



Artist Rendering

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2 Lackawanna Place Existing Transit Village Retail

2 Lackawanna Place, Morristown
Morris County, New Jersey 07960

PROPERTY DESCRIPTION

2 Lackawanna Place offers an adaptive retail opportunity within the heart of downtown Morristown, positioned contiguous 1 Lackawanna Place, mixed-use transit village redevelopment containing 89 luxury apartments with 3,150 SF of retail. 2 Lackawanna Place provides exceptional visibility along both Morris and Elm Streets and enjoys direct exposure to the NJ Transit train station. This two-building complex is slated for renovations and benefits from significant pedestrian and vehicular activity, fueled by Morristown's rapidly expanding residential and corporate base—driven in part by major developments such as The Sofi and M Station. With its highly accessible location, steady foot traffic, and proximity to transit and new urban density, 2 Lackawanna Place presents an exceptional opportunity for retailers seeking a prominent, transit-oriented presence in one of Morris County's most desirable downtown environments approximately 0.5 miles from exit 36 of I-287.

AVAILABLE SPACE

Building 1

- Unit 1: 2,875 SF
- Unit 2: 9,800 SF (Potentially Divisible)
 - Unit 201: 4,880 SF
 - Unit 202: 4,880 SF

Building 2

4,622 SF (Lease Pending)

RENTAL RATES

Upon request, subject to use and creditworthiness

PARKING

62 Onsite spaces plus contiguous parking deck

ZONING

Town Center - Wide range of retail and food/beverage uses excluding office and medical. See attached excerpt.

