



Retail Space for Lease

246 Route 10

RANDOLPH, NJ 07869

Available Space: 3 units available on street level - Unit 2 +/- 1,000 SF, Unit 3 +/- 912 SF and Unit 4 +/- 1,050 SF. 2nd floor +/- 2600 SF can be divided to +/- 300 SF consisting of two office spaces and 2,300 SF of studio/office space

Details:

- High-visibility Route 10 retail spaces with strong frontage
- Ample parking
- Daily traffic
- Located in an upscale property

Lease Rate: 1st FL \$36.00 PSF + utilities
2nd FL \$56.00 PSF for offices 300 SF + utilities
2nd FL 2300 SF \$10.00 PSF + utilities

Location: Excellent location on Route 10 close to routes 46 and 80

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Exclusive Broker

Weichert Commercial
Brokerage, Inc.

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246 Route 10

Permitted Uses

15-27.2. - Permitted uses

A. Principal uses

1. All uses permitted in the B-1 Neighborhood Business Zone, except residential use.
2. Stores and shops for the conducting of any retail or service establishment not specifically prohibited by this Chapter.
3. Business and professional offices, banks and fiduciary institutions.
4. Restaurants, taverns, grills and other eating establishments.
5. Assembly hall, bowling alley, theater and commercial recreational activities provided that the entire use takes place within a building with suitable acoustical construction so as to abate noise beyond the buildings walls.

B. Accessory uses

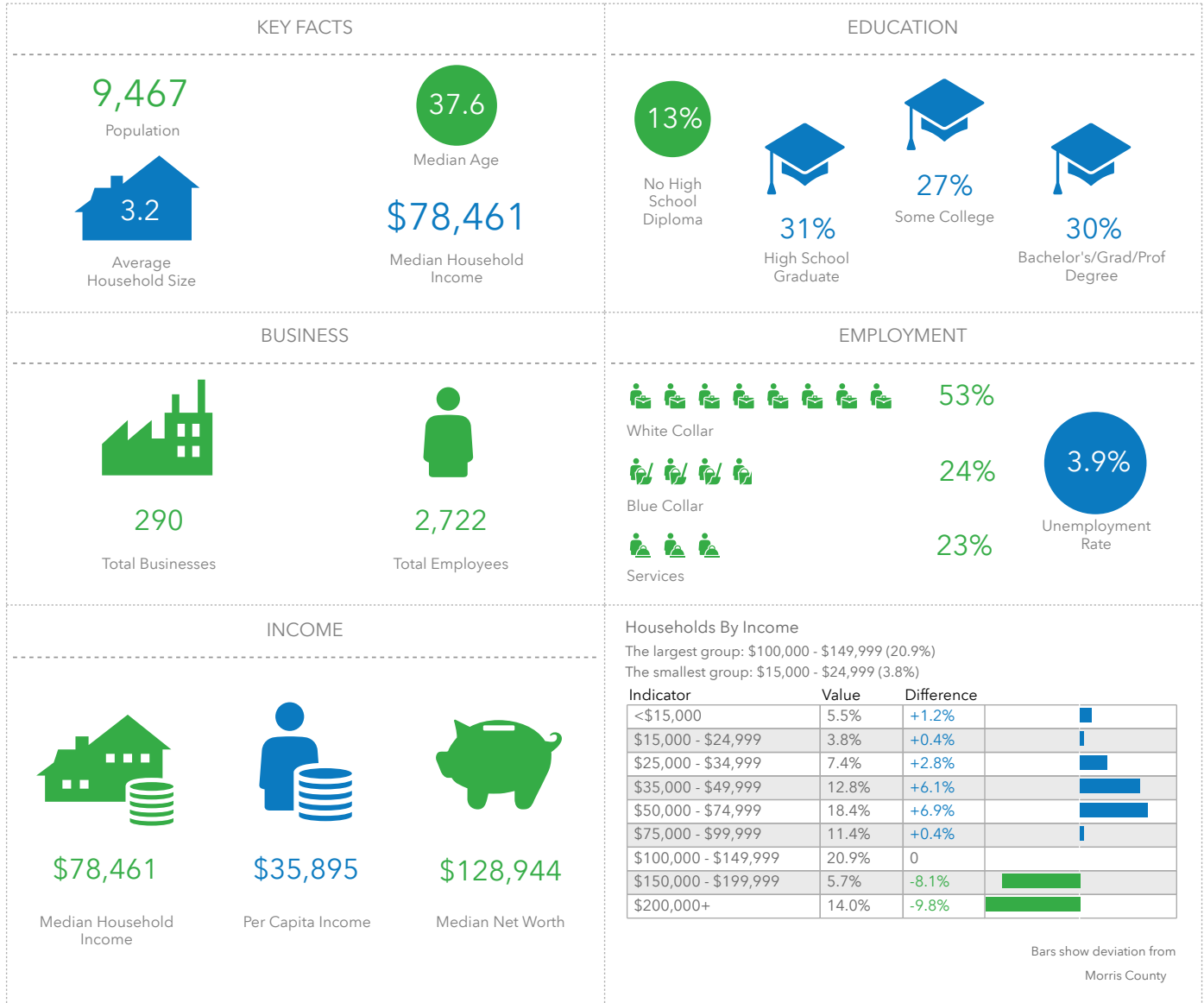
1. Customary accessory uses to the uses permitted above are permitted accessory uses.
2. Outdoor storage, pursuant to the requirements in section 15-42.
3. Outdoor dining areas associated with restaurants and limited-service restaurants. Seating for outdoor dining shall not exceed 16 seats or 20 percent of the indoor seating, whichever is greater. There shall be no limitation on the number of seats for outdoor dining at limited-service restaurants with no indoor seating whose primary business involves the seasonal service of ice cream. Outdoor dining shall not be conducted after 10:00 p.m. except that outdoor dining shall be permitted until 11:00 p.m. (i) if the primary business of the limited-service restaurant involves the seasonal service of ice cream; or (ii) if the designated outdoor dining area is located between the restaurant building or limited service restaurant building and a major arterial road as that term is defined in the Township of Randolph's Master Plan. An application may be made for permission to operate beyond the time periods listed above if the applicant demonstrates to the satisfaction of the appropriate Board as set forth below in a written analysis that site conditions allow sound generated from outdoor dining to be in compliance with Section 15-49.12 (Noise) of the Land Development Ordinance of the Township of Randolph. Such an application shall be made as follows: (1) to the Planning Board if there is no application pending before either the Planning Board or Board of Adjustment; (2) to the Planning Board if there is an application pending before the Planning Board; or (3) to the Board of Adjustment if there is an application pending before the Board of Adjustment.

