

50 ROUTE 10
Hanover, New Jersey

PRIME RETAIL LOCATION
Suitable for a
Gym • Retail

24,429 SF Available Immediately
200 Parking Spaces



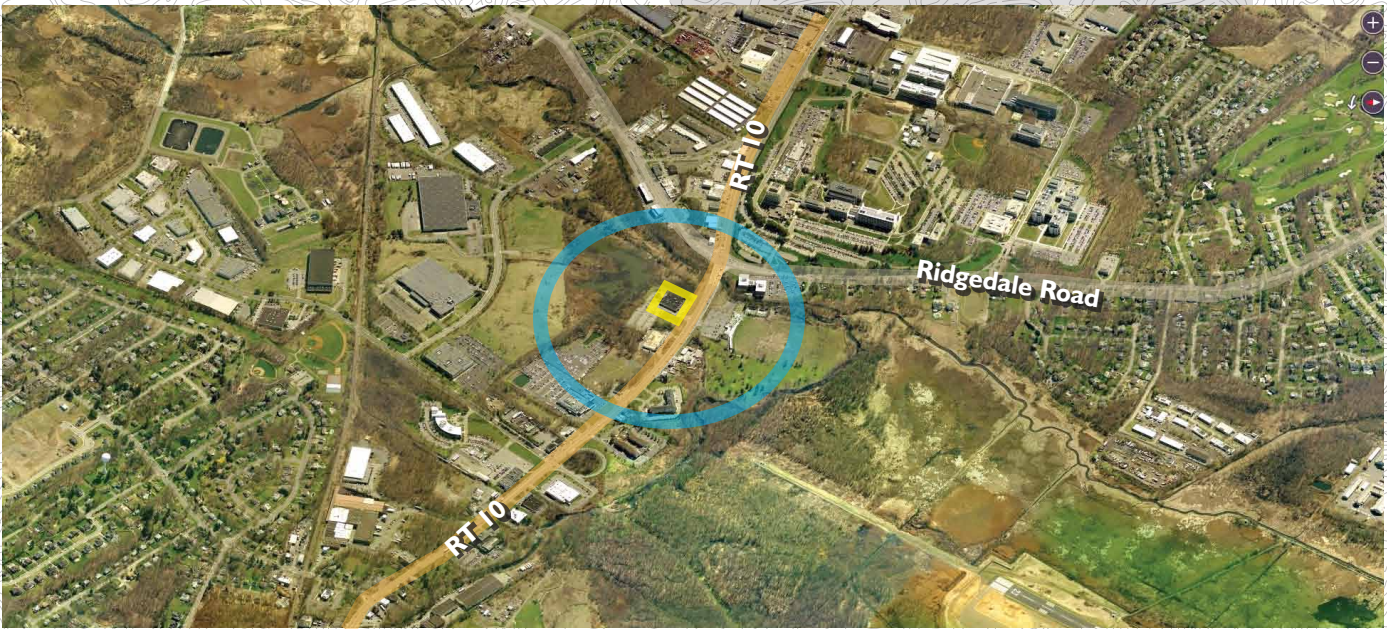
- Fully equipped Health Club for lease.
- Including all workout equipment and recently renovated locker rooms for **IMMEDIATE POSSESSION!**

Join these nearby Retail Businesses:



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



OWNER & DEVELOPER: Hartz Mountain Industries, Inc.

Welco Realty, Inc.
2525 Palmer Avenue, New Rochelle, NY 10801
Ph: 914.576.7500 • Fax: 914.576.7596

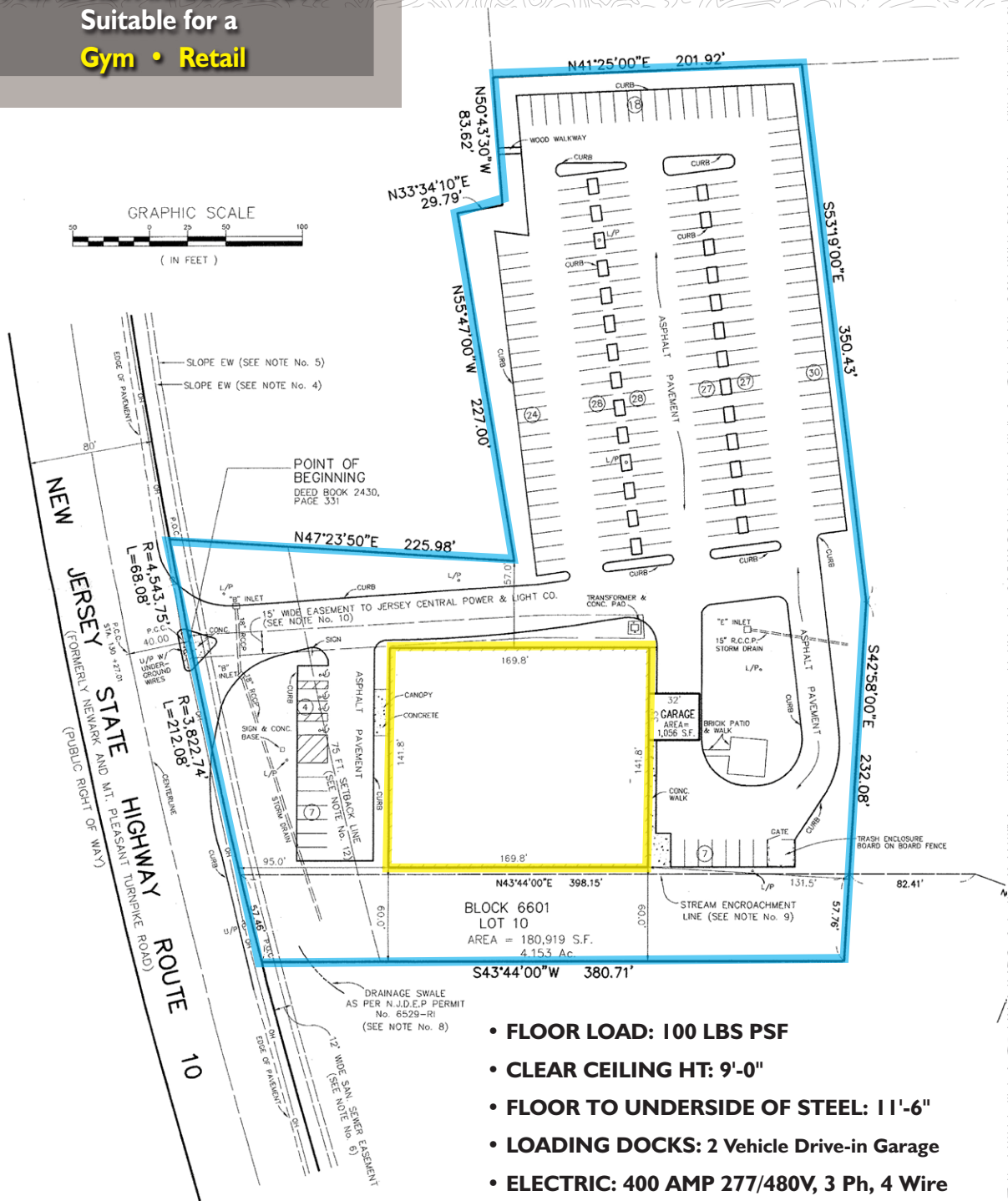
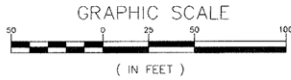


Jerry Welkis • jwelkis@welcorealty.com • www.welcorealty.com

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- 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
- FORMALLY OCCUPIED BY A GYM

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