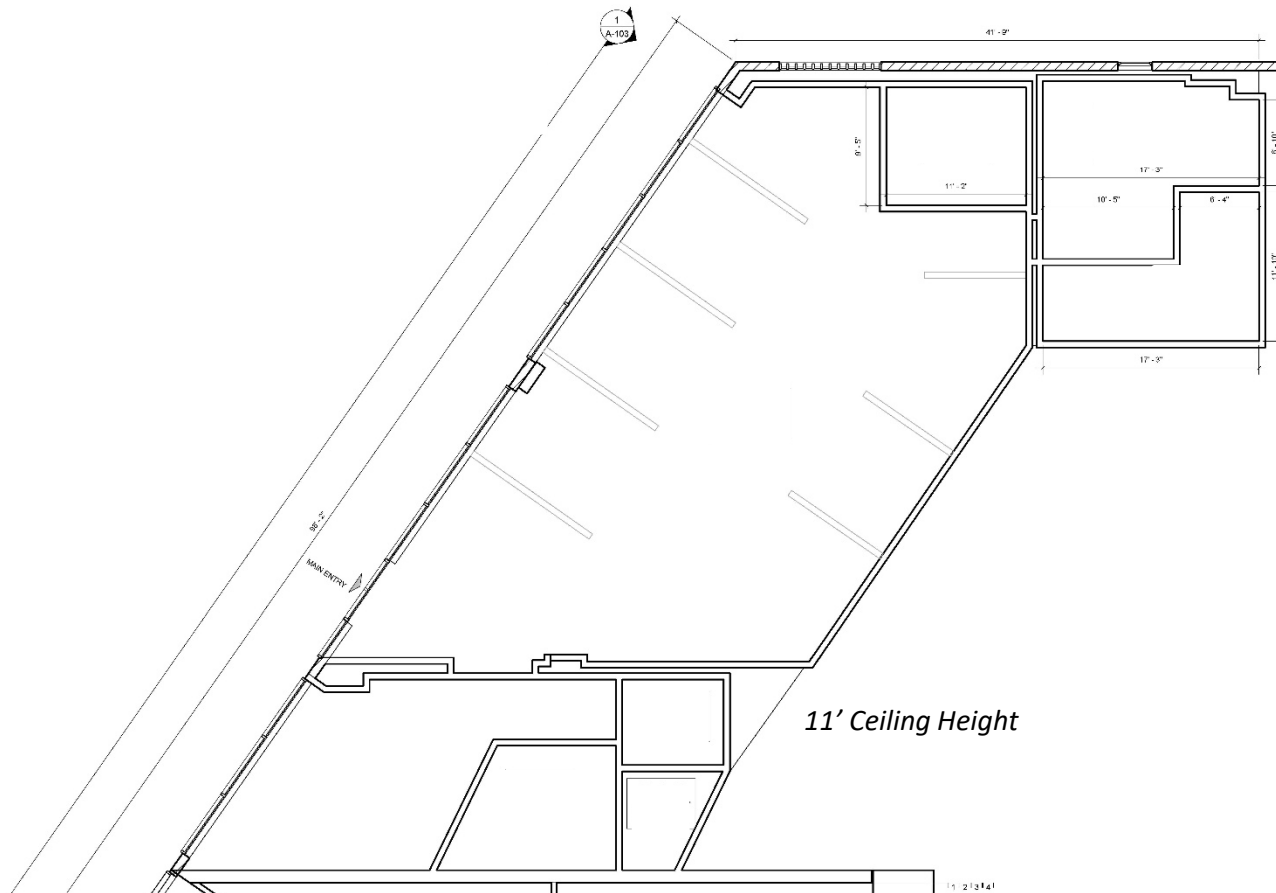
NEW JERSEY TRANSIT RIDERS

1,800 daily riders via NJ Transit Morristown Station

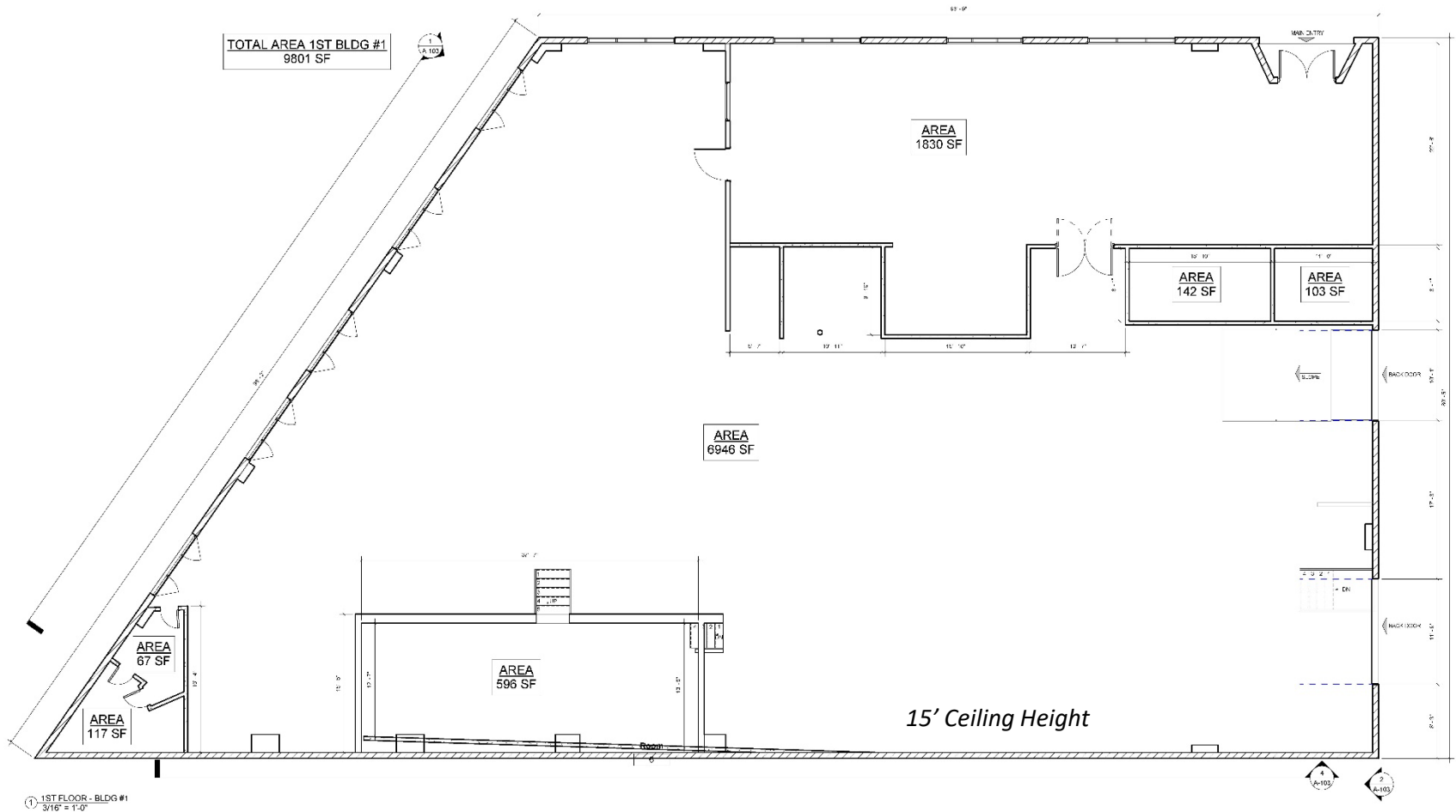


