

REDEVELOPMENT OPPORTUNITY 6.5 ACRES FOR SALE

555 RIVERVIEW DR. TOTOWA, NJ



FOR MORE
INFORMATION

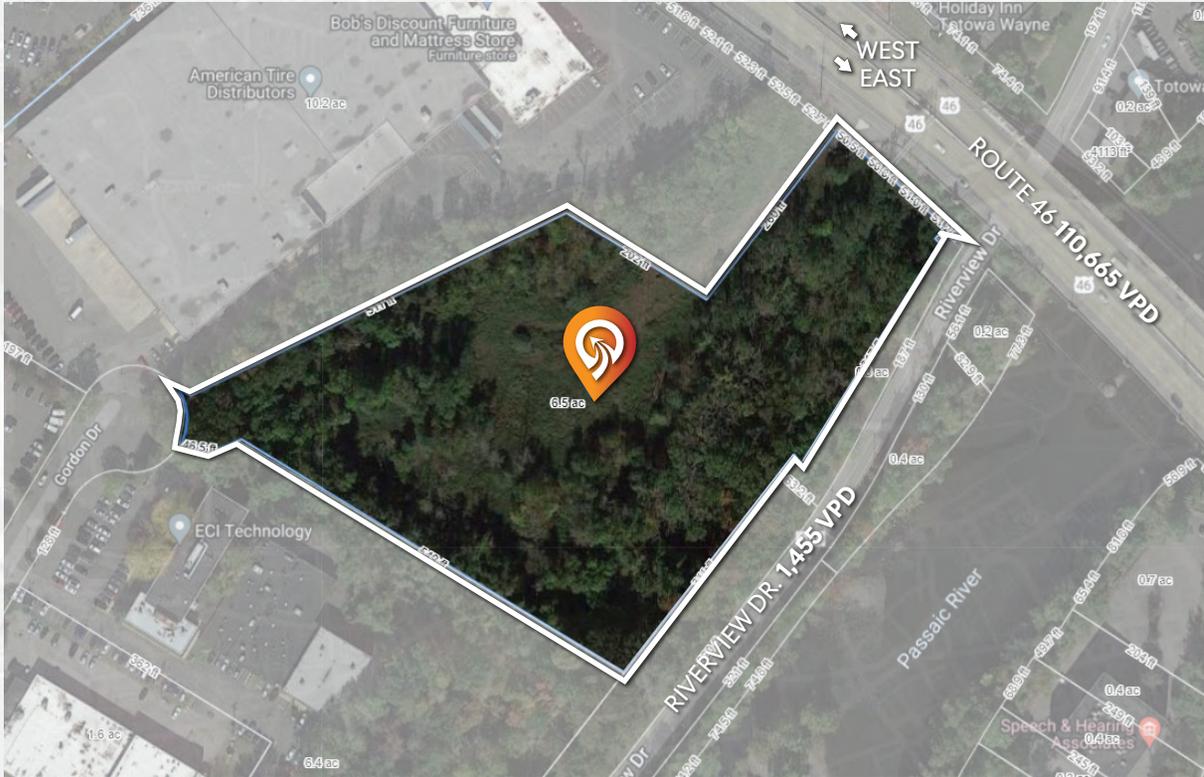
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
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6.5 ACRES FOR SALE

555 RIVERVIEW DRIVE TOTOWA, NJ

SITE INFORMATION



SIZE: 6.5 ACRES
RENT: CALL FOR QUOTE
ASKING: TBD
TAXES: TBD
FRONTAGE: 202' ON RT. 46
 625' ON RIVERVIEW DR.
TRAFFIC: 110,665 VPD RT. 46
 117,900 VPD RT. 80

- Highly visible location
- Located on Rt. 46 with secondary access from Riverview Dr.
- Prime access to Rt. 3, Rt. 80 & Rt. 46



	1 MILE	3 MILE	5 MILE
POPULATION	10,032	114,546	444,140
AVG. HOUSEHOLD INCOME	\$137,507	\$150,515	\$142,854
HOUSEHOLDS	4,040	39,341	153,464
DAYTIME POPULATION	13,586	86,059	287,569
NUMBER OF EMPLOYEES	11,161	53,580	167,233
AVERAGE HOUSEHOLD SIZE	2.5	2.8	2.8



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**555 RIVERVIEW DRIVE
TOTOWA, NJ**

