

410 Route 10 West  
Suite 213  
Ledgewood, NJ 07852



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“We Close Deals.....That’s The Bottom Line”

**Route 10 & Mary Louise Avenue  
Ledgewood, New Jersey**

**County:** Morris  
**Town:** Ledgewood  
**Block:** 6303  
**Lot:** 6&7

**Address:** Route 10 & Mary Louise Ave

**Lot Size:** +/- 1.38 Acres

**Current Use:** Paint Supply

**Asking Rent:** \$1,400,000

**Zoning:** B-2 Highway Business District

**Major Area Tenants:** Home Depot, Shop-Rite, Linens & Things, Staples, P.C. Richards, Marshalls, WalGreens, Macys, Wal-Mart, Circuit City, Rag Shop, Cinema 10 Movies, Barnes & Noble, Blockbuster, Kohl’s, Sports Authority, Pet Goods, Electronic Expo, Marty’s Shoes, Ledgewood Post Office.

**Restaurants:** Outback Steak House, TGIF, Red Lobster, Pizza Hut, Ruby Tuesday, Taco Bell, McDonalds, Wendy’s, Burger King, Boston Market, KFC, White Castle, Vermont Pancake House, Panera Bread.

**Comments:** Site is high visibility location at the corner of Route 10 & Mary Louise Avenue. Ingress & Egress exist along Route 10 & Mary Louise Avenue.

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# SOLO!



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