



FOX & ROACH,  
REALTORS®

COMMERCIAL DIVISION

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BERKSHIRE  
HATHAWAY  
HOMESERVICES

FOX & ROACH,  
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 DIORIO COMMERCIAL TEAM

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.





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



	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



