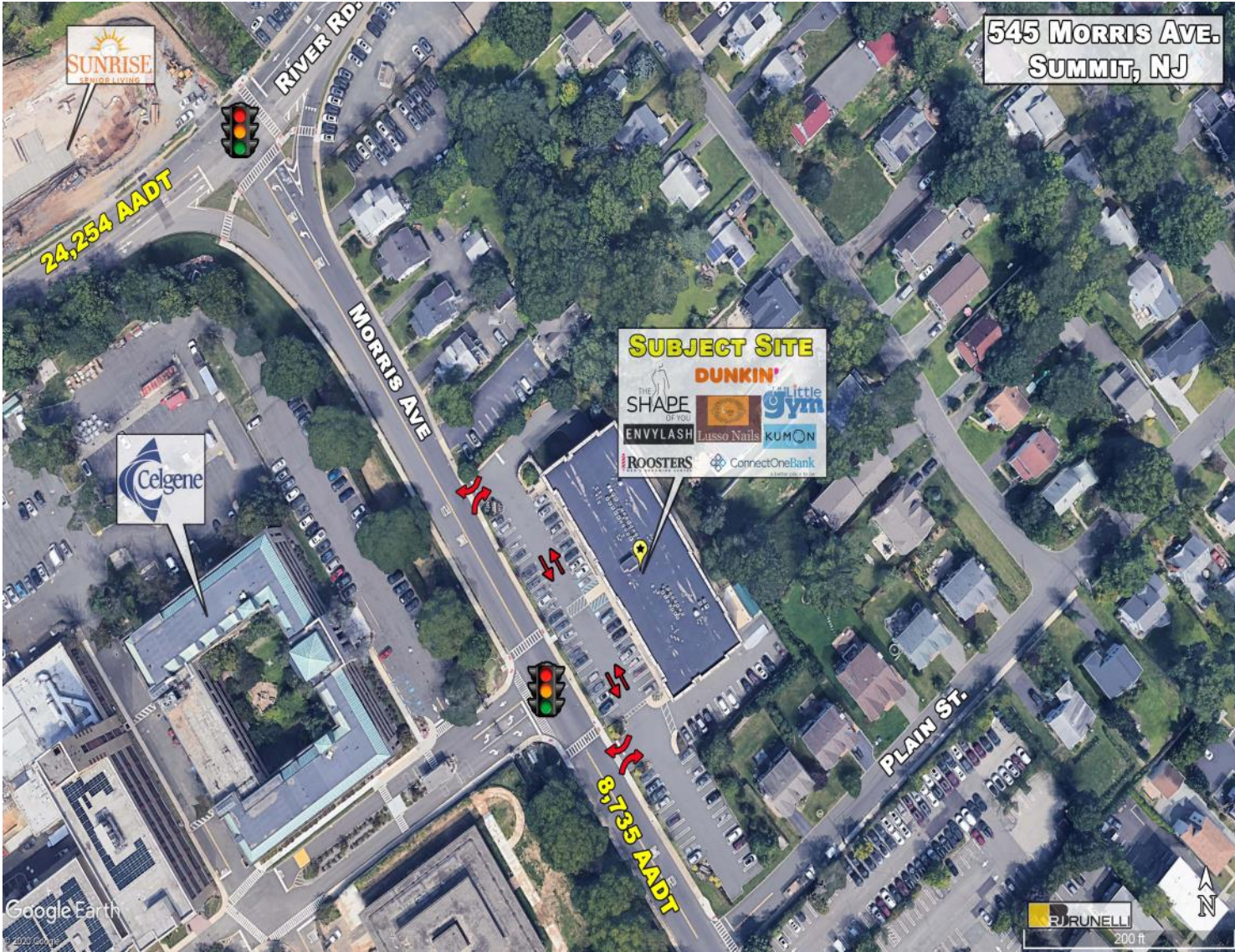


The Promenade  
545 Morris Ave.  
Summit, NJ



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545 Morris Ave.  
Summit, NJ

Last Space  
Available for Lease  
1,518 SF



R.J. Brunelli & Co. LLC, Exclusive Listing Agent

Total GLA = +/- 15,600 SF  
Parking - 75 spaces  
Traffic Count on Morris Ave - 8,735 cars per day  
Traffic Count on River Rd. - 24,254 cars per day

| DEMOGRAPHICS 2020     |           |           |           |
|-----------------------|-----------|-----------|-----------|
|                       | 1 mile    | 3 miles   | 5 miles   |
| POPULATION            | 10,276    | 72,829    | 180,750   |
| AVG. HOUSEHOLD INCOME | \$231,194 | \$231,885 | \$214,225 |
| DAYTIME POPULATION    | 11,165    | 81,514    | 208,456   |

For more information please contact:  
**EXCLUSIVE BROKER**  
John Lenaz  
Senior Sales Associate  
Email: [jlenez@rjbrunelli.com](mailto:jlenez@rjbrunelli.com)  
Ron DeLuca  
CEO/Principal  
Email: [rdeluca@rjbrunelli.com](mailto:rdeluca@rjbrunelli.com)  
R.J. Brunelli & Co., LLC  
400 Perrine Road, Suite 405  
Old Bridge, NJ 08857  
Phone: 732-721-5800  
Visit our website: [www.rjbrunelli.com](http://www.rjbrunelli.com)



PROPERTY HIGHLIGHTS:

- Serving an affluent neighborhood with positive population growth.
- At the main entry gate to Celgene Pharmaceutical with 8,800 employees.
- Around the corner from Tatlock Park and Sports Complex.
- NJ Transit Bus Stop at the property.
- Appealing architecture provides eye-catching curb appeal.
- Seeking yoga, nutrition/diet center, financial/insurance, card/stationery, formalwear, art/framing, pack & ship, and more.