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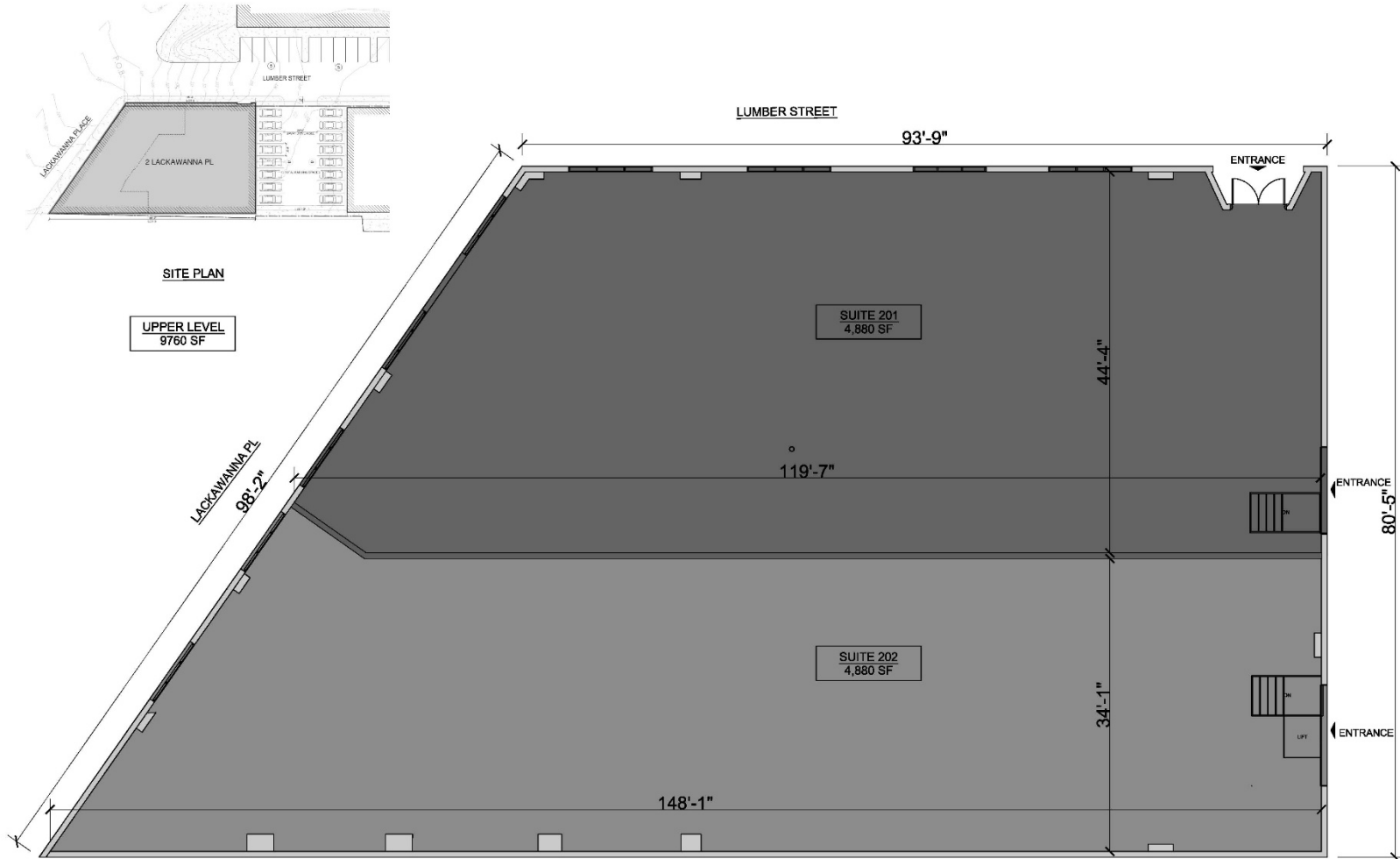
BUILDING 1 UNIT 1 FLOOR PLAN



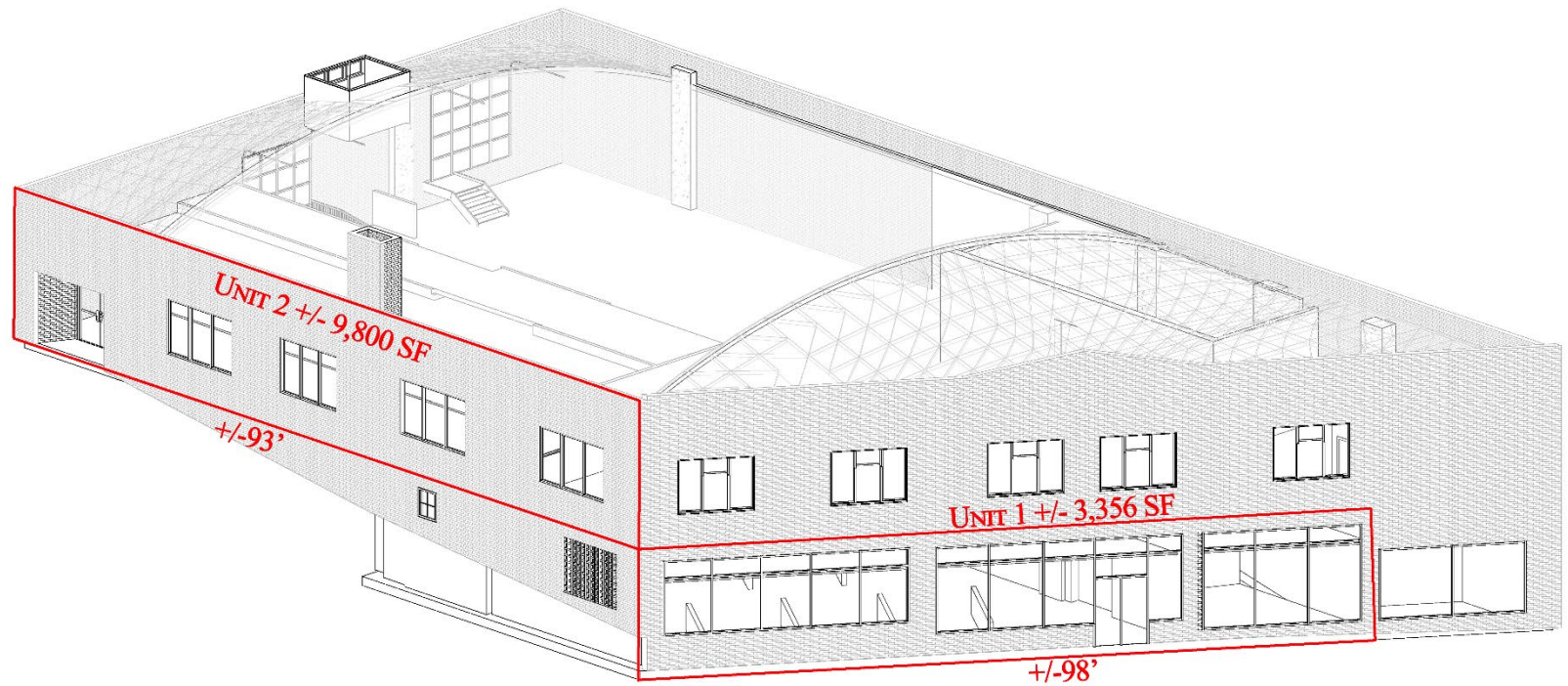
BUILDING 1 UNIT 2 FLOOR PLAN



BUILDING 1 UNIT 2 – PROPOSED DEMISED PLAN



BUILDING 1 ELEVATION



TC: Town Center



A. District Intent

The Town Center is the heart of Morristown and provides for the highest development intensity. Pedestrian activity is greatest in the core, and design should be most oriented to walkability. A thorough mix of residential, office and retail uses will promote a vibrant downtown and allow families to live comfortably without access to a car.

B. District Identity

The Town Center Zone consists of mixed use buildings typically ranging from two to four stories with a shallow setback from the public right of way. Buildings increase in height up to 5 stories in the Village Green and Train Station Overlays and up to 14 stories in the Headquarters Plaza Overlay.

C. District Overlays

- i. **Transit Overlay District (TOD):** The TOD directs development around the train station

and is intended to create a stronger pedestrian connection between the train station and the Morristown Green. The overlay allows additional height in an area suitable to higher intensity uses, given its proximity of the train station. A comfortable and welcoming pedestrian environment throughout the overlay is a priority.

ii. Morristown Green Overlay District (MG):

The Morristown Green Overlay allows for greater height and bulk in the traditional downtown Center of Morristown, which honors the character of existing development in this neighborhood. Buildings in the Overlay district range from four to five stories and have minimal setbacks.

iii. Headquarters Plaza Overlay District (HQP):

The Headquarters Plaza Overlay accommodates greater building height at Headquarters Plaza, reflecting current development patterns. Office and hotel uses above ground-floor retail uses are recommended in this location.

