

FOR LEASE  
**LEDGEWOOD, NJ**  
1103 ROUTE 46

**STAND-ALONE RETAIL BUILDING / ROXBURY TOWNSHIP**

**AVAILABLE SPACE**

- Approx 7000 sf
- Fully functioning kitchen w/ hoods
- Available January 2024
- Furnishings available
- Currently built out as a restaurant
- Seating for 259 plus 29 additional bar seats
- Visible on Route 46

**BUILDING FEATURES**

- At the intersection of Route 10 and Route 46
- Easy access to Route 80 and Howard Blvd.
- Multiple points of ingress/egress
- Adjacent to CVS and North Jersey Health and Fitness
- Abundant parking

**NEIGHBORING TENANTS**



Price furnished upon request

Liquor license available to purchase

For more information contact:

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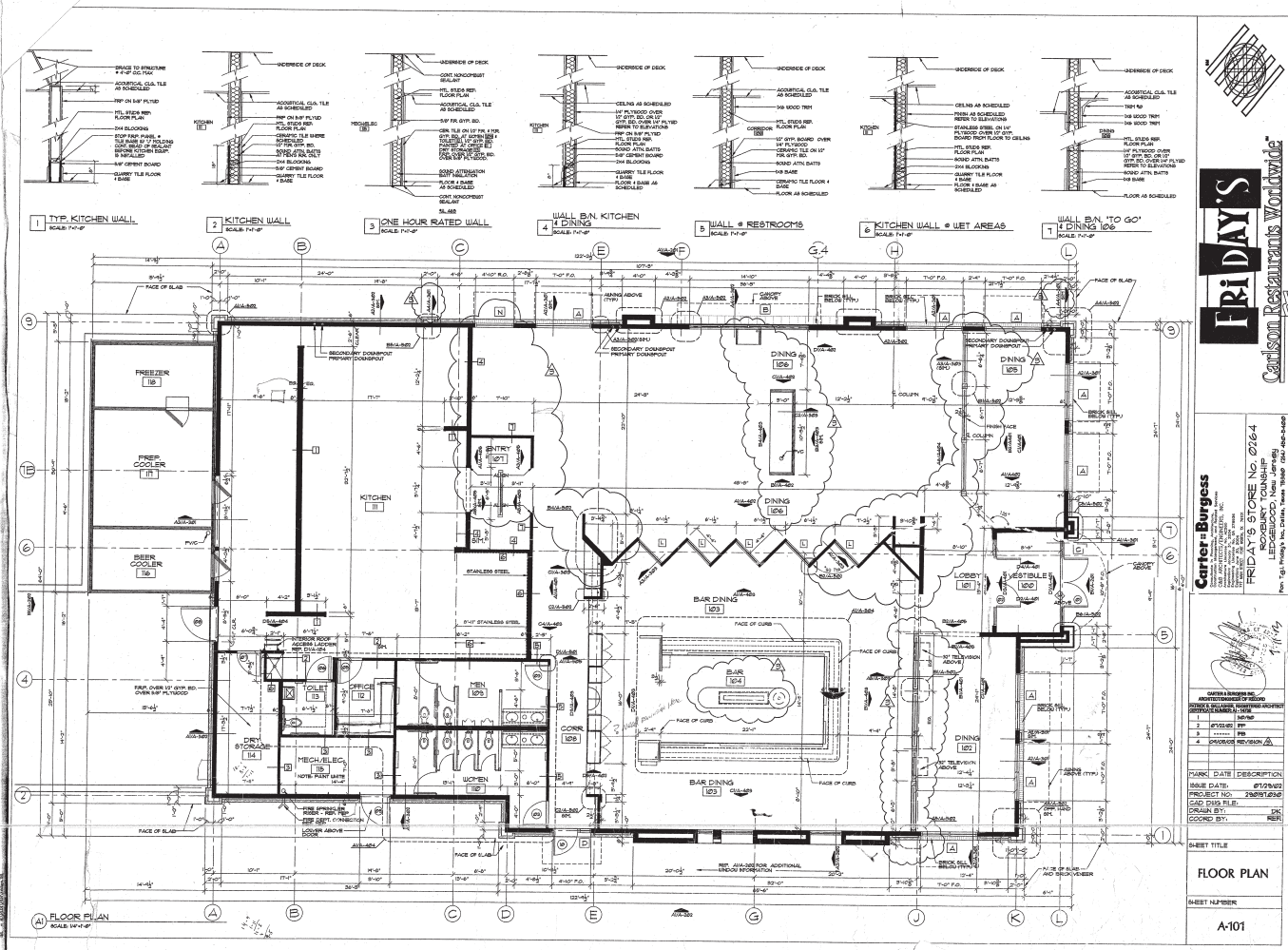




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# FLOOR PLAN



**Carter Burgess**  
 ARCHITECTS  
 1000 NEW JERSEY TURNPIKE, SUITE 200  
 NEW JERSEY, NJ 07070  
 (908) 426-1000  
 FAX (908) 426-1001  
 www.carterburgess.com

**FRI DAY'S STORE NO. 07164**  
 ROXBURY TOWNSHIP  
 LEDGEDWOOD, NEW JERSEY  
 No. 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NO.	DATE	DESCRIPTION
1	07/20/02	ISSUE DATE
2	07/20/02	PROJECT NO.
3	07/20/02	SHEET NO.
4	07/20/02	DATE

SHEET TITLE	FLOOR PLAN
SHEET NUMBER	A-101