



This rendering is used for example only and does not represent the current or future state of the property

275 Route 46

Totowa, New Jersey

Availability

- +/- 8,693 SF (divisible)

Traffic Counts

- 121,098 VPD

Site Description

- Ownership has plans for a modernized façade renovation with approximately 8,693 SF of divisible space available
- Approximately 121,000 vehicles pass the site daily while also allowing for back-access to Furler Street, connecting two popular cross-access roads in Union Boulevard and Minnisink Road
- The property has extraordinary visibility along the highly traversed Route 46 retail corridor with multiple large pylons and the ability for significant façade signage
- Strategically situated with access to and from the Garden State Parkway, Route 3, Route 23 and Route 80
- Very strong daytime and residential populations with strong income levels

Demographics

Radius	Population	Daytime Population	Median HH Income
1 Mile	7,657	14,203	\$93,247
2 Mile	39,691	55,226	\$89,224
3 Mile	101,294	112,756	\$87,265

Retail for Lease - Contact

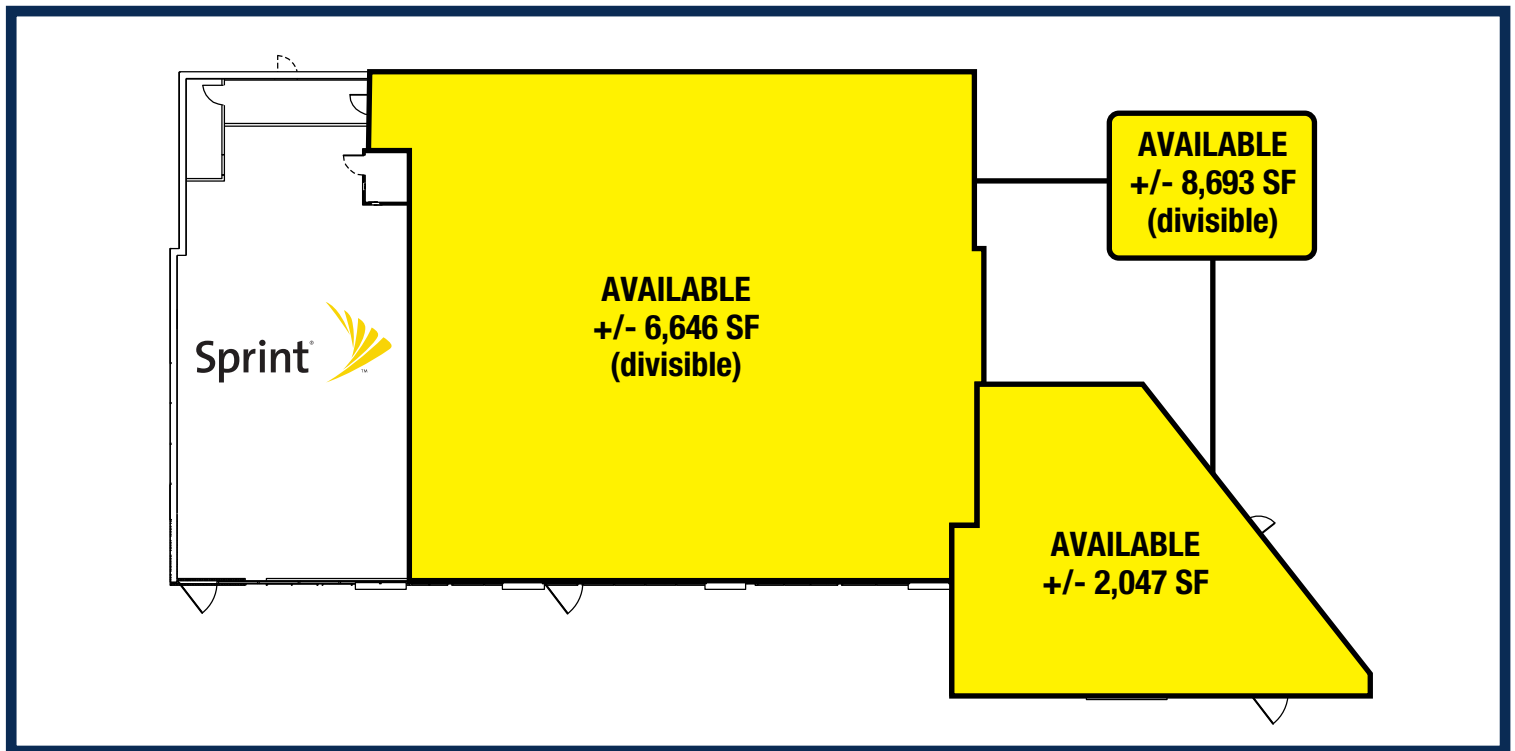
Jason Pierson
Ph. 732-707-6900 x1
jason@piersonre.com

