

555 ROUTE 46 (EAST)

Little Falls, NJ

FOR SALE





 **555 Route 46 (East) • Little Falls, NJ**

PROPERTY HIGHLIGHTS

Prime Retail on Route 46 East For Sale

- Available Immediately
- 3,300 SF Freestanding Building on .65 Acres
- Two Existing Pylon Signs
- Densely Populated with Heavy Traffic
- Great for Retail, Medical or Restaurant
- Excellent Visibility w/ Easy Access to Route 46 East & West
- Convenient Access to Route 3 and Route 80
- Located Nearby to Montclair State University and NJ Transit Train
- Ample Parking
- Traffic Count: 150,000+ VPD

3,300 SF
FOR SALE

OFFERING SUMMARY

Lease Price:	Call for Details
Available:	3,300 SF
Lot Size:	0.65 Acres

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	14,510	145,301	529,957
Median Age	39.7	40.3	38.2
Total Households	5,262	50,286	179,627
Average HH Income	\$135,498	\$123,931	\$109,846

EXCLUSIVELY OFFERED BY:

MARC PALESTINA

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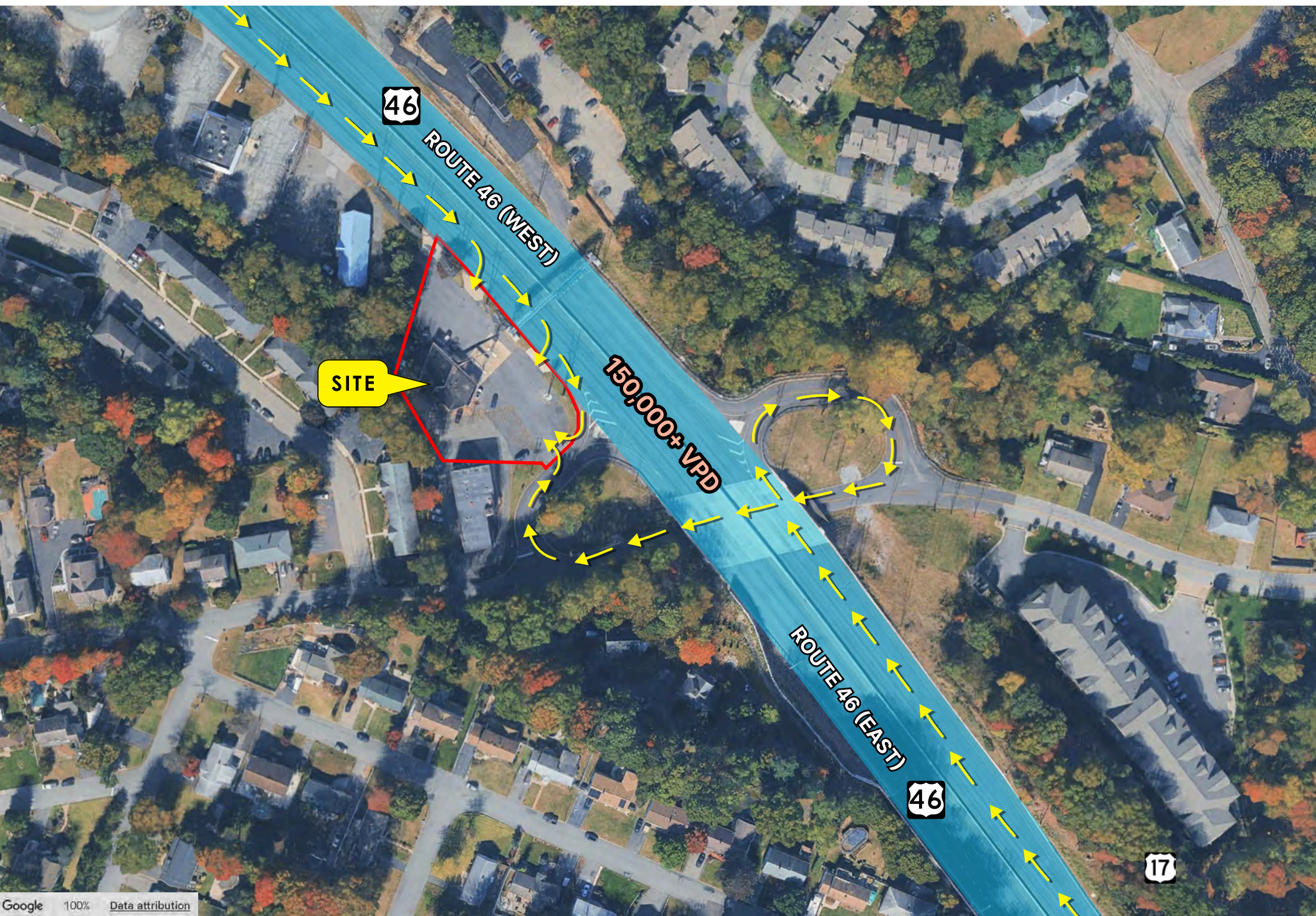
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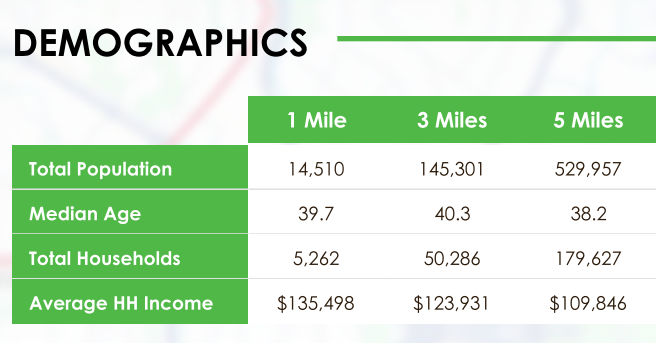
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VanRockCRE
COMMERCIAL REAL ESTATE









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