

# Prime Retail For Lease

## LEDGEWOOD, NJ

1103 Route 46

NEWMARK  
ASSOCIATES  
Commercial Real Estate Services



## Move in Now - Commercial Kitchen Plus Storage

### Available Space

- Immediate occupancy

#### Unit 1: Approx. 3300 sf space

- Former Dunkin'®
- Commercial kitchen ideal for food prep or restaurant
- Excellent visibility from Route 46
- Monument sign available on Rt. 46 & Howard Blvd.
- Extra storage space adjacent to available unit

#### Unit 2: Approx. 1200 sf of storage

- Easily accessible storage
- Double door with ample loading

### Building Features

- Located at intersection of Rt. 46 & Howard Blvd.
- Proximity to Route 10
- Ample parking
- 16 ft. ceiling
- 100,000 sf prime neighborhood strip center
- Easy access from multiple points of ingress/egress
- Plus join other retail stores: Fitness Center, CVS, LedgeWood Farm, Best Sellers Wine & Spirits

Asking Price: \$15 NNN

### For More Information Contact:

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YEARS STRONG

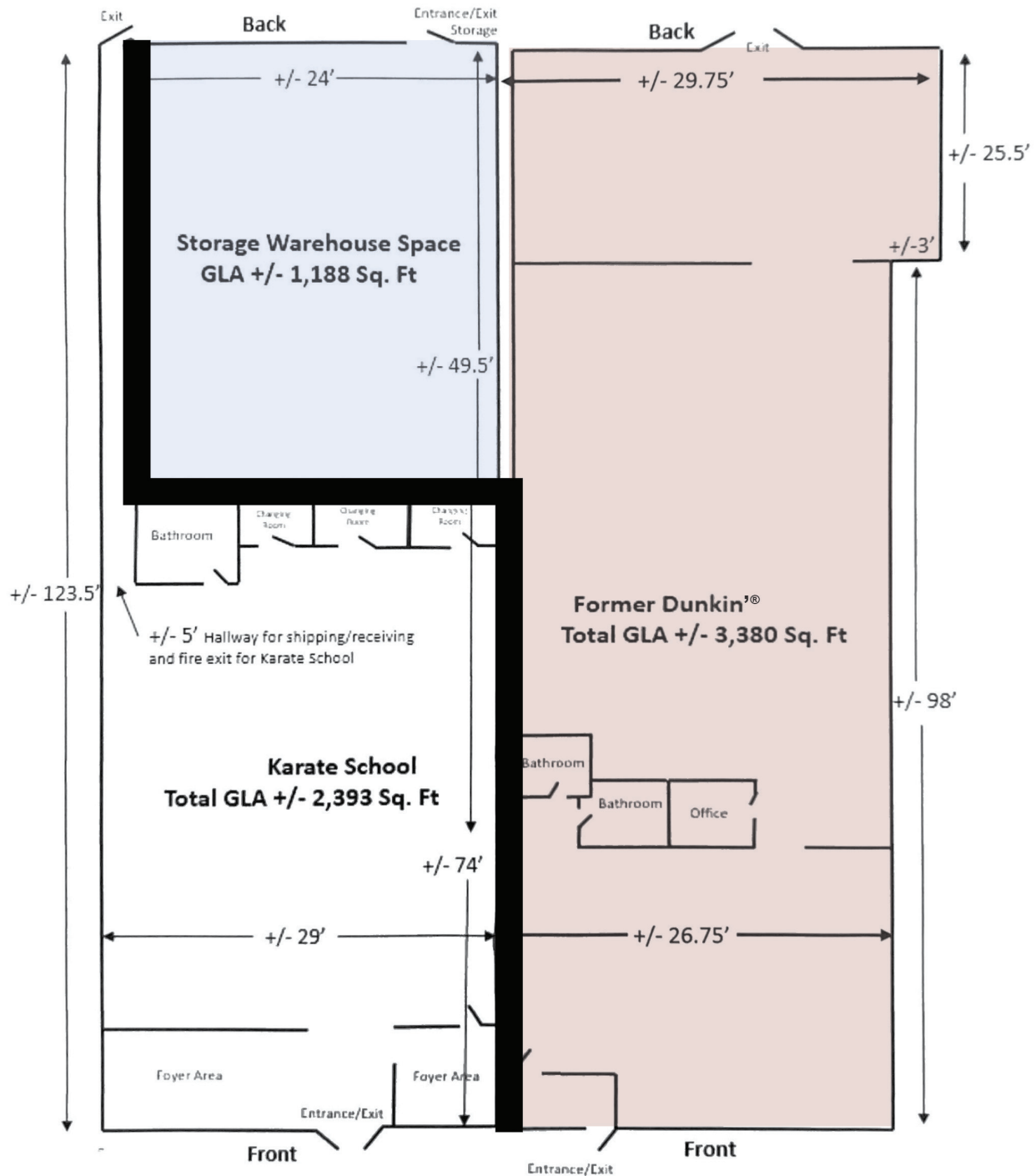
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### 1103 Route 46



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