Gregg Medvin
Ph. 732-707-6900 x3
gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

275 Route 46

Totowa, New Jersey



Retail for Lease - Contact

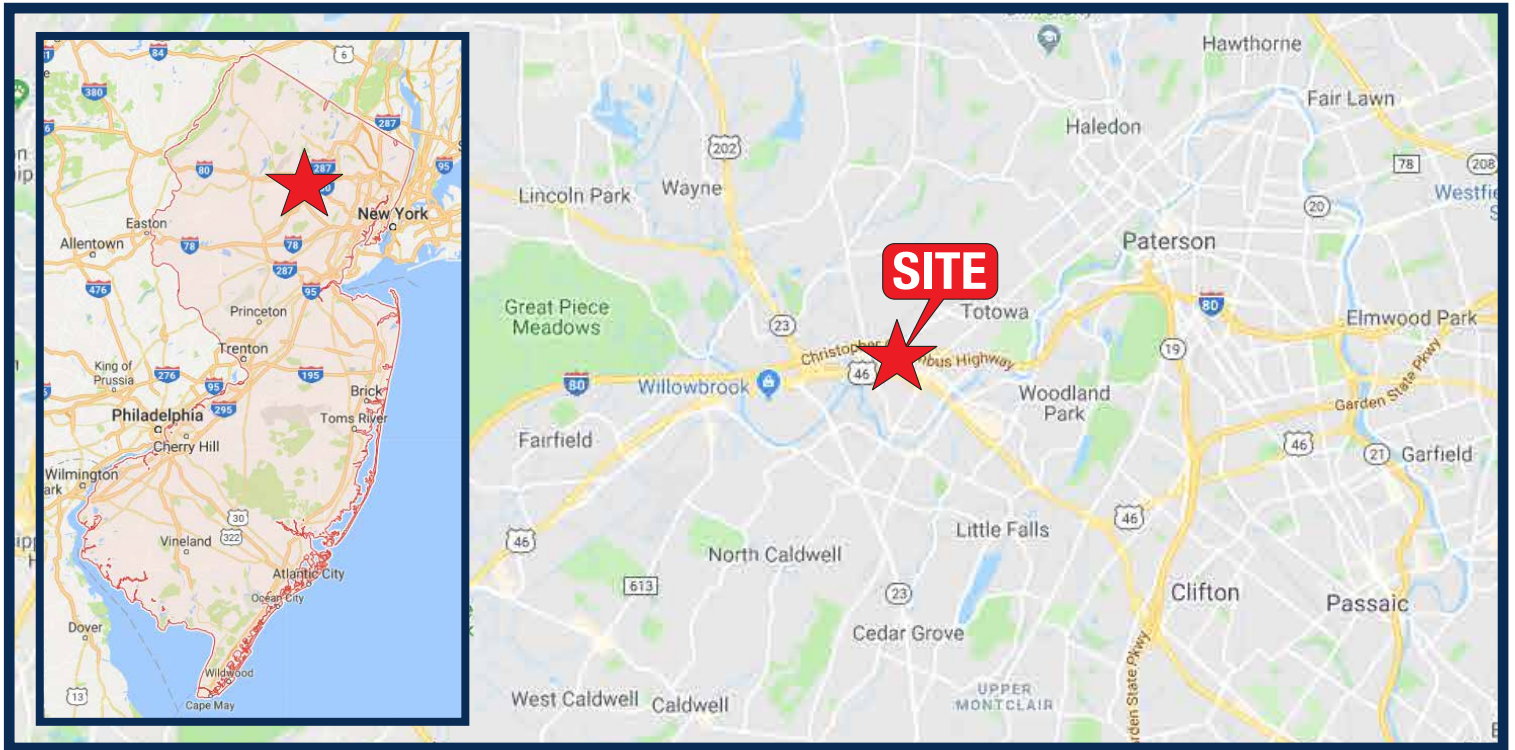
Jason Pierson
Ph. 732-707-6900 x1
jason@piersonre.com

Gregg Medvin
Ph. 732-707-6900 x3
gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

275 Route 46

Totowa, New Jersey



Retail for Lease - Contact

Jason Pierson
Ph. 732-707-6900 x1
jason@piersonre.com

Gregg Medvin
Ph. 732-707-6900 x3
gregg@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE.