



**RETAIL SPACE**

# 321 SPEEDWELL

US-202 @ East Hanover Avenue

MORRIS PLAINS | NJ

**2,000 SF -  
32,693 SF**

\*Expandable to  
48,000SF

\*Space is Divisible

\*Pad Sites Available

**RIPCO**  
REAL ESTATE





SPACE DETAILS

**LOCATION**  
Traffic lit intersection of  
US-202 and Hanover Ave

**SIZE**  
2,000 SF - 32,693 SF  
\*Divisible  
\*Expandable  
\*Pad sites available

**FRONTAGE**  
185' x 175'

**RENT**  
Negotiable

**NEIGHBORS**  
Shoprite, Lowe's, Homegoods, Ulta, Old  
Navy, Five Below, Starbucks, Panera

**COMMENTS**  
At traffic light intersection of US-202 (approx 20,000 VPD) and Hanover Ave (approx 15,000 vpd) with  
access points

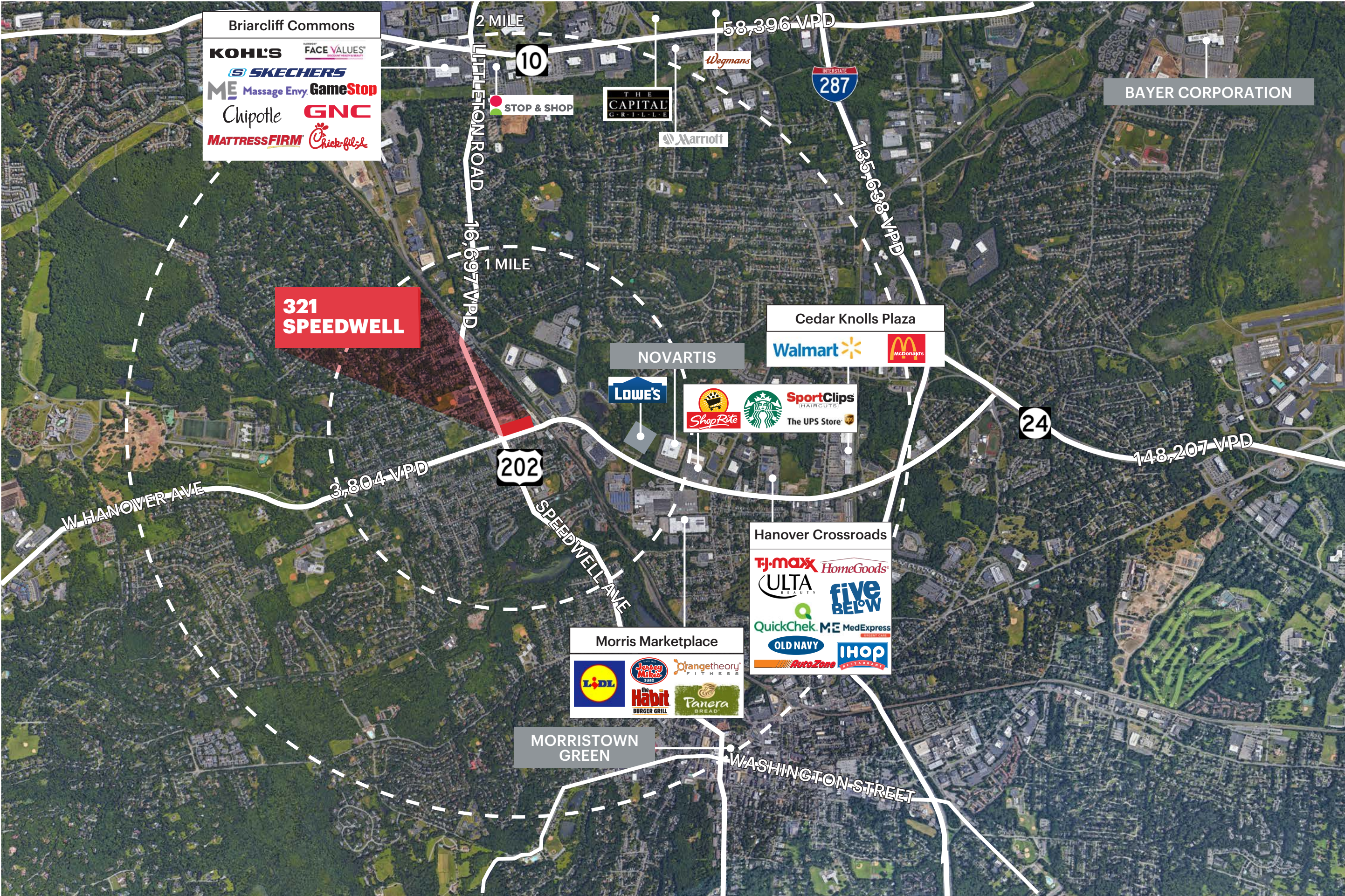
Located in a market with high incomes with dense residential population and daytime population. and  
visibility on both roads.

