



Hanover Towne Center

Whippany, New Jersey

Andrea Kyriacou
 Senior Leasing Representative
 akyriacou@rdmanagement.com
 w. 212.265.6600 x390 c. 201.747.8608



Property Overview

*Liquor License Available

Address

831 Route 10 East
 Whippany, New Jersey 07981

Type

Mixed-Use Community

GLA

124,547 sf

Parking

590 Spaces

Traffic

Two-way average daily traffic on
 Route 10: 113,027 AADT (signalized
 jughandle)

Vital Statistics

- Join BJ's Wholesale Club and Chick-fil-A

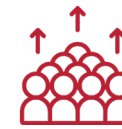
- Flexible retail pads available with frontage on Route 10, easy access from a signalized jughandle and a drive-thru option
- 60 town homes under construction
- Strategically located in the heart of Morris County, 1/4 mile from the junction of I-287 and Route 10 and less than 1 mile from Routes I-80 and 24
- Surrounded by desirable neighboring towns: Morristown, Morris Township, East Hanover, Florham Park, Morris Plains and Livingston
- Less than 1 mile from major corporate centers such as: Bayer, Novartis, Barclays, GAF and MetLife each with over 10,000 employees creating



Area Demographics



Population
 1 Mile: 5,300
 3 Mile: 50,000
 5 Mile: 162,000



Daytime Population
 1 Mile: 10,750
 3 Mile: 88,300
 5 Mile: 205,200



Median Age
 1 Mile: 20-49
 3 Mile: 20-49
 5 Mile: 20-49



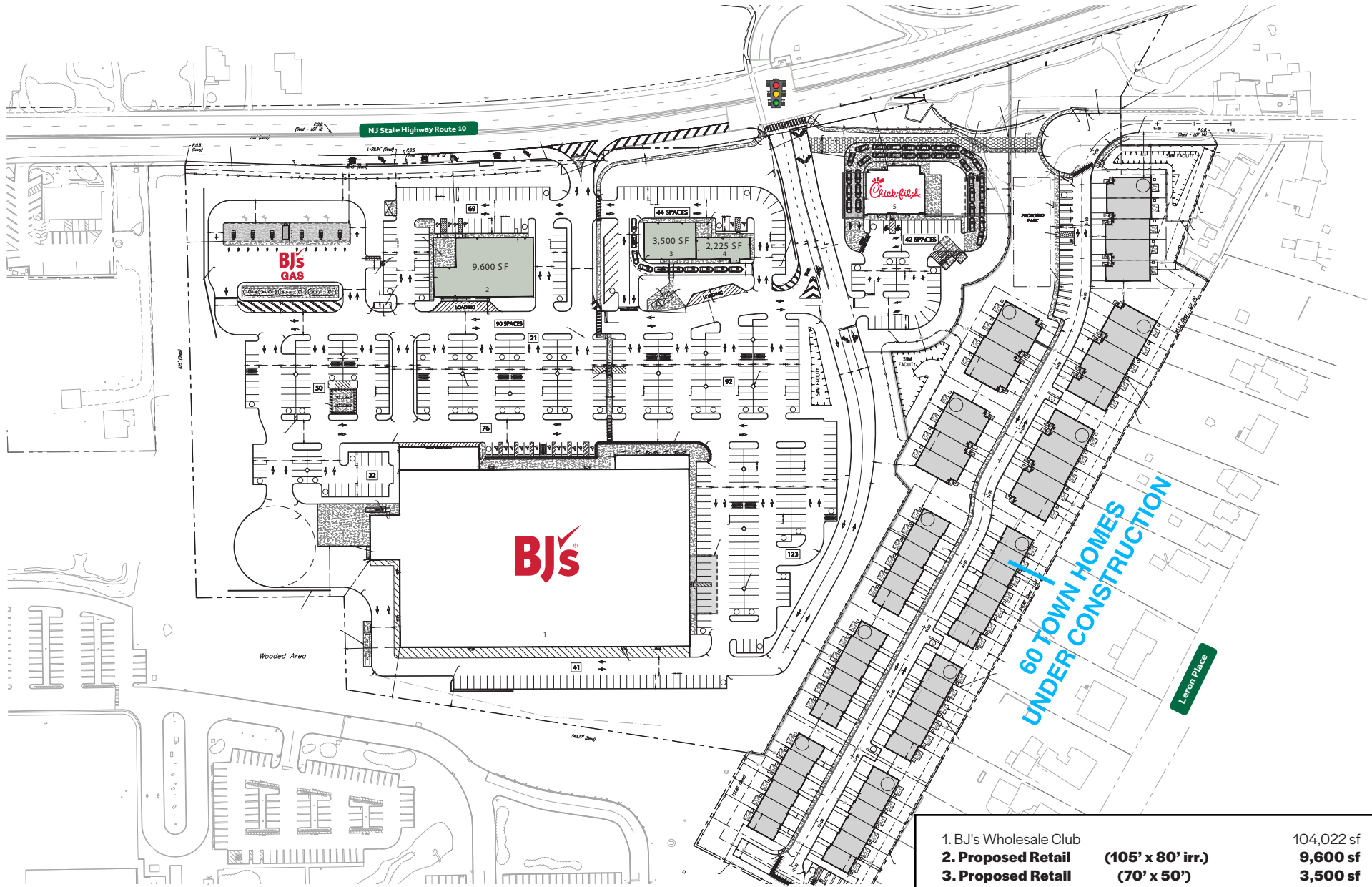
Number of HH
 1 Mile: 2,200
 3 Mile: 18,600
 5 Mile: 62,200



Average HH Income
 1 Mile: \$178,000
 3 Mile: \$186,200
 5 Mile: \$194,500



Median HH Income
 1 Mile: \$142,000
 3 Mile: \$149,000
 5 Mile: \$148,000



1. BJ's Wholesale Club		104,022 sf
2. Proposed Retail	(105' x 80' irr.)	9,600 sf
3. Proposed Retail	(70' x 50')	3,500 sf
4. Proposed Drive-Thru	(73.44' x 29.44')	2,225 sf
5. Chick-fil-A		5,200 sf