



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

**County:** Morris  
**Town:** Ledgewood (Roxbury Twp.)  
**Block:** 6305  
**Lot:** 7

**Address:** 410 Route 10 West

**Lot Size:** +/- 1.98 Acres

**Building Size:** First Floor: +/- 14,174 Square Feet of Retail  
Second Floor: +/- 14,174 Square Feet of Office  
(To Be Verified by Buyer)

**Frontage:** +/- 282 Feet along State Route 10 West

**Asking Price:** \$6,400,000

**Current Use:** Mixed Use – Retail & Office

**Utilities:** Pro-Rata Share Paid By Tenant

**Current Zoning:** PO/R – Professional Office / Residential

**Comments:**

- High Visibility Location along State Route 10 West
- Property is Fully Leased & Occupied
- Ingress & Egress exists along both State Route 10 West & Main Street
- Approximately 99 Parking Spaces on site
- Major Area Retailers Include: Home Depot, Shop-Rite, Linens & Things, Staples, P.C. Richards, Marshalls, CVS, Walgreens, Macys, Wal-Mart, Circuit City, Cinema 10, Barnes & Noble, Kohl’s, Fortunoff’s, Sports Authority, & Men’s Warehouse.

**LICENSED REAL ESTATE BROKER**  
Visit: [www.EagleAmericanRealty.com](http://www.EagleAmericanRealty.com)

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Eagle American Realty, Inc.  
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Licensed Real Estate Broker

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# FRONT VIEW OF PROPERTY



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# VIEW WEST OF PROPERTY

**SITE**



**ROUTE 10 EAST**



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# REAR VIEW OF THE PROPERTY



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# Ledgewood (Roxbury Twp.) / Morris County / NJ

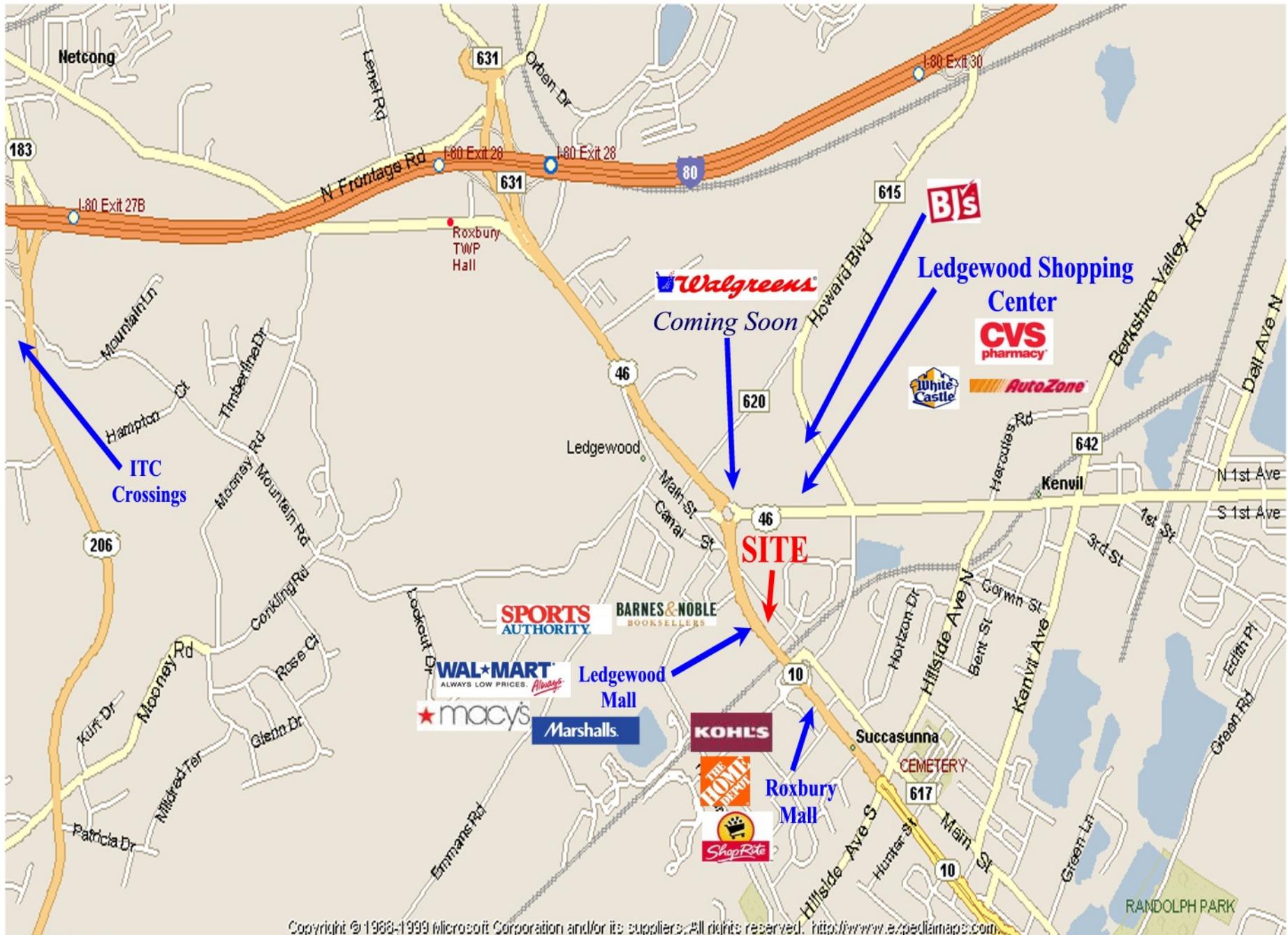


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