

ABILL PLAZA

2,006 SF FOR LEASE

195-225 ROUTE 46
TOTOWA, NJ



FOR MORE
INFORMATION

BILL FARKAS
JACOB BIJOU

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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.
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | www.CatalystRENJ.com

ABILL PLAZA

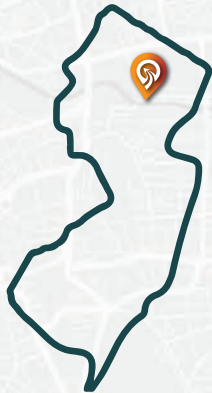
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SITE INFORMATION



GLA: 90,100 SF
AVAILABLE: 2,006 SF
LOT: 8 ACRES
FRONTAGE: 1,250' ON RT. 46
RENT: CALL FOR QUOTE
NNN: \$10.91 PSF
PARKING: 621 SPACES
TRAFFIC: 136,261 VPD RT. 46

Now available: 2,006 SF at 195 Route 46 in Totowa, NJ. Located in a well-established Route 46 shopping center, this space offers strong retail exposure and easy access in a proven commercial corridor. Ideal for retail, service, or showroom users.



	1 MILE	3 MILE	5 MILE
POPULATION	8,637	105,500	417,933
AVG. HOUSEHOLD INCOME	\$137,140	\$153,544	\$145,033
HOUSEHOLDS	3,399	36,389	144,516
DAYTIME POPULATION	13,629	86,562	287,483
NUMBER OF EMPLOYEES	11,377	54,691	164,238
AVERAGE HOUSEHOLD SIZE	3.4	3.5	3.4

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SITE PLAN



- | | | | | |
|------------------|--------------------|-------------------------------|--------------------|---------------------|
| 1. Standard Tile | 4. Sushi Lounge | 8. Blinds To Go | 12. DXL | 16. SalonCentric |
| 2. Visionworks | 5. Atlantic Health | 9. TJMaxx | 13. DXL | 17. Scrubs & Beyond |
| 3. Cleaners | 6. Smash Burger | 10. Physical Therapy | 14. DXL | 18. Dentist |
| | 7. Sam I Am Bagels | 11. 2,006 SF Available | 15. Firehouse Subs | 19. My Salon Suites |



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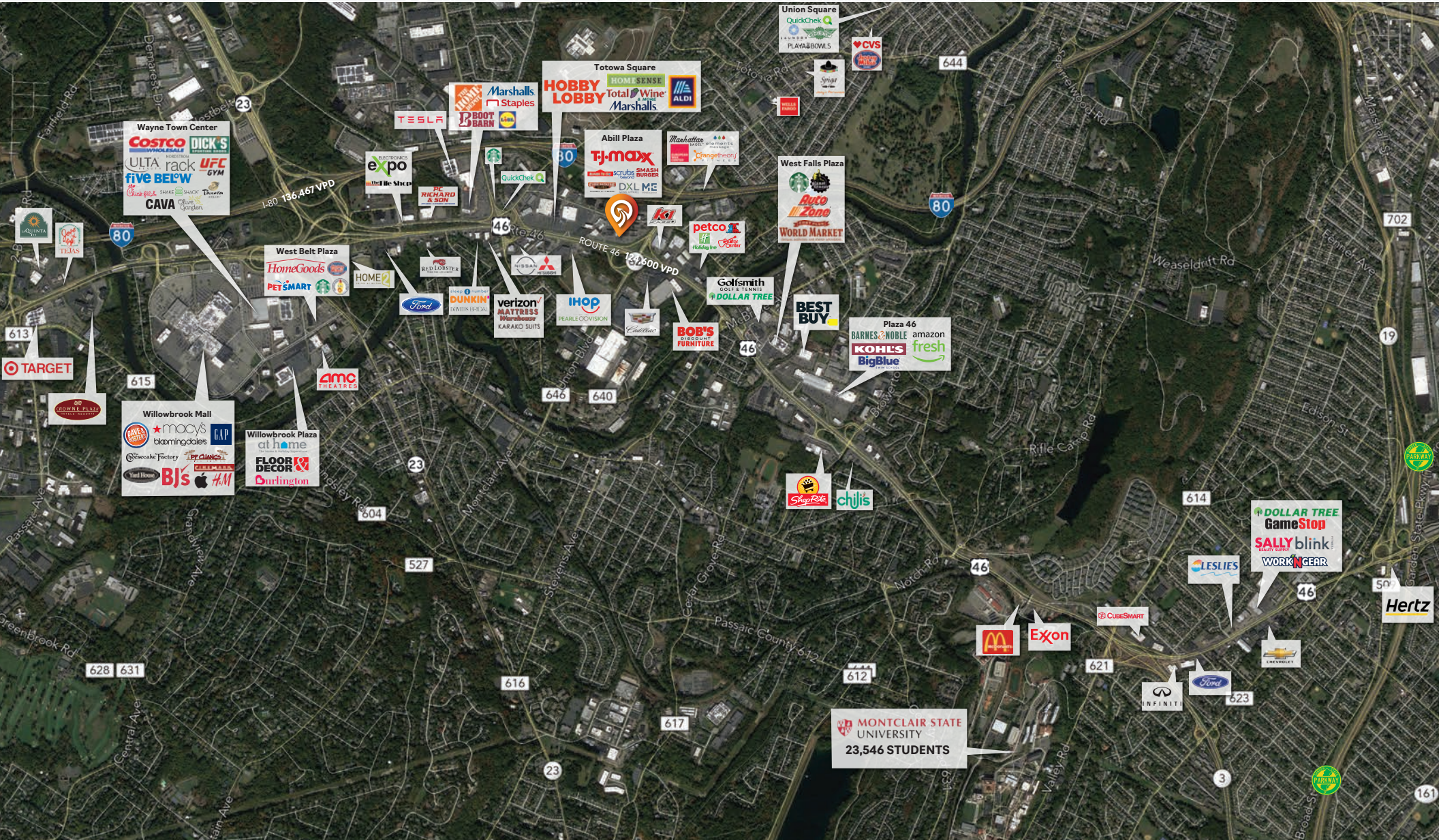
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MARKET AERIAL



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