

# DENVILLE, NJ

## Route 10 Retail Building

### 3138 Route 10

*retail building  
for sale*

**7,100 sf Free  
Standing Building**

**Prime Site In Route  
10 Retail Corridor**

**Excellent Access  
And Visibility**

**Abundant On-Site  
Parking**

**Over 49,000 Daily  
Car Count**



### Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	4,095	72,456	150,926
Daytime Pop.	2,208	31,778	103,876
Households	1,488	25,778	254,006
Avg. HH. Income	\$116,766	\$108,200	\$115,607

### Neighboring Tenants

K-Mart	Q'Doba Mexican Grill
The Gap	Bensi Italian Grill
McDonald's	Jos. A. Banks
Panera Bread	Starbucks
Banana Republic	Talbots

### Exclusive Brokers

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 **THE  
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