Close proximity to downtown Morristown which has limited parking and tremendous vertical growth



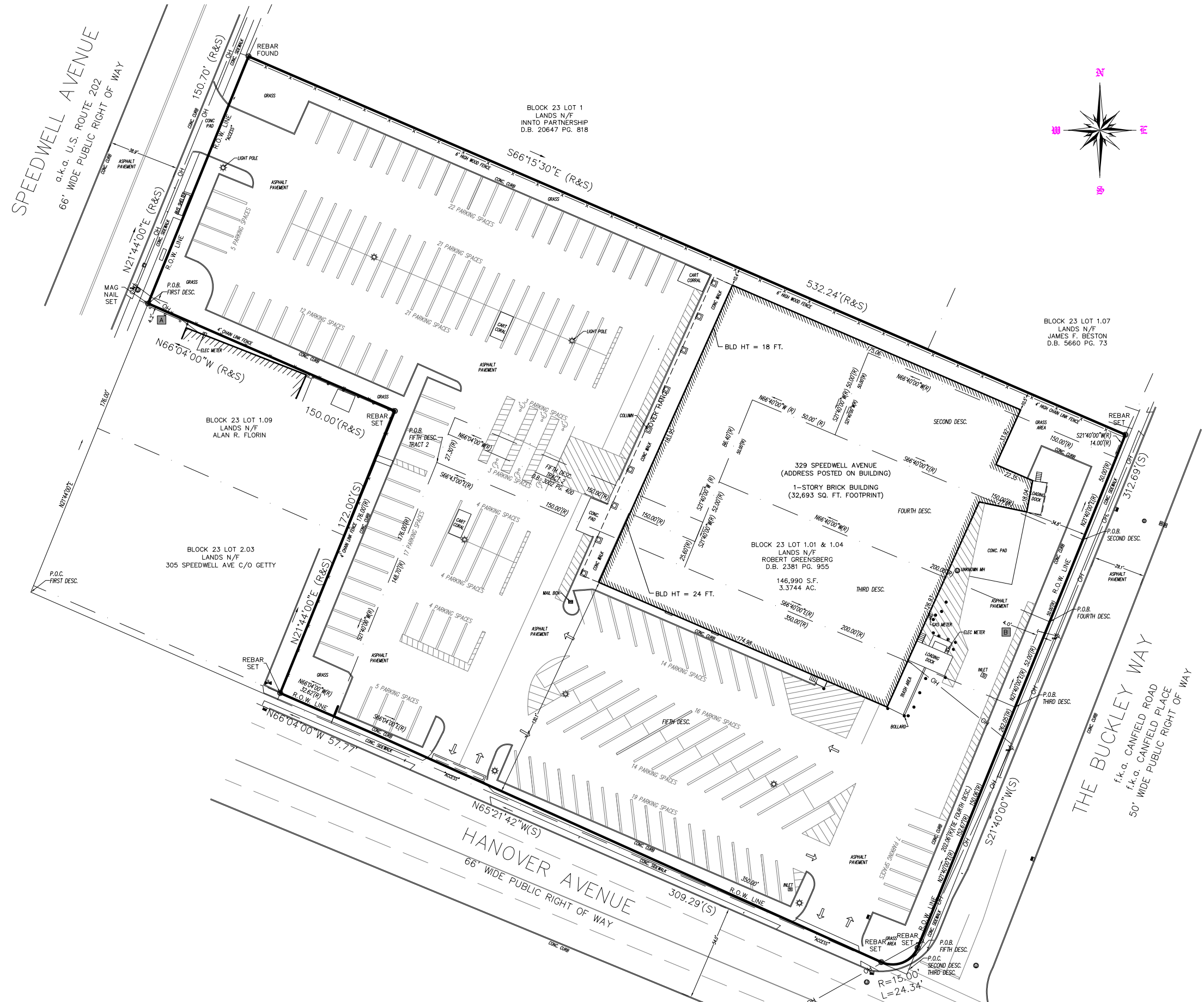


HIGH LEVEL AERIAL

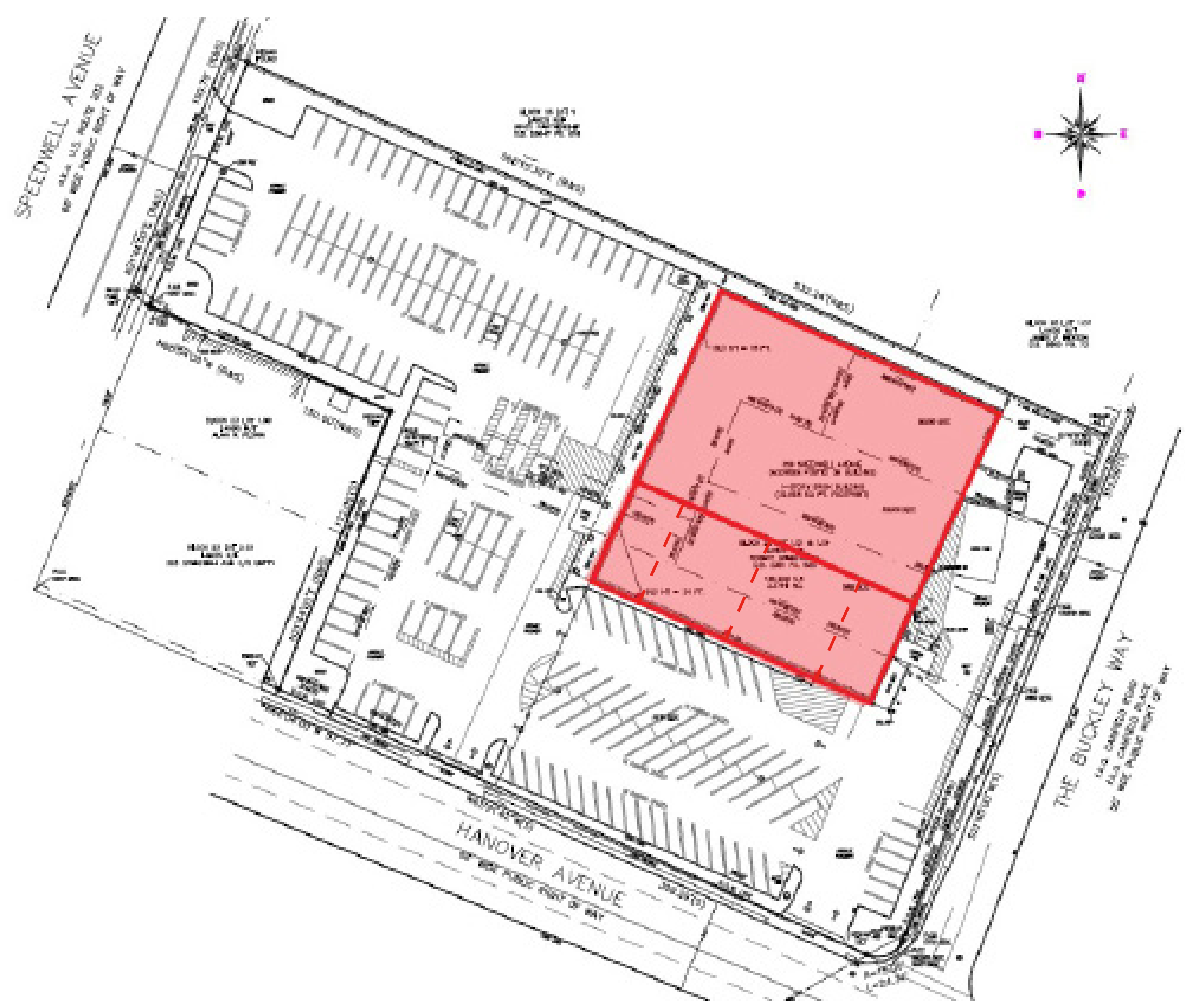




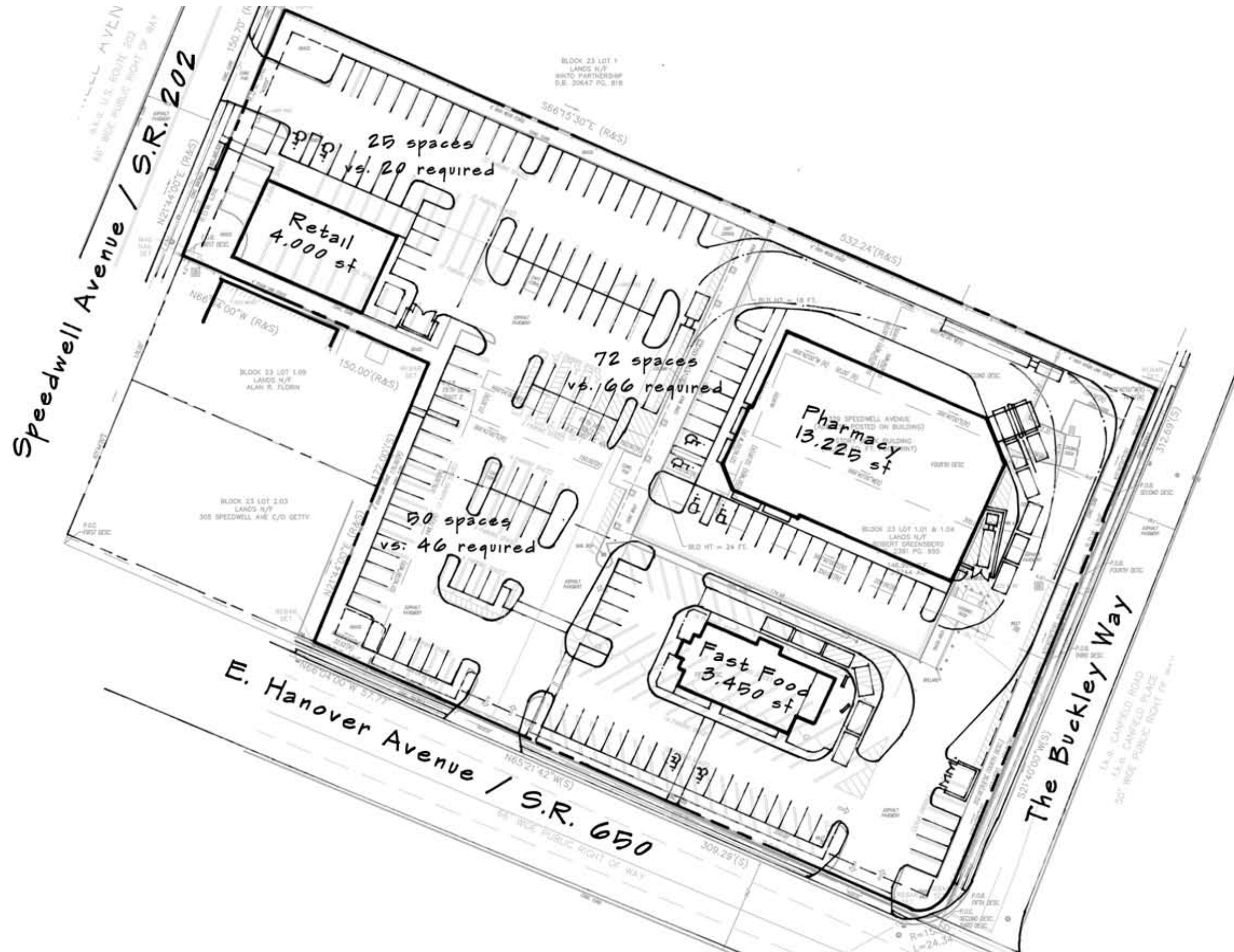
## EXISTING BUILDING



BUILDING BREAKUP

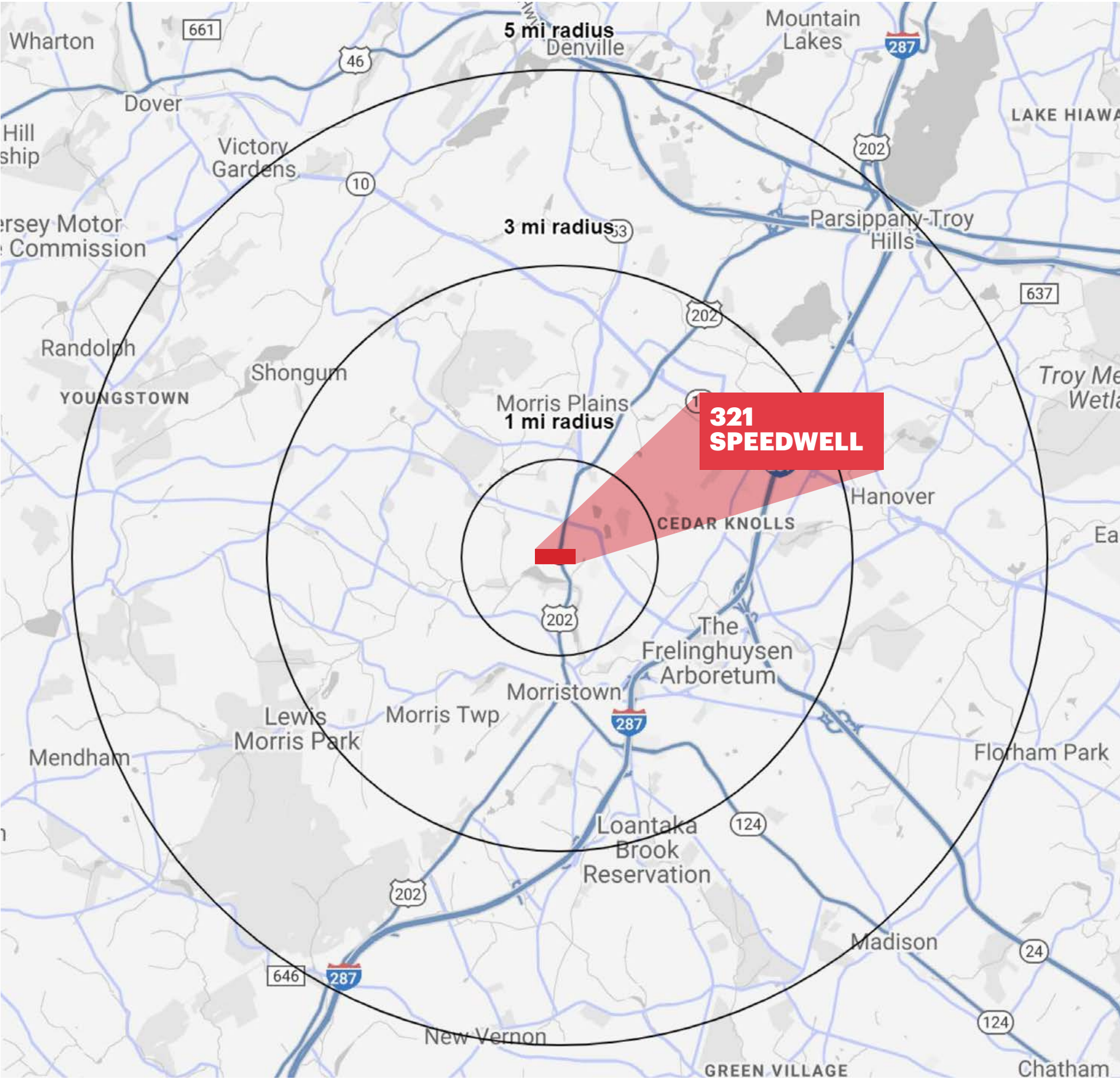


## PAD SITES





AREA DEMOGRAPHICS



TOTAL POPULATION

1 mile	12,928
3 miles	62,316
5 miles	122,814

DAYTIME POPULATION

1 mile	7,355
3 miles	95,773
5 miles	186,466

AVERAGE HOUSEHOLD INCOME

1 mile	\$125,847
3 miles	\$175,031
5 miles	\$183,490

\*2019 estimates

## CONTACT EXCLUSIVE AGENTS

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