



# 540 ROUTE 46

## TOTOWA, NEW JERSEY

**FOR LEASE 4,000 - 7,500 SF**

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# SITE INFORMATION

**GLA:** 21,250 SF

**AVAILABLE:** 4,000 - 7,500 SF

**DIMENSIONS:** 50'x150'

**RENT:** CALL FOR QUOTE

**PARKING:** PER CODE

**TRAFFIC:** 124,600 VPD

**NNN:** \$8.50 PSF

- NOTES:**
- CO-TENANTS WITH MATTRESS WAREHOUSE AND VERIZON
  - LOCATED IN THE HEART OF THE MARKET "ON THE 50 YARD LINE!"
  - GREAT PYLON SIGNAGE



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**FACADE AND PYLON**



| DEMOGRAPHICS     | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------|-----------|-----------|-----------|
| Total Population | 5,264     | 84,407    | 363,212   |
| Average HHI      | \$127,991 | \$139,099 | \$115,828 |
| Households       | 2,152     | 30,607    | 126,262   |



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# MARKET AERIAL