PROPOSED PLAN



6.5 ACRES FOR SALE

**555 RIVERVIEW DRIVE
TOTOWA, NJ**

SITE ACCESS

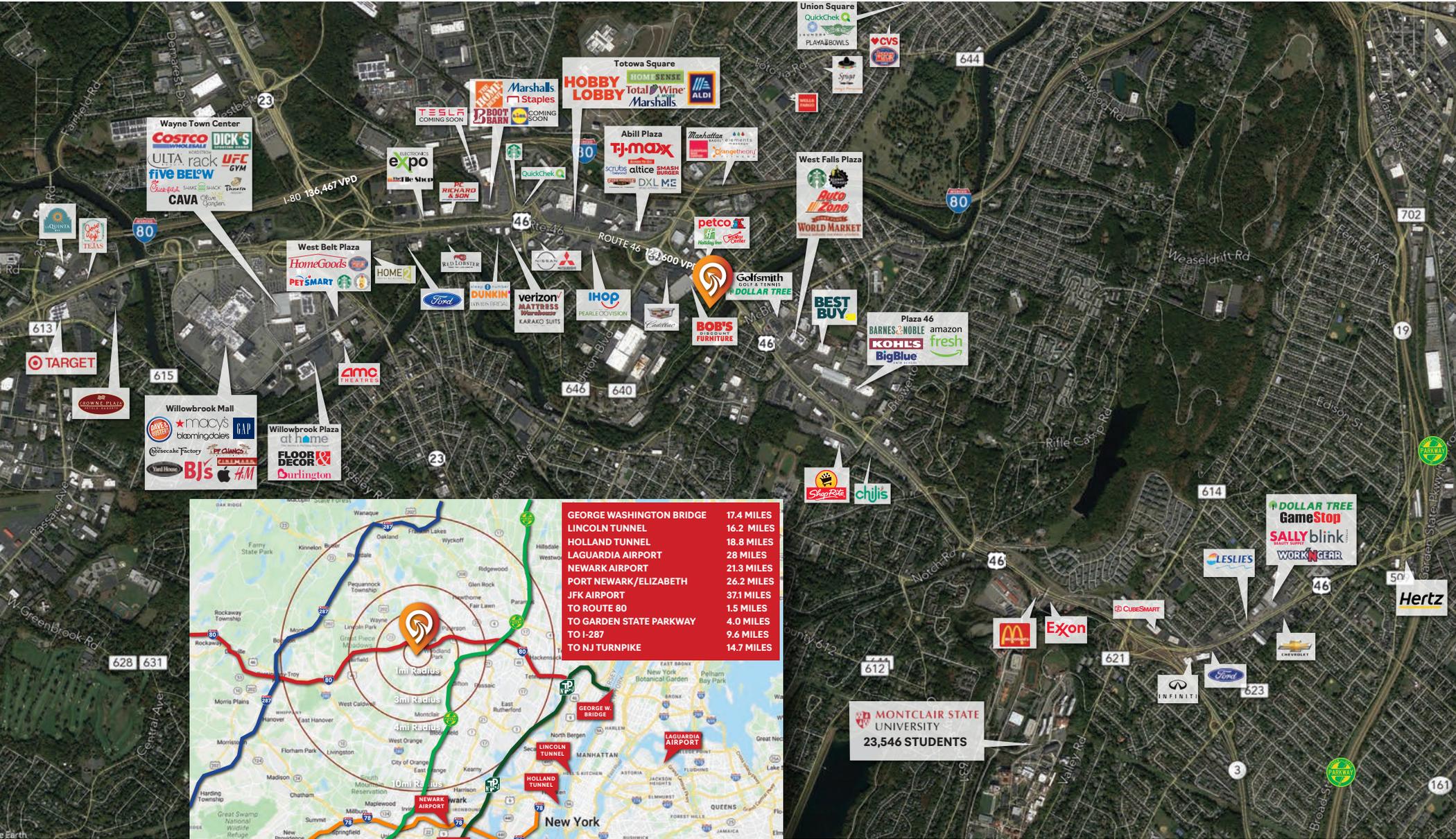


- FROM RT. 46 EAST
- FROM RT. 46 WEST
- FROM RT. 80 EAST
- FROM RT. 80 WEST
- FROM RIVERVIEW DR.
- TO RIVERVIEW DR.
- TO UNION BLVD.
(ACCESS TO 46 & 80)

6.5 ACRES FOR SALE

555 RIVERVIEW DRIVE TOTOWA, NJ

MARKET AERIAL



GEORGE WASHINGTON BRIDGE	17.4 MILES
LINCOLN TUNNEL	16.2 MILES
HOLLAND TUNNEL	18.8 MILES
LAGUARDIA AIRPORT	28 MILES
NEWARK AIRPORT	21.3 MILES
PORT NEWARK/ELIZABETH	26.2 MILES
JFK AIRPORT	37.1 MILES
TO ROUTE 80	1.5 MILES
TO GARDEN STATE PARKWAY	4.0 MILES
TO I-287	9.6 MILES
TO NJ TURNPIKE	14.7 MILES

CATALYST
REAL ESTATE PARTNERS

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