

# ABILL PLAZA

2,006 SF FOR LEASE

195-225 ROUTE 46  
TOTOWA, NJ



 Visionworks

 SASHER 100%

Atlantic Health System  
**SMASH BURGER** **BLINDS TO GO**

**T.J. maxx**

**2,006 SF AVAILABLE**

**DXL** MENS APPAREL **FIREHOUSE SUBS** FOUNDED BY FIREMEN

SalonCentric **scrubs & beyond** MY SALON Suite

**K1 SPEED**

**petco**   
**Holiday Inn**  **Guitar Center** 

**CATALYST**   
REAL ESTATE PARTNERS

FOR MORE INFORMATION

**WILLIAM FARKAS** bf@catalystrenj.com C: 973.223.6600

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

195-225 ROUTE 46  
TOTOWA, NJ

## 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 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

# ABILL PLAZA

195-225 ROUTE 46  
TOTOWA, NJ

# SITE PLAN



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



FOR MORE INFORMATION

WILLIAM FARKAS bf@catalystrenj.com C: 973.223.6600

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

195-225 ROUTE 46  
TOTOWA, NJ

# MARKET AERIAL

