

244 Route 46, Totowa , NJ | Block 173, Lot 32.01

Approximately 1.0 acres FOR GROUND LEASE | \$180,000/year

- Drive thru restaurant which can include outdoor seating
- Property was most recently used as a Sonic and is located in the B-3 Zone. All uses in B-2 Zone are also permitted. Additional uses include retail, restaurant, office, medical, service stations, automotive sales.
- Over 123,000 vehicles per day pass this site on busy Route 46
- Busy shopping and restaurant trade area surrounded by mix of national, regional and local businesses. Abundant population surrounds the site.





54,008 Westbound

46

46

46

46

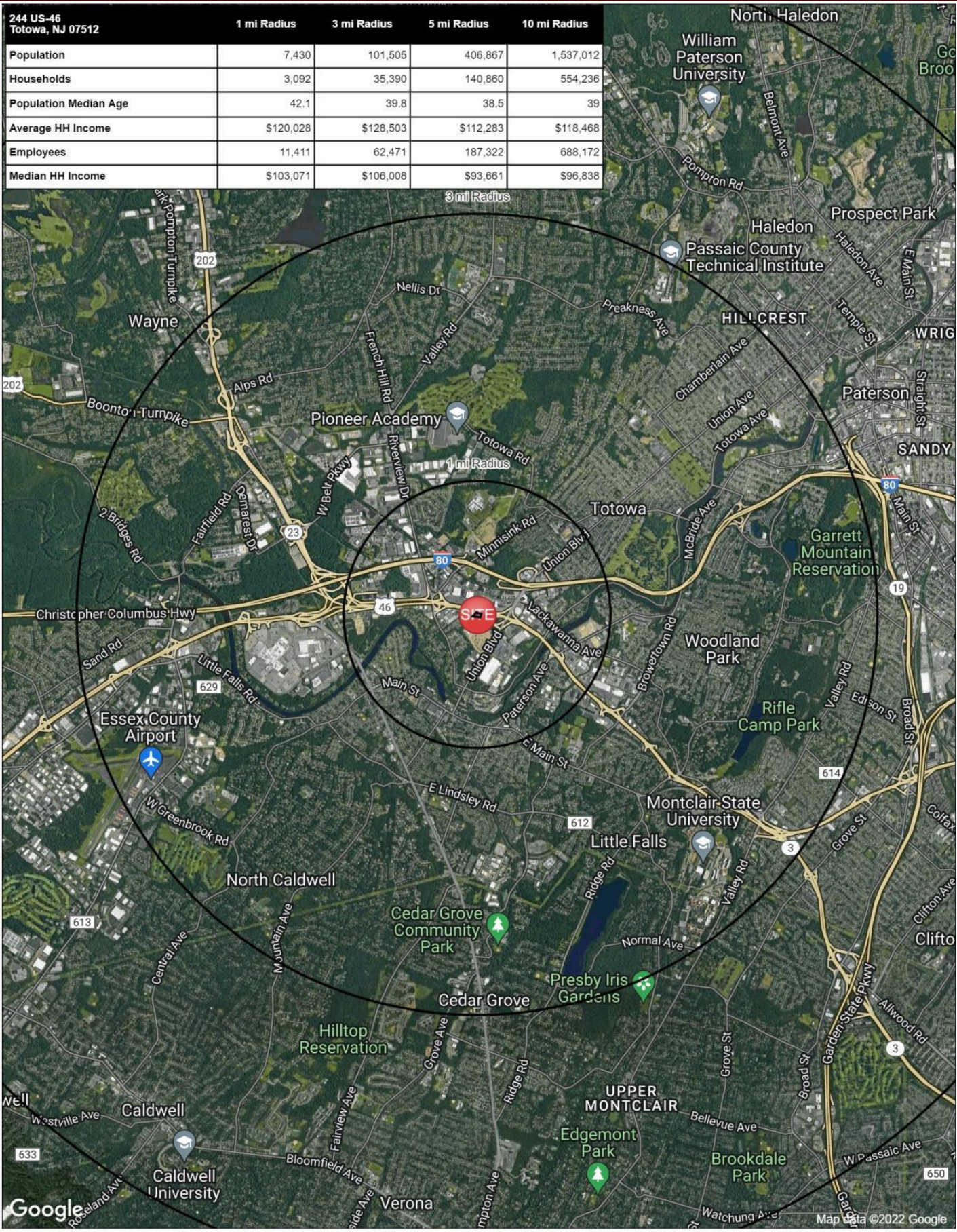
58,921 Eastbound

SITE

244 Route 46, Totowa, NJ - 1 acre
1,730 sq ft existing QSR building
with drive through previously used
as a Sonic restaurant

Google

Map data ©2022 Google



244 US-46 Totowa, NJ 07512	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
Population	7,430	101,505	406,867	1,537,012
Households	3,092	35,390	140,860	554,236
Population Median Age	42.1	39.8	38.5	39
Average HH Income	\$120,028	\$128,503	\$112,283	\$118,468
Employees	11,411	62,471	187,322	688,172
Median HH Income	\$103,071	\$106,008	\$93,661	\$96,838



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FAIRFIELD DEVELOPMENT COMPANY
880 LEONINGTON AVENUE
CLIFTON, NJ 07011