C. Conditional uses

1. Automobile service stations.
2. Institutional uses, government uses and public utility facilities.
3. Commercial greenhouses.

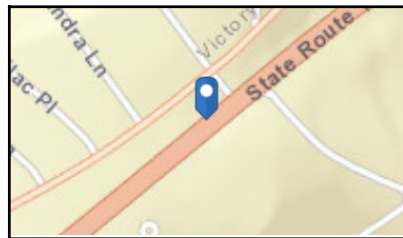
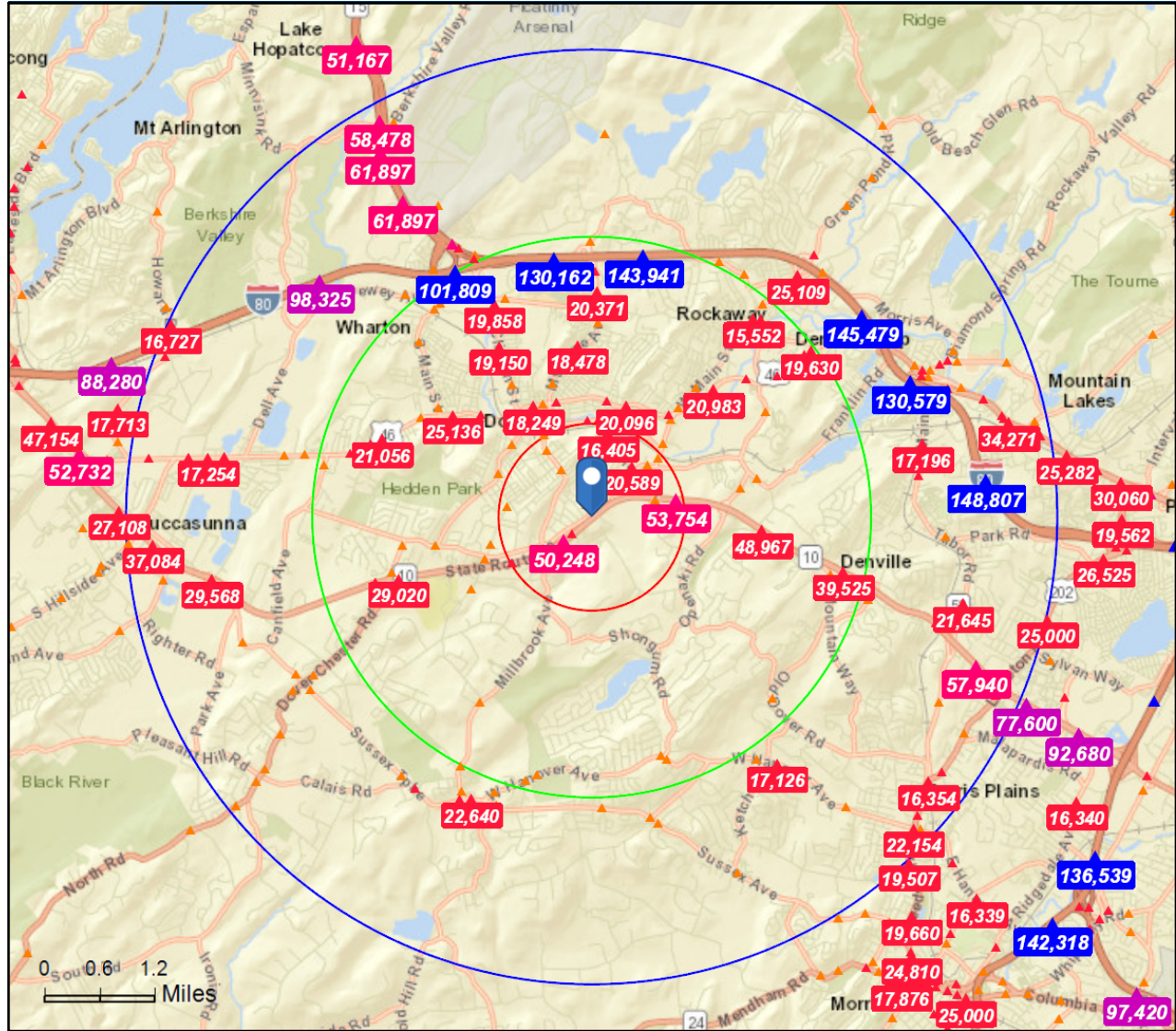
246 Route 10

Key Facts



246 Route 10

Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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