

Baldwin Shopping Center

190 Baldwin Road, Parsippany
Morris County, New Jersey 07054

PROPERTY DESCRIPTION

Baldwin Shopping Center is a well-maintained neighborhood shopping center located at the signalized intersection of Route 46 and Baldwin Road. The stabilized center benefits from strong visibility, convenient access, prominent signage opportunities, and ample on-site parking. Anchored by Walgreens and Concentra, the property serves both the surrounding residential neighborhoods and the area's strong daytime population. Baldwin Shopping Center provides immediate access to major regional roadways, including Route 46, Route 202, Interstate 80, and Interstate 287. The center is well-suited for a variety of retail, service, select medical, fitness, and professional office uses seeking a highly accessible well positioned location within an established Morris County trade area.

AVAILABLE

Unit 120: 1,748 SF
Unit 122: 1,963 SF (Sublease)
(Units can be combined to 3,711 SF)

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

\$10.88 psf projected 2026

PARKING

242 On-Site Parking Spaces

TRAFFIC COUNTS

ADT 20,917 along Route 46
ADT 5,398 along Baldwin Road

ZONING

Highway Development District (B-2) allows retail sales of goods and business and professional personal offices.



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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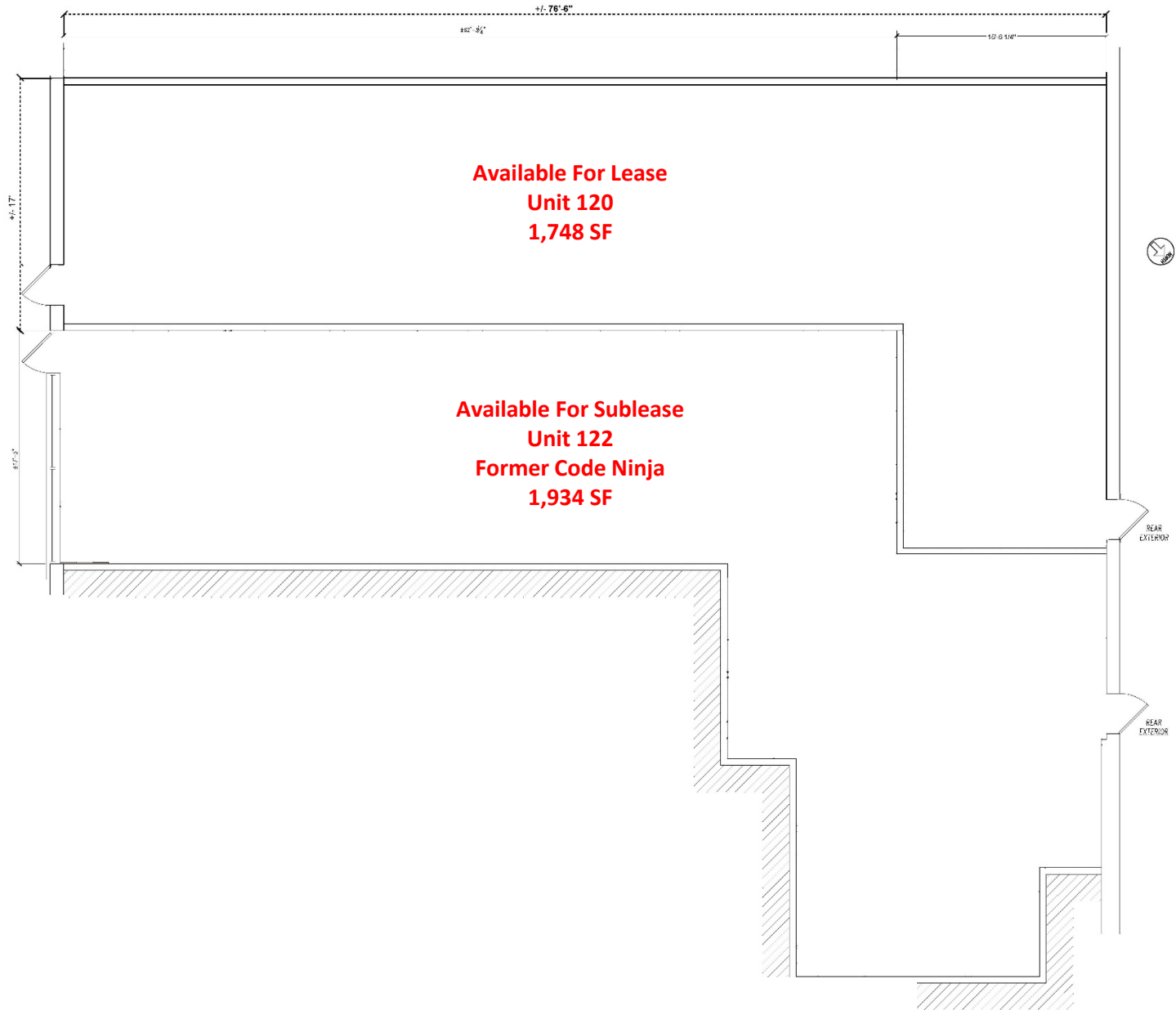
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PROPERTY PHOTOS



FLOOR PLANS



LEASING PLAN



2 MILE TRADE AERIAL



AREA DEMOGRAPHICS

1 Mile Radius

Population	11,058
Daytime Population	9,971
Average HH Income	\$116,164
Total Households	4,523
Median Age	41.9

3 Mile Radius

Population	62,569
Daytime Population	72,181
Average HH Income	\$142,361
Total Households	23,455
Median Age	41.6

5 Mile Radius

Population	131,670
Daytime Population	193,701
Average HH Income	\$156,759
Total Households	49,706
Median Age	43.2

