

# 555 ROUTE 46 (EAST)

Little Falls, NJ

FOR SALE



**VanRockCRE**  
COMMERCIAL REAL ESTATE



 **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
<b>Total Population</b>	14,510	145,301	529,957
<b>Median Age</b>	39.7	40.3	38.2
<b>Total Households</b>	5,262	50,286	179,627
<b>Average HH Income</b>	\$135,498	\$123,931	\$109,846

### EXCLUSIVELY OFFERED BY:

**MARC PALESTINA**

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**CJ HUTER**

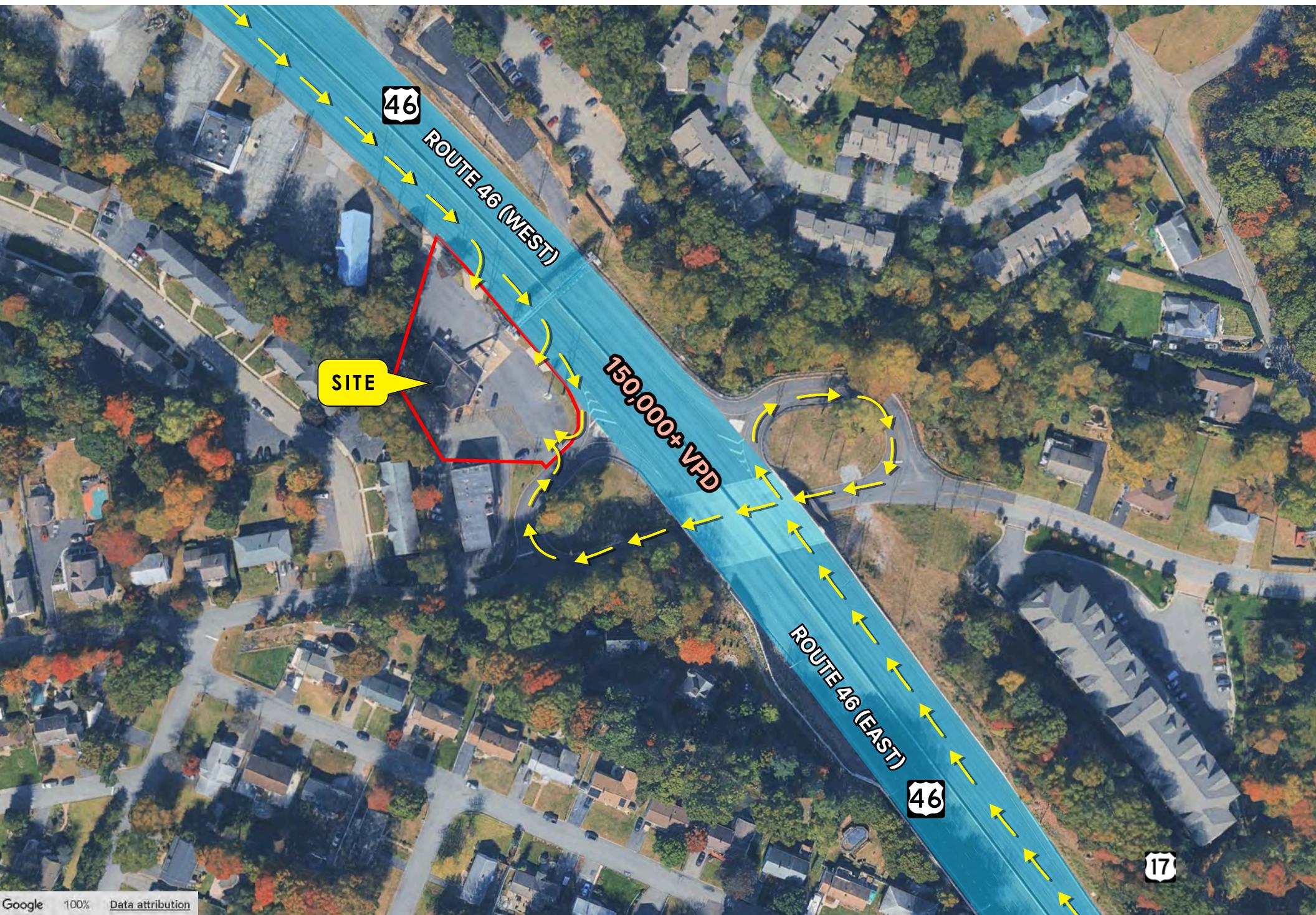
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# SITE AERIAL & ACCESS MAP



# MARKET AERIAL



# LOCATION MAP



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