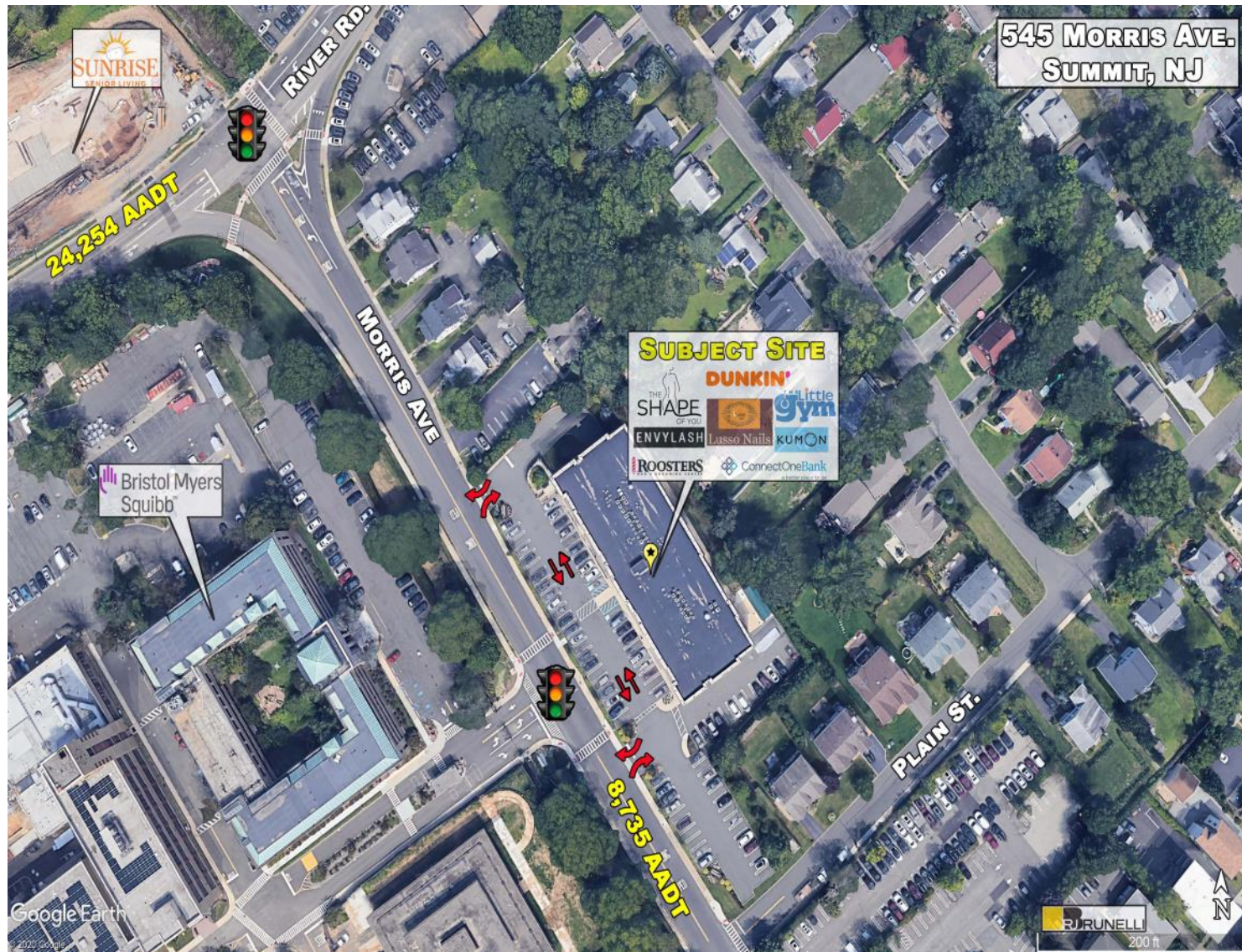


The Promenade
545 Morris Ave.
Summit, NJ



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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

For more information please contact:
EXCLUSIVE BROKER
 John Lenaz
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 Email: jlenaz@rjbrunelli.com
 Ron DeLuca
 CEO/Principal
 Email: 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

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 |

R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241



PROPERTY HIGHLIGHTS:

- Serving an affluent neighborhood with positive population growth.
- At the main entry gate to Bristol Myers Squibb 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.

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