



34 Eden Lane, Township of Hanover, NJ 07981

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek

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AVAILABLE

PAD SITE - GROUND LEASE

- Approved Pad Site - 1,650 SF Building with Drive-Thru
- Ground Lease or Build to Suit Possible
- Adjacent to 81 Unit Apartment Building
- Proposed Development Behind River Park Town Center
 - Over 1,000 + Proposed Residential Units + Industrial Component
- Traffic Count Whippany Rd & Vincent Terr: 12,688 VPD
- Zoning - River Park Redevelopment Area: [Click Here for More Information](#)
- Neighboring National Tenants: Retro Fitness, QuickChek, BJ's, Chick-fil-A, Wells Fargo, McDonald's, Panera Bread, Jersey Mike's, PNC Bank, ShopRite, Starbucks, Dunkin', LA Fitness, Wegmans and Many More...

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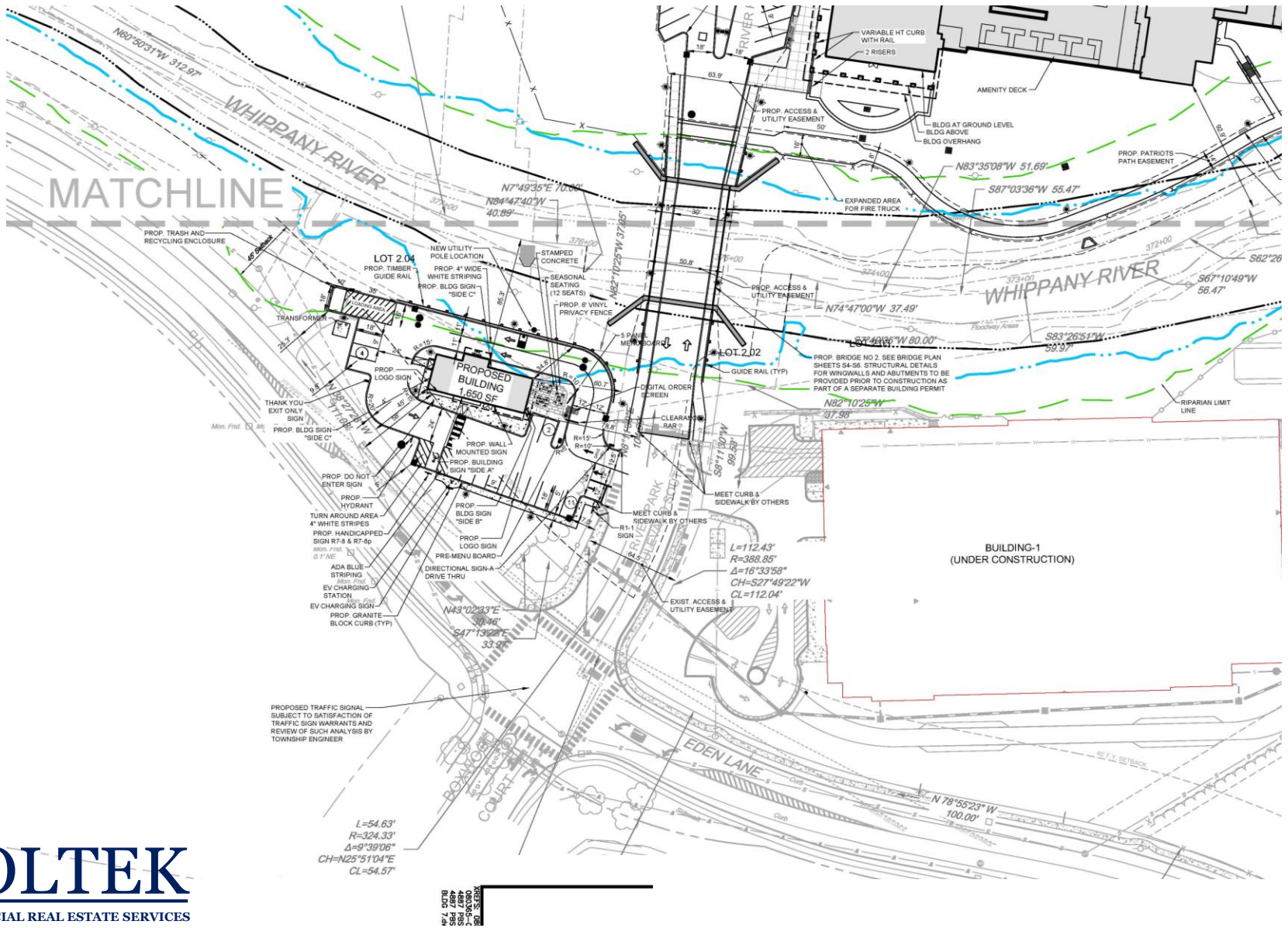
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ZOLTEK COMMERCIAL REAL ESTATE SERVICES - Licensed Real Estate Broker - 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130



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SITE PLAN



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SITE PLAN

Uncle Giuseppe's MARKETPLACE | UGLY DUMPLING | FIRST WATCH | **KOHL'S**
 ME Message Entry | crumbl COOKIES | CHOPT CREATIVE SALAD CO. | **BK DUNKIN'**
 CITYMD URGENT CARE | verizon | **SKECHERS**

DUNKIN' | **DUNKIN'**
 BARNES & NOBLE | FedEx Ship Center | Wendy's | RUTH'S CHRIS STEAK HOUSE | Hilton | Starbucks | MILLER'S ALE-HOUSE | **STOP & SHOP**

Walmart | McDonald's | ExtraSpace Storage | OLD NAVY | planet fitness | IHOP | QuickChek | TJ-maxx | HomeGoods | five BELOW

202

MAVIS DISCOUNT TIRE

287 INTERSTATE

THE CAPITAL GRILL | Seasons FRESH GRILL '22

Wegmans | Panera BREAD | LA FITNESS

CUBESMART self storage

HYATT house

Hanover Twp. Police Dept.

