

HIGHWAY RETAIL

10,820 SF FOR LEASE

562 ROUTE 46
TOTOWA, NJ



CATALYST
REAL ESTATE PARTNERS

FOR MORE
INFORMATION

JACOB BIJOU
BILL FARKAS

jb@catalystrenj.com C: 917.589.3321
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

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SITE INFORMATION

LOT SIZE: 1.37 ACRES

AVAILABLE: 10,820 SF

FRONTAGE: 175' ON RT. 46

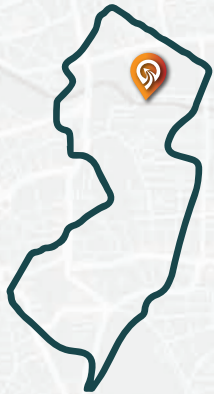
NNN CHARGE: EST. \$13.00 PSF

RENT: CALL FOR QUOTE

PARKING: 58 SPACES

TRAFFIC: 122,835 VPD

The Route 46 corridor remains one of Passaic County's strongest commercial corridors, benefiting from exceptional traffic volumes, established retail anchors, and convenient regional access. This location offers businesses outstanding visibility and the ability to serve customers throughout Northern New Jersey.

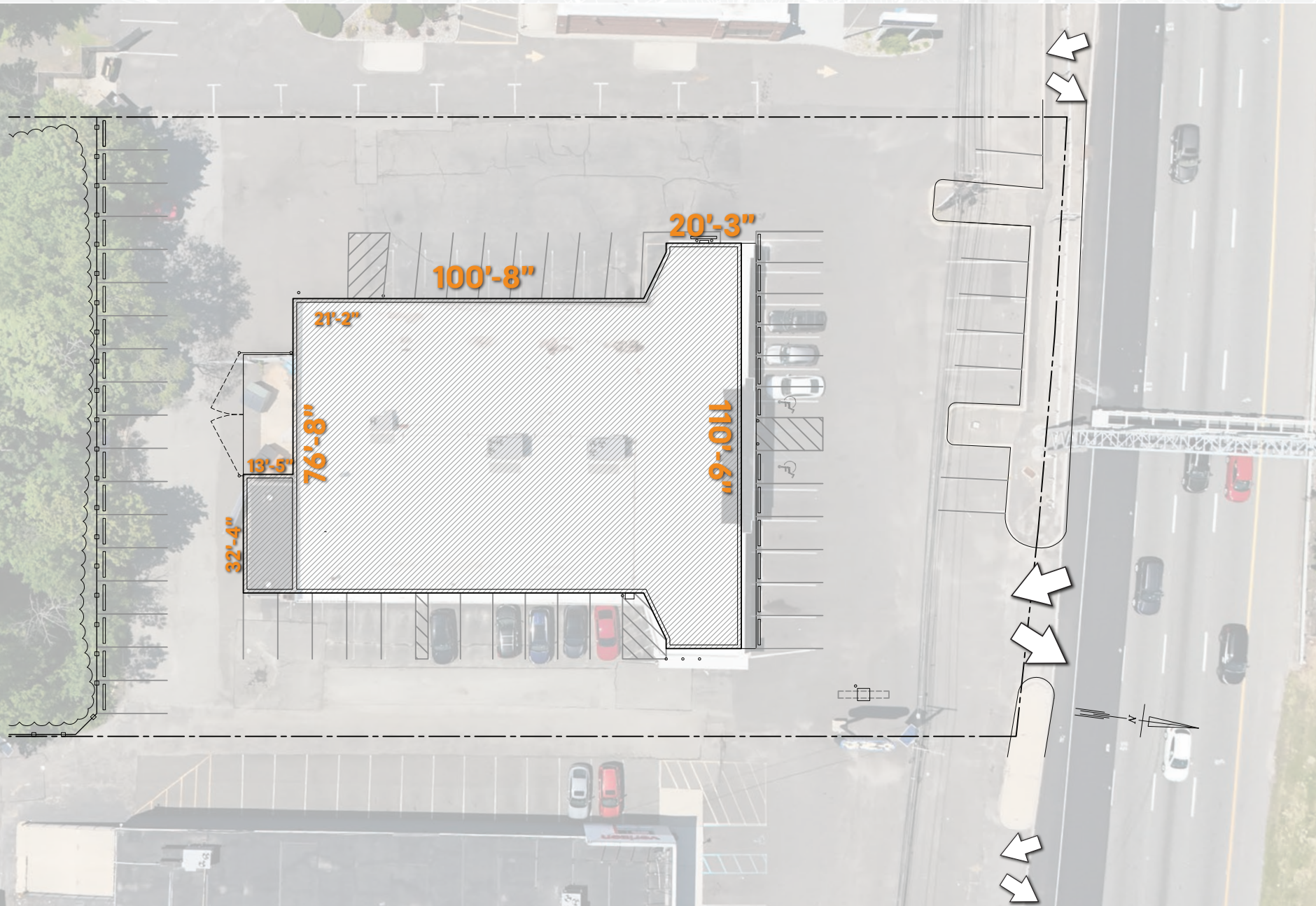


	1 MILE	3 MILE	5 MILE
POPULATION	8,637	105,500	417,933
AVG. HOUSEHOLD INCOME	\$137,140	\$153,544	\$145,033
HOUSEHOLDS	3,399	36,389	144,516
DAYTIME POPULATION	13,629	86,562	287,483
NUMBER OF EMPLOYEES	11,377	54,691	164,238
AVERAGE HOUSEHOLD SIZE	3.4	3.5	3.4

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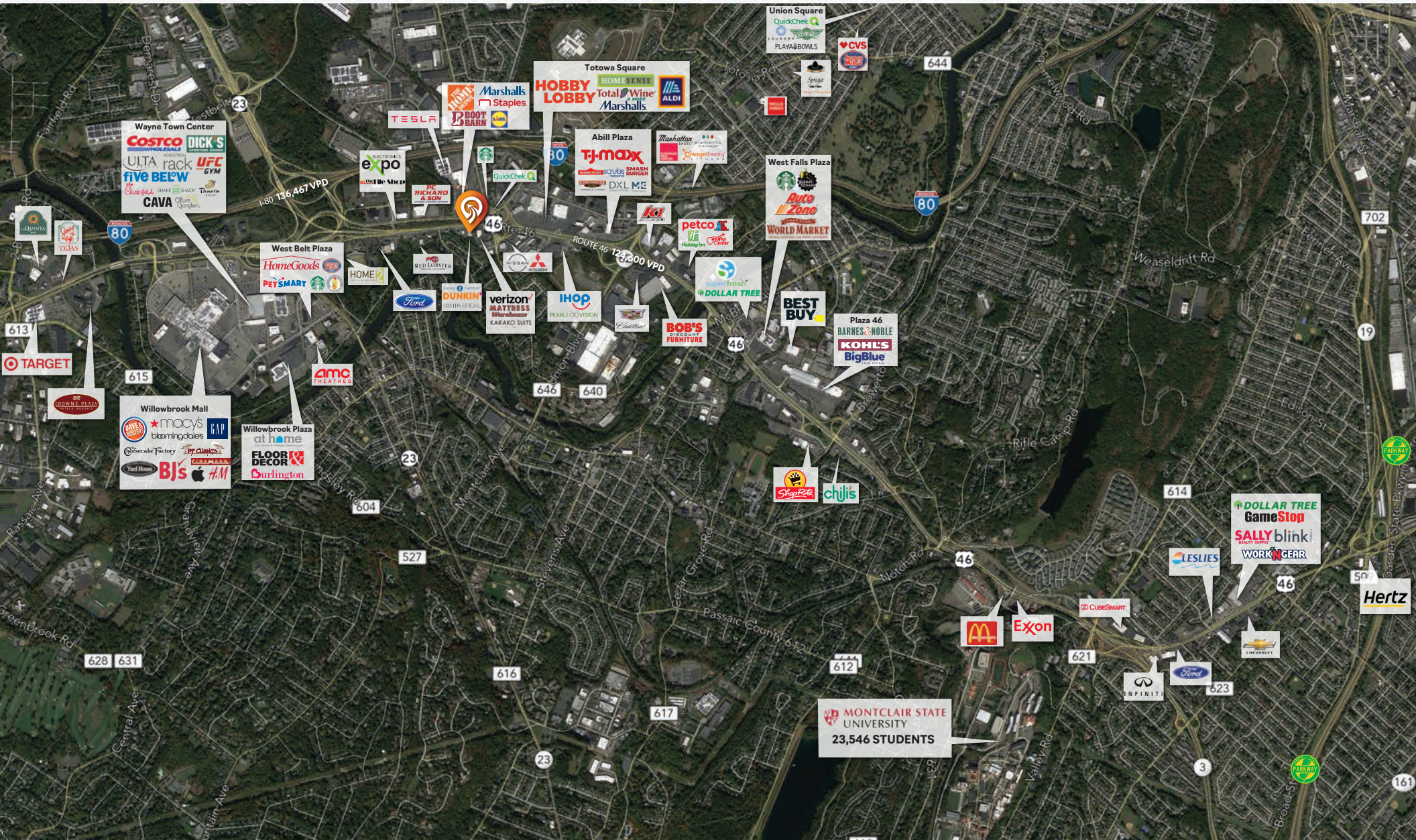
SITE PLAN



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MARKET AERIAL



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