Morris Hills Shopping Center

Morris County | New York-Newark-Jersey City, NY-NJ | 159,561 Sq Ft

3035-3189 Route 46 | Parsippany, NJ 07054

40.8701, -74.4226





Demographics	1 Mile	3 Miles	5 Miles
Population	9,693	66,632	146,000
Daytime Pop.	18,139	89,782	193,869
Households	3,918	24,821	54,863
Income	$134,976	$168,617	$184,286

Source: Synergos Technologies, Inc. 2024

High visibility from 27K+ VPD on Route 46 and 15K+ VPD on Parsippany Blvd with direct access from 97K+ VPD on I-287 and 113K+ VPD on I-80 (Kalibrate, 2025)

Strong daytime population of 89K+ within 3-miles

Surrounded by an affluent and well-educated population with an average household income of $168K+ and 59% college educated within a 3-mile radius

Future center redevelopment, $15M redevelopment, adding a grocer, scheduled completion for 2027



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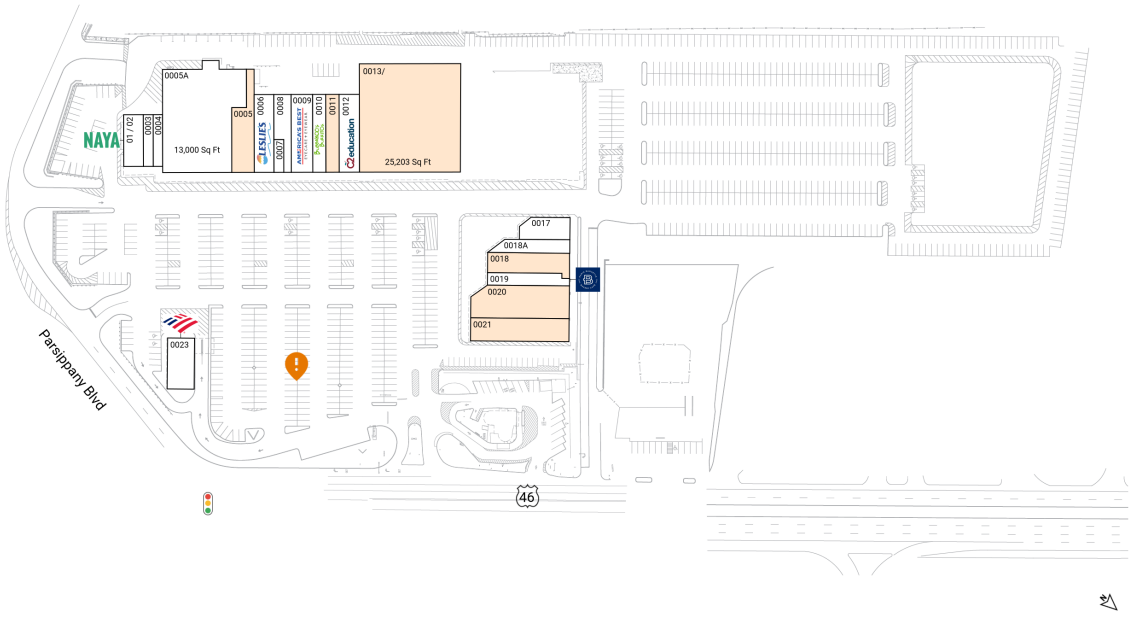
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Available Spaces

0005	9,574 Sq Ft	360°	0020	7,200 Sq Ft	360°
0011	2,400 Sq Ft	360°	0021	5,100 Sq Ft	360°
0013/	25,203 Sq Ft		OPO 1	0 Sq Ft	
0018	3,245 Sq Ft				

Current Tenants

Space size listed in square feet

01 / 02	NAYA	2,440
0003	Palermo's Pizza	1,502
0004	Desi Cravings	1,500
0005A	Occupied	13,000
0006	Leslie's Pool Supplies	3,600
0007	Sajna Beauty Salon	750
0008	The Great Wazu	2,370
0009	America's Best Contacts & Eyeglasses	3,894
0010	Bubbakoo's Burritos	2,360
0012	C2 Education	3,540
0017	Broadway Chicken	2,266
0018A	Tremble	2,325
0019	Paris Baguette	3,000
0023	Bank of America	2,800

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
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