D. Permitted + Conditional Uses

USE TYPE	TC	TOD	MG	HQP
a. 3-4 Family	P	P	P	NP
b. 5+ Family	P	P	P	NP
c. Art Gallery	P	P	P	P
d. Artisan Workshop	C	NP	NP	NP
e. Childcare Center	P	P	P	P
f. Funeral Home	C	NP	NP	NP
g. Live / Work	C	C	C	C
h. Convenience Store	P	P	P	P
i. Market	P	P	P	P
j. Supermarket	C	C	C	C
k. Hotel	C	C	C	C
l. Theatre	C	C	C	C
m. Gaming	C	C	C	C
n. Media Production	P	P	P	P
o. Offices, General and Professional	P	P	P	P
p. Offices, Medical	P	P	P	P
q. Coworking Facilities	P	P	P	P
r. Parking	C	C	C	C
s. Services, Business or Personal	P	P	P	P
t. Restaurant (carry out/fast food)	C	C	C	C
u. Restaurant (coffee shop/cafe)	P	P	P	P
v. Restaurant (full service/sit down)	P	P	P	P
w. Restaurant (liquor licensed)	C	C	C	C
x. Bar/Nightclub	C	C	C	C
y. Breweries/Brewpubs	C	C	C	C
z. Retail	P	P	P	P
aa. Club / Lodge / Fraternal Organization	P	P	P	P
ab. Community Center	P	P	P	P
ac. Gov / Utility Offices	P	P	P	P
ad. House of Worship	C	C	C	C
ae. Park / Playground	P	P	P	P
af. School	C	C	C	C
ag. Outdoor dining	C	C	C	C
ah. Wireless Communication Antennas	C	C	C	C

P: Permitted, NP: Not Permitted, C: Conditional

ACCESSORY USES
a. Car Share
b. Storage associated with principal uses

DENSITY	TC	Overlays
a. Max. Units per Acre	30' units/acre	50 units/acre

* Density Exclusions: Building floor area in existence before the adoption of this code on parcels with less than 10,000 SF of land area are exempt from density regulations.
Small Infill Bonus: properties with less than one acre of land area are permitted an additional 10 units/acre.
Very Small Infill Bonus: properties with less than 10,000 SF of land area are permitted an additional 10 units/acre, in addition to the Small Infill Bonus.

FLOOR AREA RATIO (GROSS)	Permitted FAR*
a. TC Overlay	2.5
b. TOD Overlay	4.0
c. MG Overlay	4.0
d. HQP Overlay	2.0

* Buildings that conform to Lot Regulations and Building Regulations of a permitted building type in Section 30-3 are excluded from FAR. Nonconformities with these standards arising from existing lot or building characteristics shall not require compliance with FAR standards.

E. Permitted Building Types

BUILDING TYPE	TC	TOD	MG	HQP
a. Estate	C	C	C	NP
b. Urban Small	P	P	P	P
c. Townhome	C	C	C	NP
d. Urban Large	C	C	C	C
e. Mixed Use Tower / Complex	NP	NP	NP	C

P: Permitted, NP: Not Permitted, C: Conditional

MORRISTOWN ZONING CODE

MORRISTOWN ZONING CODE

PROPERTY AERIAL



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. PURE BARRE
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. ALPHA FIT CLUB
26. HOMESTEAD BAR & KITCHEN
27. PLAYA BOWLS
28. 1776 BY DAVID BURKE FT. TOP GOLF
29. AMC THEATERS
30. FIDELITY INVESTMENTS
31. DUNKIN DONUTS
32. NOM MEXICAN BAR
33. DELOITTE
34. STAPLES
35. ONE LACKAWANNA PLACE REDEVELOPMENT

AREA DEMOGRAPHICS

1 Mile Radius

Population	21,337
Median HH Income	\$133,824
Average HH Income	\$177,652
Median Age	34.1
Total Households	9,030
Daytime Population	16,949

2 Mile Radius

Population	40,441
Median HH Income	\$159,689
Average HH Income	\$206,302
Median Age	38.6
Total Households	16,529
Daytime Population	37,400

3 Mile Radius

Population	62,165
Median HH Income	\$167,506
Average HH Income	\$219,992
Median Age	40.5
Total Households	24,484
Daytime Population	62,952

