

RETAIL SPACE

PLAZA 46

Route 46 and Browertown Road

1650 ROUTE 46 WEST

WOODLAND PARK | NEW JERSEY

6,563 SF
Endcap (Divisible)
& 5,439 SF
Inline
New Grocery Store
Opening Soon!



PROPERTY PHOTOS

5,439 SF INLINE SPACE

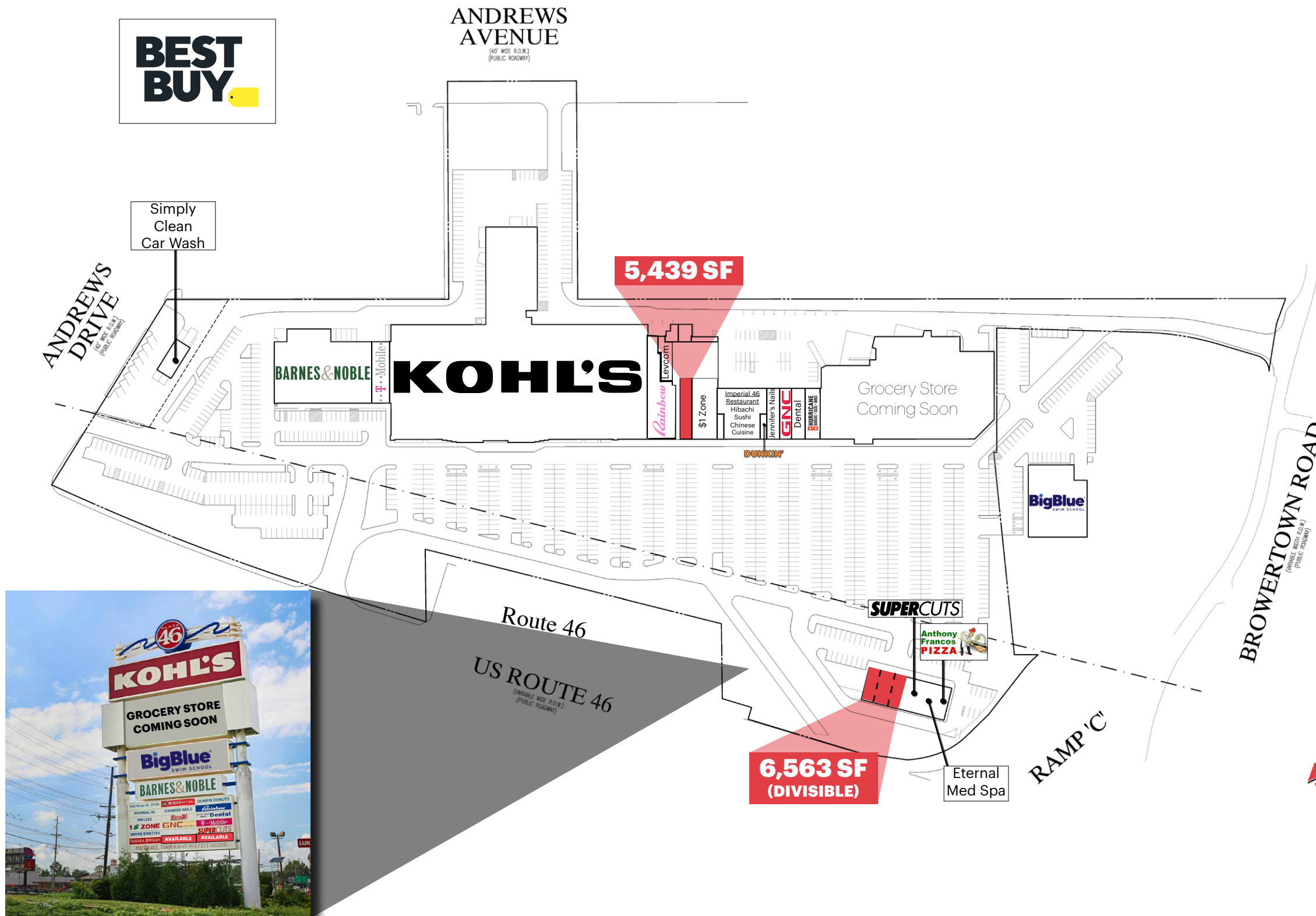


**6,563 SF ENDCAP WITH GREAT ROUTE 46 SIGNAGE VISIBILITY
CAN BE BROKEN DOWN TO +2,000 SF SPACES**



SPACE DETAILS

SITE PLAN



SIZE AVAILABLE

6,563 SF can be divided into approx. 2,000 SF
5,439 SF

CEILING HEIGHTS

- 101' Frontage
- 19' Roof Deck
- 16' Trusses

ASKING RENT

Upon request

NNN

Estimated \$11.70 PSF

NEIGHBORS

Kohl's, Best Buy, Barnes & Noble, SuperCuts, Joyce Leslie, T-mobile, GNC

COMMENTS

Oversized pylon signage on Route 46
Centrally located on Route 46 retail corridor

Tenant	SF
Big Blue Swim (coming soon)	15,250
Rainbow	2,196
Imperial 46 Restaurant	5,830
Eyebrow Threading	786
Kohl's Department Stores	118,000
Rainbow	15,490
AVAILABLE	5,439
Dollar Zone	3,000
Supercuts	1,472
AVAILABLE (NOVEMBER 2023)	6,563
Eternal Med Spa	880
Anthony Franco's Pizza	1,466
T-Mobile	4,440
Barnes & Nobles	24,950
Bask Bar and Grill	3,000
Little Falls Family Dental, P.A.	3,500
Dollar Zone	4,269
General Nutrition Corp.	1,700
Grocery Store (coming soon)	61,218
Wonder Kids Ply	7,842

AREA DEMOGRAPHICS



PLAZA 46

1 MILE RADIUS

POPULATION

12,189

HOUSEHOLDS

4,819

MEDIAN AGE

43.2

AVERAGE HOUSEHOLD INCOME

\$137,017

TOTAL BUSINESSES

820

TOTAL EMPLOYEES

9,754

DAYTIME POPULATION (w/ 16 yr +)

15,755

COLLEGE GRADUATES (Bachelor's +)

3,713 - 42.0%

3 MILE RADIUS

POPULATION

142,999

HOUSEHOLDS

48,993

MEDIAN AGE

39.7

AVERAGE HOUSEHOLD INCOME

\$139,103

TOTAL BUSINESSES

5,630

TOTAL EMPLOYEES

80,341

DAYTIME POPULATION (w/ 16 yr +)

155,150

COLLEGE GRADUATES (Bachelor's +)

38,337 - 39.0%

5 MILE RADIUS

POPULATION

513,271

HOUSEHOLDS

175,173

MEDIAN AGE

37.8

AVERAGE HOUSEHOLD INCOME

\$126,801

TOTAL BUSINESSES

18,358

TOTAL EMPLOYEES

220,325

DAYTIME POPULATION (w/ 16 yr +)

490,380

COLLEGE GRADUATES (Bachelor's +)

126,569 - 37.0%

*2023 estimates

MID-LEVEL AERIAL



PLAZA 46 WOODLAND PARK, NJ

PLAZA PHOTO



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