

50 ROUTE 10
Hanover, New Jersey

4.153 ACRES
PRIME LOCATION Suitable for a
Gym • Retail • Office • Industrial

24,429 SF Available Immediately
200 Parking Spaces



- Fully equipped Health Club for lease.
- Including all workout equipment and recently renovated locker rooms.

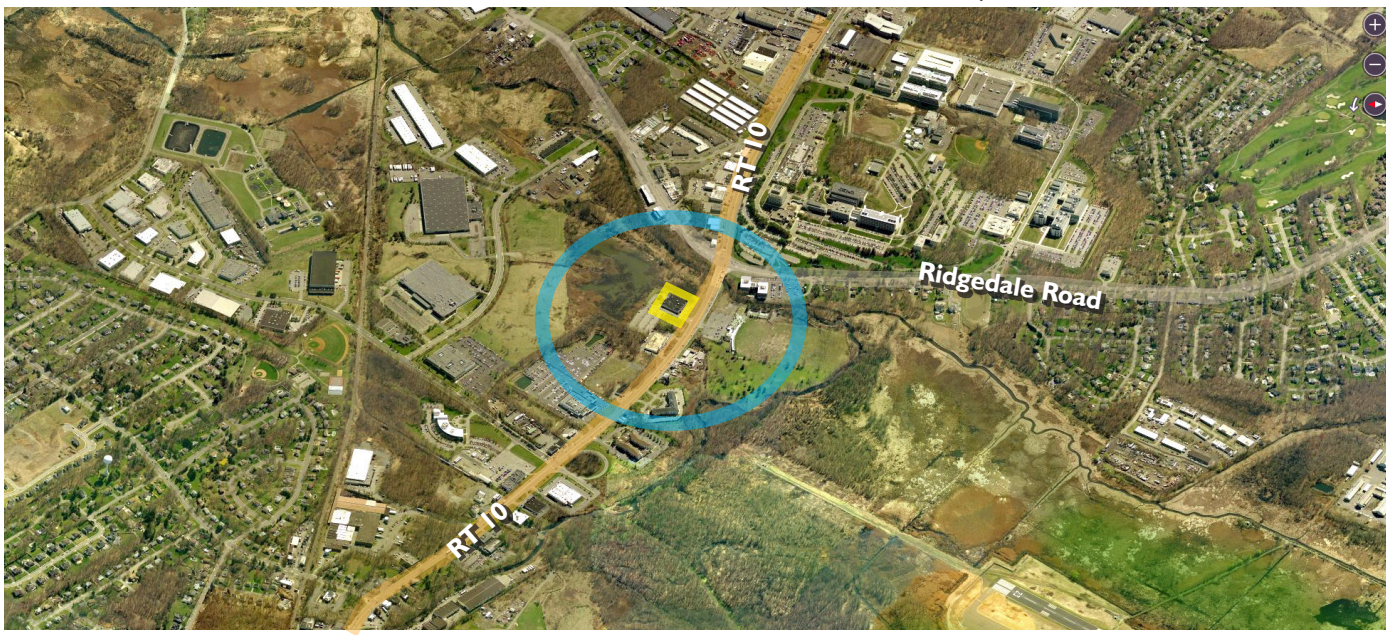
Join these nearby
Retail Businesses:



IMMEDIATE POSSESSION!

Demographics	1 Miles	3 Miles	5 Miles
2015 Population	1,745	35,532	159,126
2020 Population	1,779	36,210	162,196
2015 Average Household Income	\$170,584	\$141,673	\$135,525
2020 Average Household Income	\$95,511	\$160,636	\$152,419
Traffic Counts	35,359 over 48 hours		

TRAFFIC COUNT: 35,359 over 48 Hours



For further information or
to schedule an inspection contact:

Deborah A. Stone
AVP of Retail Leasing/Marketing

Ph: 201.272.5207 • Fax 201.348.4358
deborah.stone@hartzmountain.com

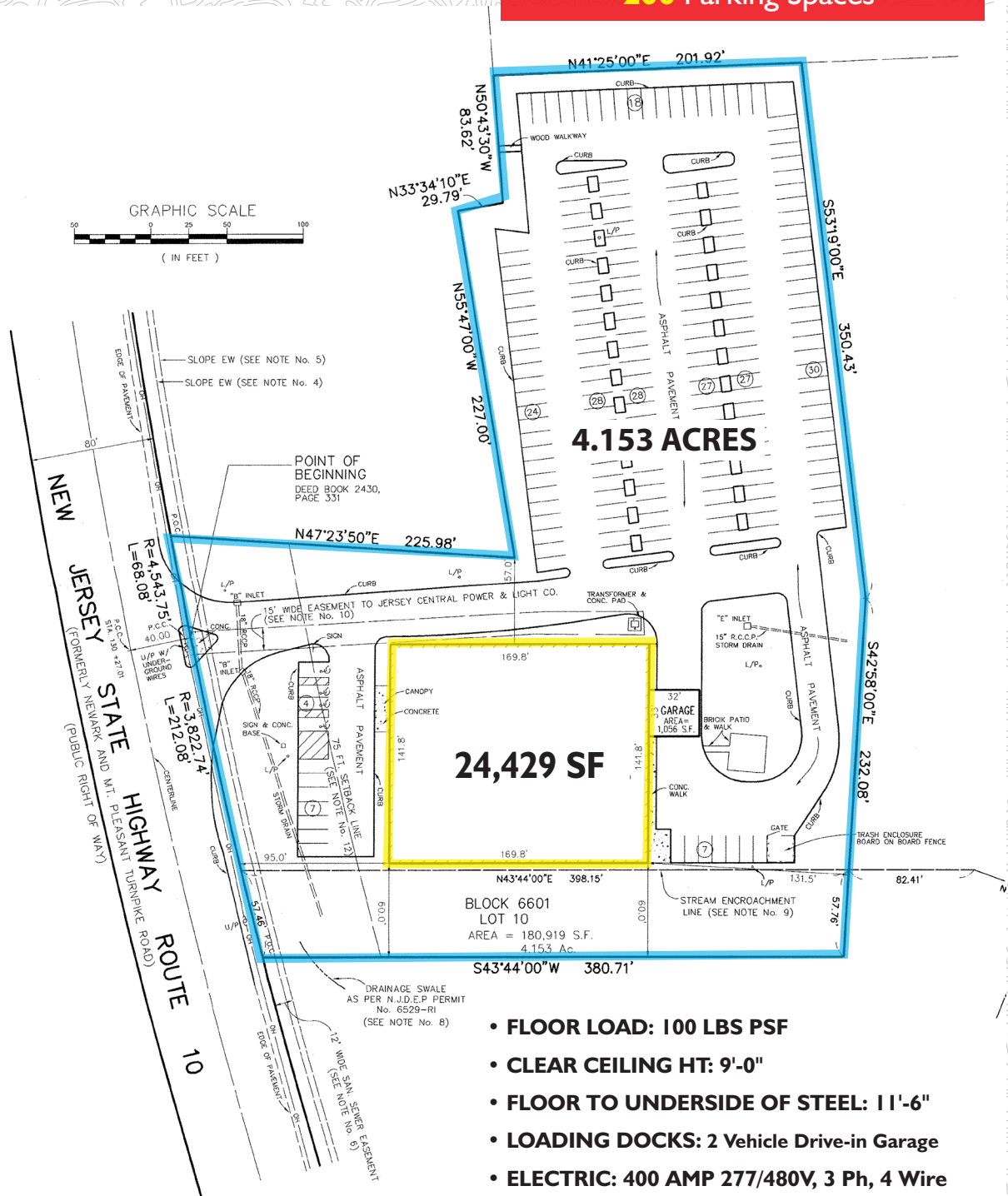
50 ROUTE 10
Hanover, New Jersey

4.153 ACRES
PRIME LOCATION Suitable for a

Gym • Retail • Office • Industrial

24,429 SF Available Immediately

200 Parking Spaces



24,429 SF

4.153 ACRES

BLOCK 6601
LOT 10
AREA = 180,919 S.F.
4.153 Ac.

- FLOOR LOAD: 100 LBS PSF
- CLEAR CEILING HT: 9'-0"
- FLOOR TO UNDERSIDE OF STEEL: 11'-6"
- LOADING DOCKS: 2 Vehicle Drive-in Garage
- ELECTRIC: 400 AMP 277/480V, 3 Ph, 4 Wire
- FORMERLY OCCUPIED BY A GYM

For further information or
to schedule an inspection contact:

Deborah A. Stone
AVP of Retail Leasing/Marketing

Ph: 201.272.5207 • Fax 201.348.4358
deborah.stone@hartzmountain.com