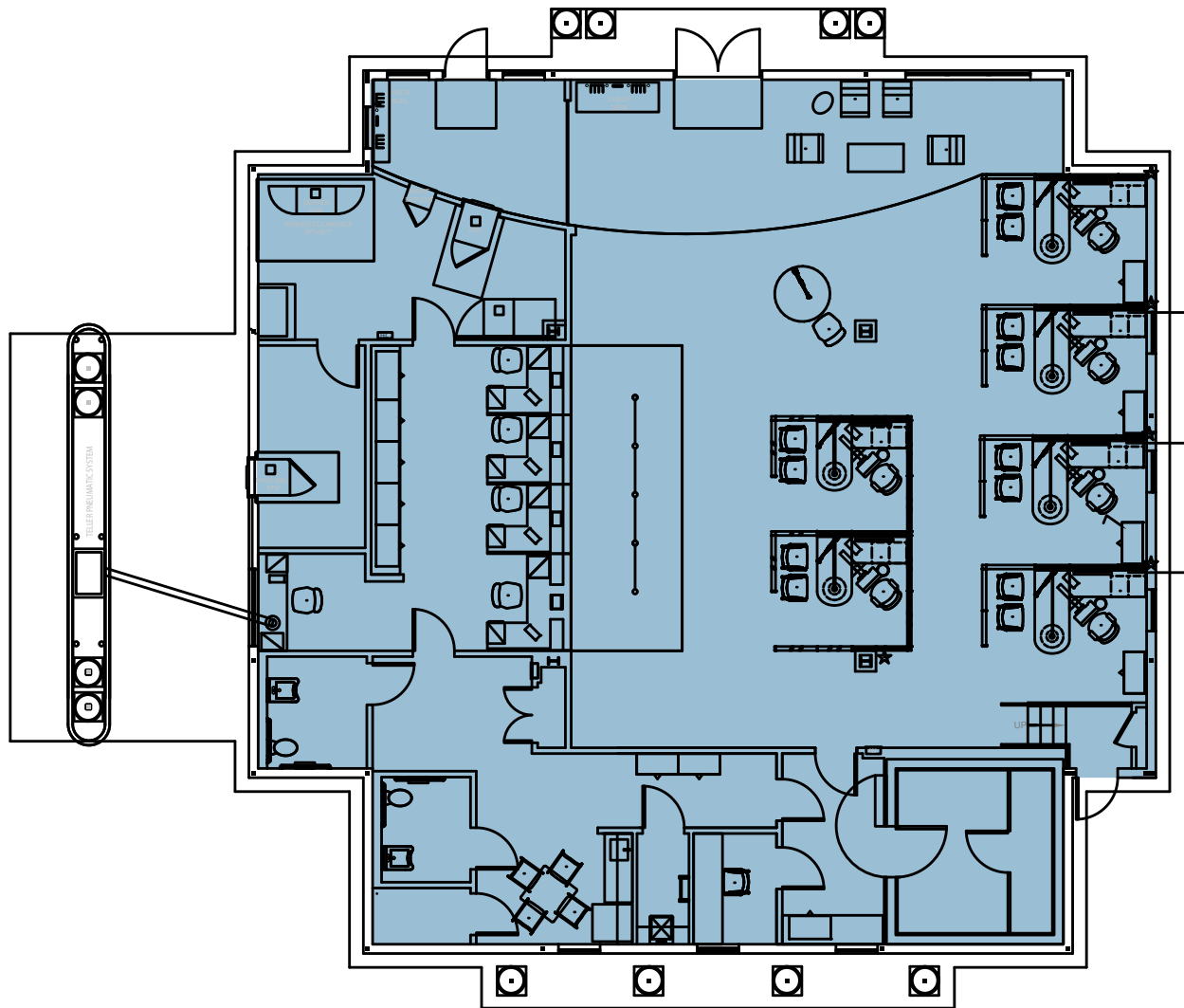
	1 Mile	3 Miles	5 Miles
POPULATION	4,592	47,772	144,774
HOUSEHOLDS	1,796	17,429	53,824
DAYTIME EMPLOYEES	10,730	59,020	149,073
AVERAGE HH INCOME	\$228,225	\$194,303	\$228,098

## TRAFFIC COUNTS

COLUMBIA TURNPIKE	28,291 VPD
HANOVER ROAD	8,497 VPD



# 2 HANOVER ROAD | EXECUTIVE SUMMARY



GROUND FLOOR

3,800 SF

2 HANOVER ROAD | FLOOR PLAN

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## 2 HANOVER ROAD | MARKET AERIAL





## CONTACT AGENT

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