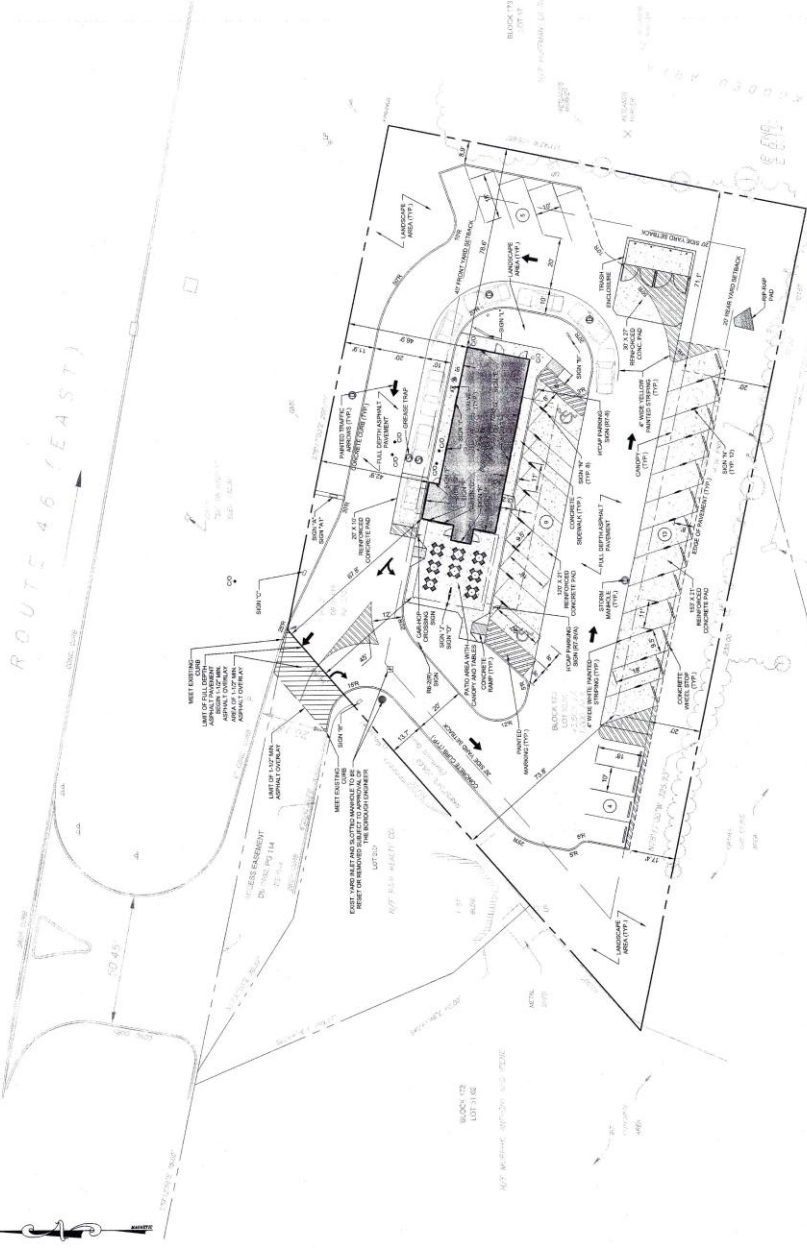
PROPOSED SONIC DRIVE-IN
244 ROUTE 46 EAST
TOTTOWA, NJ
COUNTY OF PASSAIC

ISSUE	DATE	DESCRIPTION
1	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT
2	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT
3	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT
4	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT
5	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT
6	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT
7	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT
8	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT
9	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT
10	01/22/2009	REVISIONS: CORRECT LAYOUT, REVISIONS: CORRECT LAYOUT

SITE PLAN

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ROUTE 46 (EAST)



SITE SIGNAGE SUMMARY					
DESIGNATION	QTY.	DESCRIPTION	WIDTH (FT)	HEIGHT (FT)	TOTAL AREA (SQ FT)
A	1	FREE STANDING SIGN	12.00	7.25	87.24
A1	1	FREE STANDING SIGN - REARER BOARD	6.83	3.67	25.07
B	1	DIRECTIONAL "ENTER" SIGN	3.08	1.58	4.87
C	1	DIRECTIONAL "EXIT" SIGN	3.08	1.58	4.87
D	1	SONIC LOGO WALL SIGN	7.77	3.10	24.09
E	1	SONIC LOGO WALL SIGN	6.82	2.70	18.71
F	2	SONIC THREE CORNER ROUND WALL SIGN	3.17	3.17	20.10
G	1	WREATH ENTRY TIME WALL SIGN	6.00	0.75	4.50
H	1	WALL MOUNTED EXIT WALL SIGN	6.00	0.75	4.50
I	4	BACK-LIT SUPER BROWNING PANEL	2.25	4.25	38.24
J	1	"ENTER" ROUND CANOPY SIGN	2.00	4.00	8.00
K	1	"SHOPS" PANEL SUPERBROWNE	4.00	5.00	20.00
L	1	WREATH - THRU PREEMINENT BOARD	8.00	3.08	24.60
M	1	WREATH - THRU PREEMINENT BOARD	8.00	3.08	24.60
N	20	WREATH - HUB BOARD	2.40	2.40	28.80
O	2	PAVED MEMORANDUM	7.00	4.00	28.00
					87.70