



# The Metropolitan

## Premier Mixed-Use Development

40 Market Street, Morristown  
Morris County, New Jersey

### PROPERTY DESCRIPTION

The Metropolitan in Morristown is a fully leased, seven-story luxury rental community located along Market Street in the heart of downtown. The building features 130 high-end residential units designed to complement Morristown's strong live-work-play environment, with immediate access to restaurants, shops, and NJ Transit. At the ground level, the property includes approximately 8,034 square feet of contiguous retail space that enhances the active streetscape and supports the ongoing vitality of downtown Morristown. The development is further strengthened by a 795-space attached parking garage serving both The Metropolitan and the broader Shops on the Green project, along with metered street parking, making it a well-connected and highly desirable mixed-use asset in one of North Jersey's most established downtowns.

### AVAILABLE SPACE

#### The Metropolitan

Unit 2: 2,640 SF

### RENTAL RATES

Upon request, subject to use and creditworthiness

### Traffic Count

ADT 34,575 VPD Park Place

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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# The Metropolitan Leasing Plan

THE  
METROPOLITAN  
AT 40 PARK

Market Street



# Downtown Morristown Aerial



## MORRISTOWN DOWNTOWN RETAILERS & BUSINESSES

1. WHOLE FOODS
2. CITIZENS BANK
3. SUSHI LOUNGE
4. TITO'S BURRITOS
5. THE FROG SPORTS BAR
6. THE COMMITTED PIG
7. ATHLETA
8. THE OFFICE TAVERN
9. IRON BAR
10. REVOLUTION GASTROPUB
11. BLUEMURCURY
12. WELLS FARGO BANK
13. TACORIA
14. TARO FROZEN YOGURT
15. AIKU ASIAN FUSION
16. MOXIE SALON
17. MILLIE'S OLD WORLD MEATBALLS
18. THE COOKIE CONNECT
19. MAYO PERFORMING ARTS CENTER
20. VAIL MANSION
21. SOUTH STREET CREAMY
22. STIRLING TAVERN
23. KINGS SUPERMARKET
24. WALGREEN'S
25. RITE AID
26. HOMESTEAD BAR & KITCHEN
27. PLAYA BOWLS
28. 1176 BY DAVID BURKE FT. TOP GOLF
29. AMC THEATERS
30. FIDELITY INVESTMENTS
31. DUNKIN DONUTS
32. NOM MEXICAN BAR
33. DELOITTE
34. STAPLES

# AREA DEMOGRAPHICS

## 1 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 19,163    |
| Median HH Income   | \$133,824 |
| Average HH Income  | \$177,652 |
| Median Age         | 34.1      |
| Total Households   | 7,992     |
| Daytime Population | 16,949    |

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## 2 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 37,415    |
| Median HH Income   | \$159,689 |
| Average HH Income  | \$206,302 |
| Median Age         | 38.6      |
| Total Households   | 15,232    |
| Daytime Population | 37,400    |

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## 3 Mile Radius

|                    |           |
|--------------------|-----------|
| Population         | 57,581    |
| Median HH Income   | \$167,506 |
| Average HH Income  | \$219,992 |
| Median Age         | 40.5      |
| Total Households   | 22,788    |
| Daytime Population | 62,952    |

