



**555 ROUTE 46 &  
LOWER NOTCH RD.**  
LITTLE FALLS, NJ

**2,817 SF FOR SALE**

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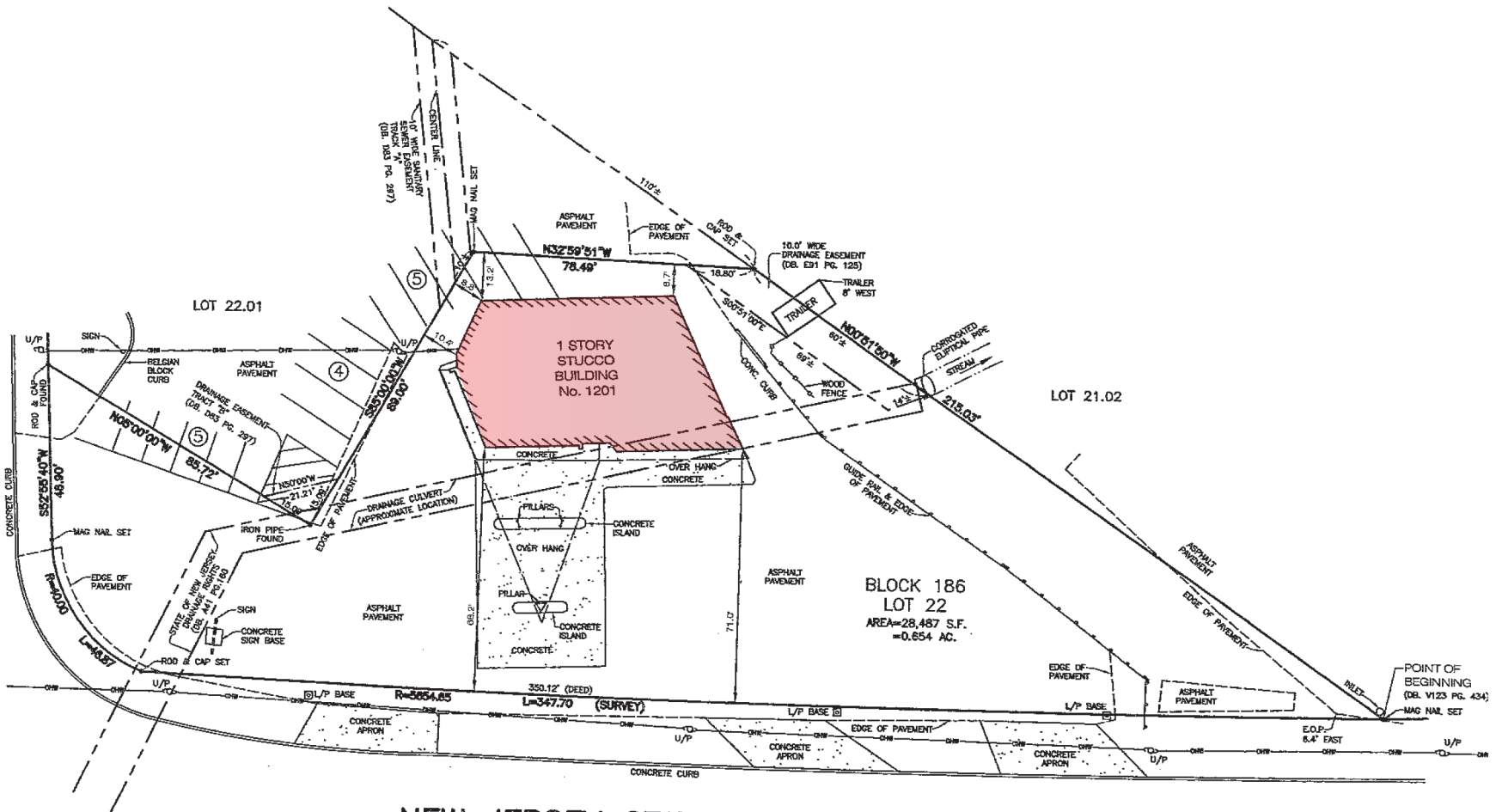


**JEFFERY REALTY**  
Retail Specialist

116 Route 22 • North Plainfield, NJ 07060 • T: 908.668.9600 • F: 908.668.5225 • [www.JefferyRealty.com](http://www.JefferyRealty.com)  
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



N.W. RAMP TO  
LOWER NOTCH ROAD



NEW JERSEY STATE HIGHWAY (150' WIDE) ROUTE 46  
(FORMERLY KNOWN AS ROUTE 6)

## 555 ROUTE 46

LITTLE FALLS, NJ

## SITE INFORMATION

**GLA:** 2,817 SF  
**ACREAGE:** .654 ACRES  
**PARKING:** AMPLE  
**TRAFFIC:** 133,011 VPD RT. 46

**ZONING:** B-2 COMMERCIAL  
**TAXES:** \$22,126.32 (2019)  
**ASKING:** \$1,650,000  
**FRONTAGE:** 305' ON RT. 46

**NOTES:**

- GREAT VISIBILITY WITH LARGE PYLON
- ACCESS TO RT. 46 AND LOWER NOTCH RD.

PERMITTED USE: Shopping Center, Hotel/Motel, Signs, Offices, Bank, Restaurant



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	15,263	144,502	540,601
Average HHI	\$136,815	\$125,913	\$109,664
Households	4,911	49,204	179,066

# 555 ROUTE 46

LITTLE FALLS, NJ

# MARKET AERIAL