

491 ROUTE 46
FAIRFIELD, NEW JERSEY
20,611 SF Showroom

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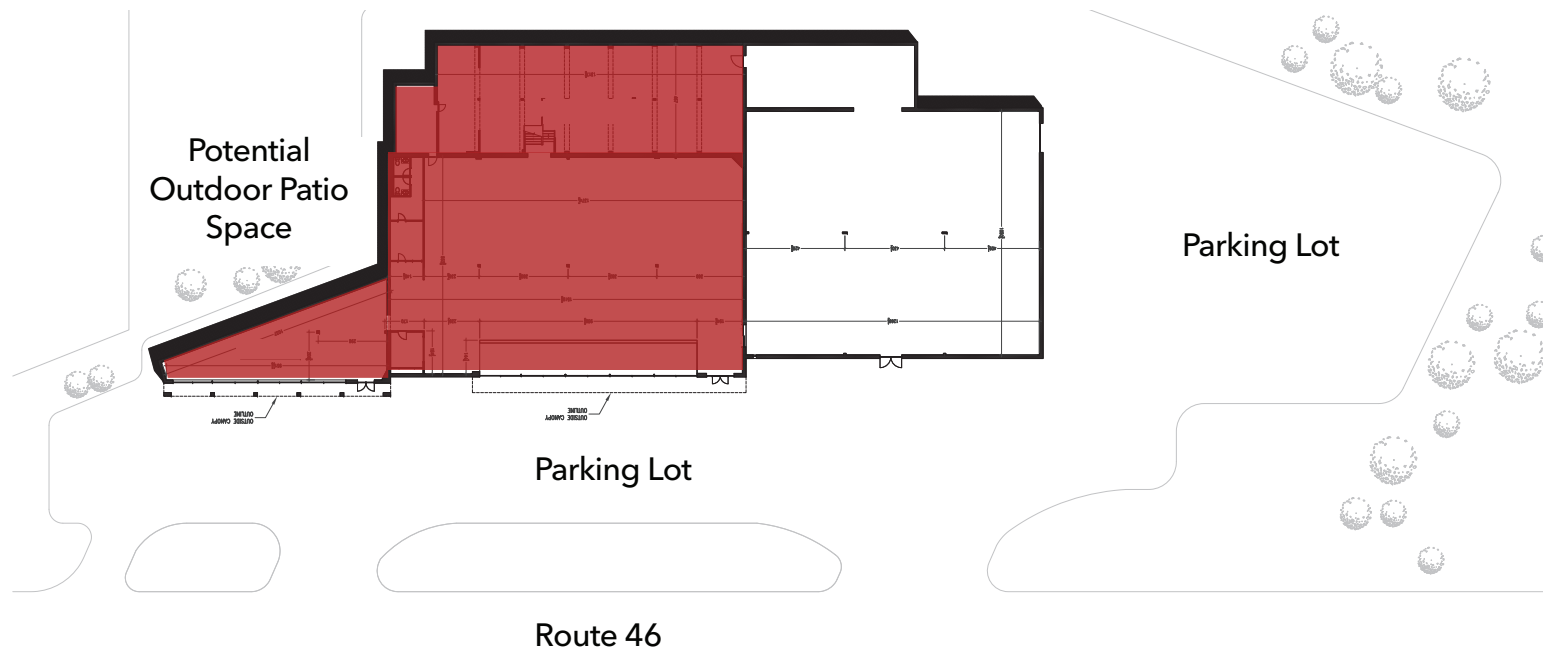
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,841	47,612	183,471
AVERAGE HHI	\$168,043	\$183,879	\$191,557
HOUSEHOLDS	1,441	17,958	67,083



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SITE INFORMATION



SIZE
20,611 SF

PARKING
65 Parking Spaces

RENT
Call for Quote

NNN
\$5.50 PSF

TRAFFIC COUNTS
Route 46 - 45,176 VPD

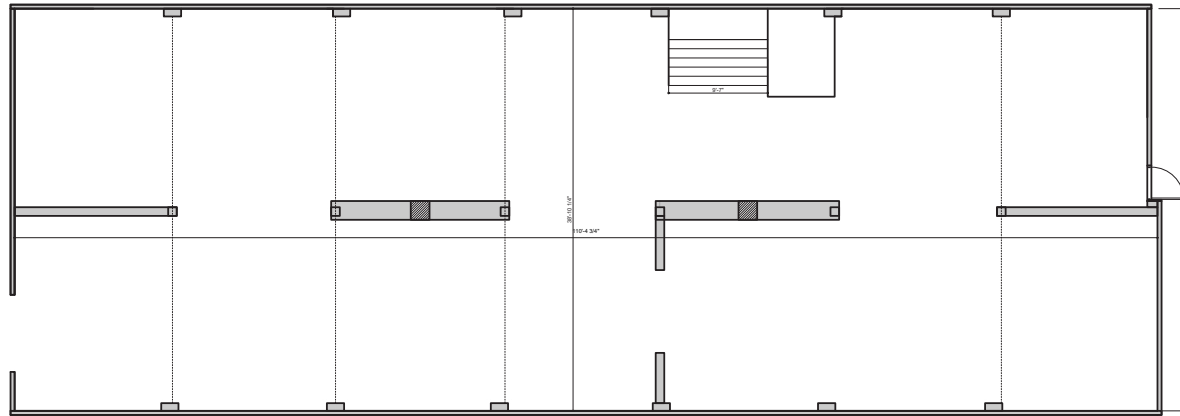
- NOTES**
- Excellent visibility on Route 46
 - Perfect for showrooms, specialty medical, furniture and appliance uses
 - 2.8 miles from Willowbrook Mall
 - *Please Do Not Disturb Tenants or Enter Store Without Brokers*

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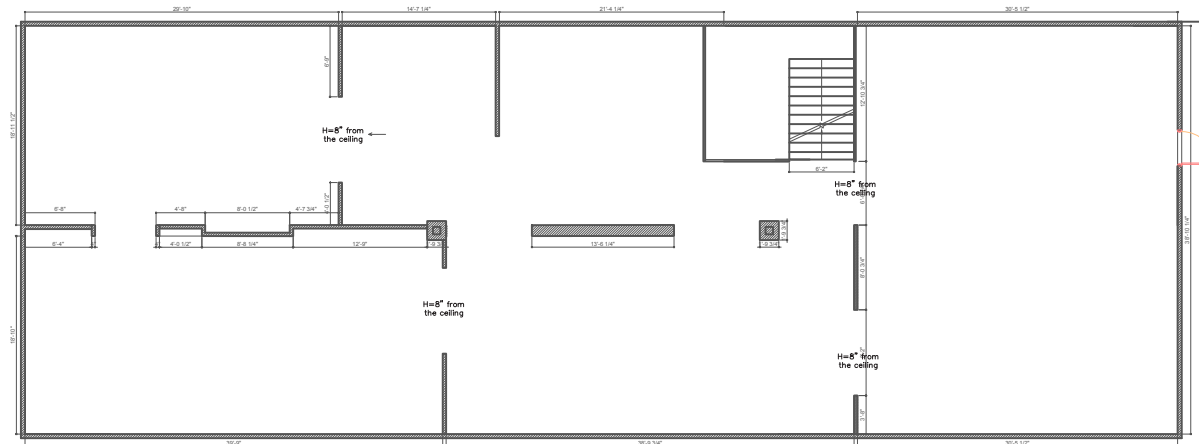
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BASEMENT



SECOND FLOOR



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For more information, please contact our exclusive brokers:

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