BJ's Chick-fil-e

The Calais School

CVS | DUNGEN MRS. SUBS

10

HANOVER

287 INTERSTATE

DUNKIN' | PNC BANK

QuickChek

WELLS FARGO

10

Arrow Academy Middle School

DUNKIN'

10

PC RICHARD & SON

CEDAR KNOLLS

Retro Fitness

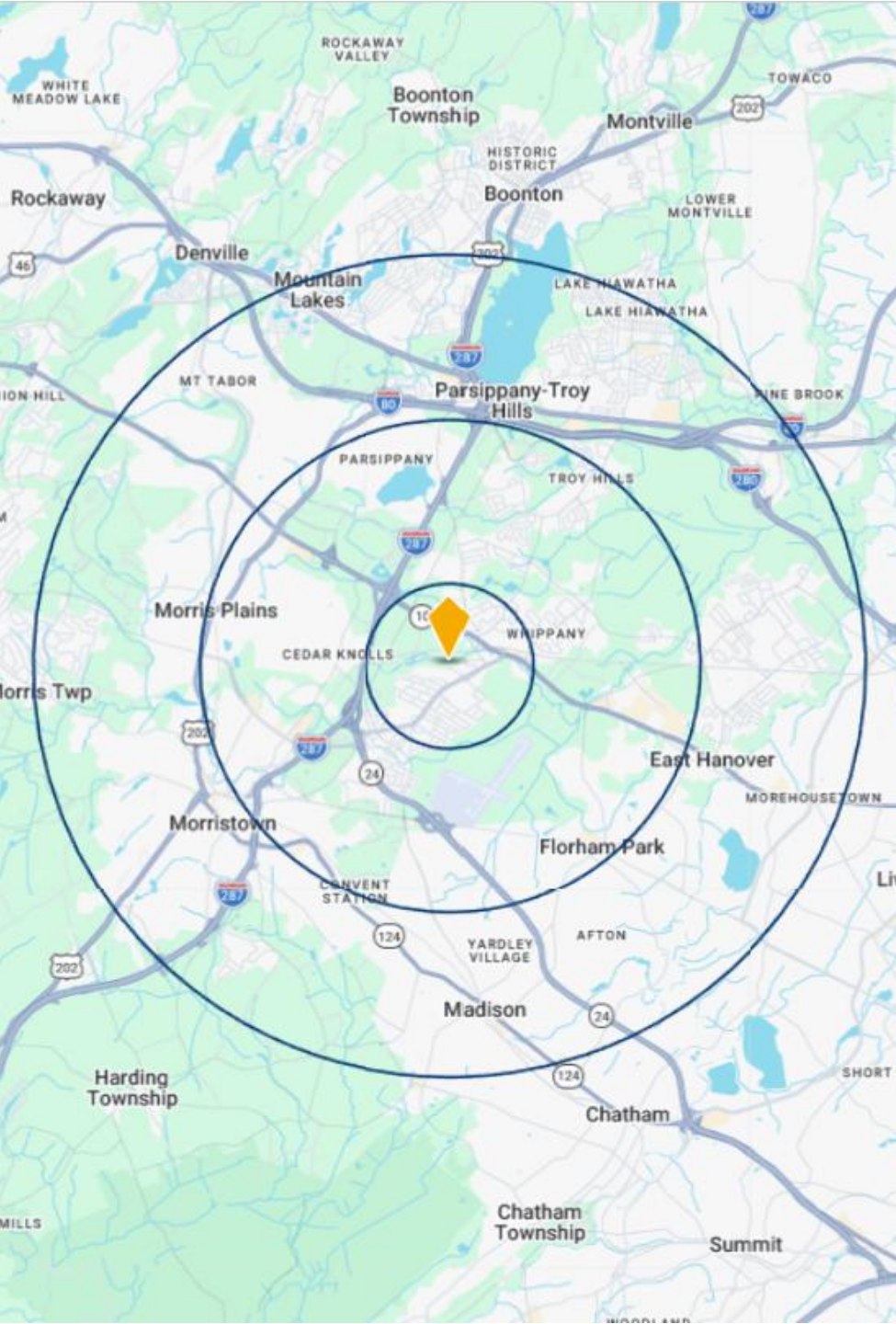
BAYER

Whippany Park High School

SITE

Traffic Count Whippany Rd. & Vincent Terr: 12,688 VPD





DEMOGRAPHICS	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	6,232	49,606	166,236
Daytime Population	5,784	69,354	166,938
Households	2,513	18,630	62,540
Median Age	49	43.7	42.4
Average HH Income	\$171,601	\$171,063	\$170,159

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