

165 ROUTE 46

SADDLE BROOK, NJ

FOR LEASE



VanRockCRE
COMMERCIAL REAL ESTATE



 **165 Route 46** • Saddle Brook, NJ

PROPERTY HIGHLIGHTS

2,700 SF Former Moe's Southwest Grill

- Available Immediately
- 2,700 SF Freestanding Building on Route 46
- Great for QSR and Fast Food
- Adjacent to Walmart Center
- Excellent Highway Exposure
- Densely Populated Marketplace
- Convenient access to Route 80, Route 17, and the Garden State Parkway
- Ample On-Site Parking
- 57,000+ VPD

2,700 SF
FOR LEASE

OFFERING SUMMARY

Lease Price: Call for Details

Available: 2,700 SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	26,663	284,641	666,091
Median Age	41.1	39.6	39.6
Total Households	10,086	100,560	232,906
Average HH Income	\$119,876	\$108,904	\$114,596

EXCLUSIVELY OFFERED BY:

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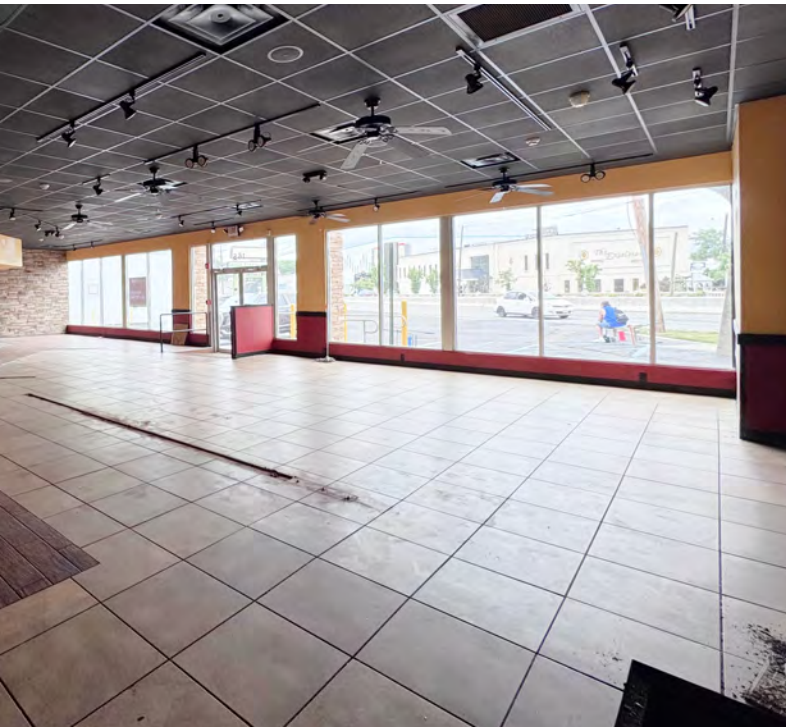
MARC PALESTINA

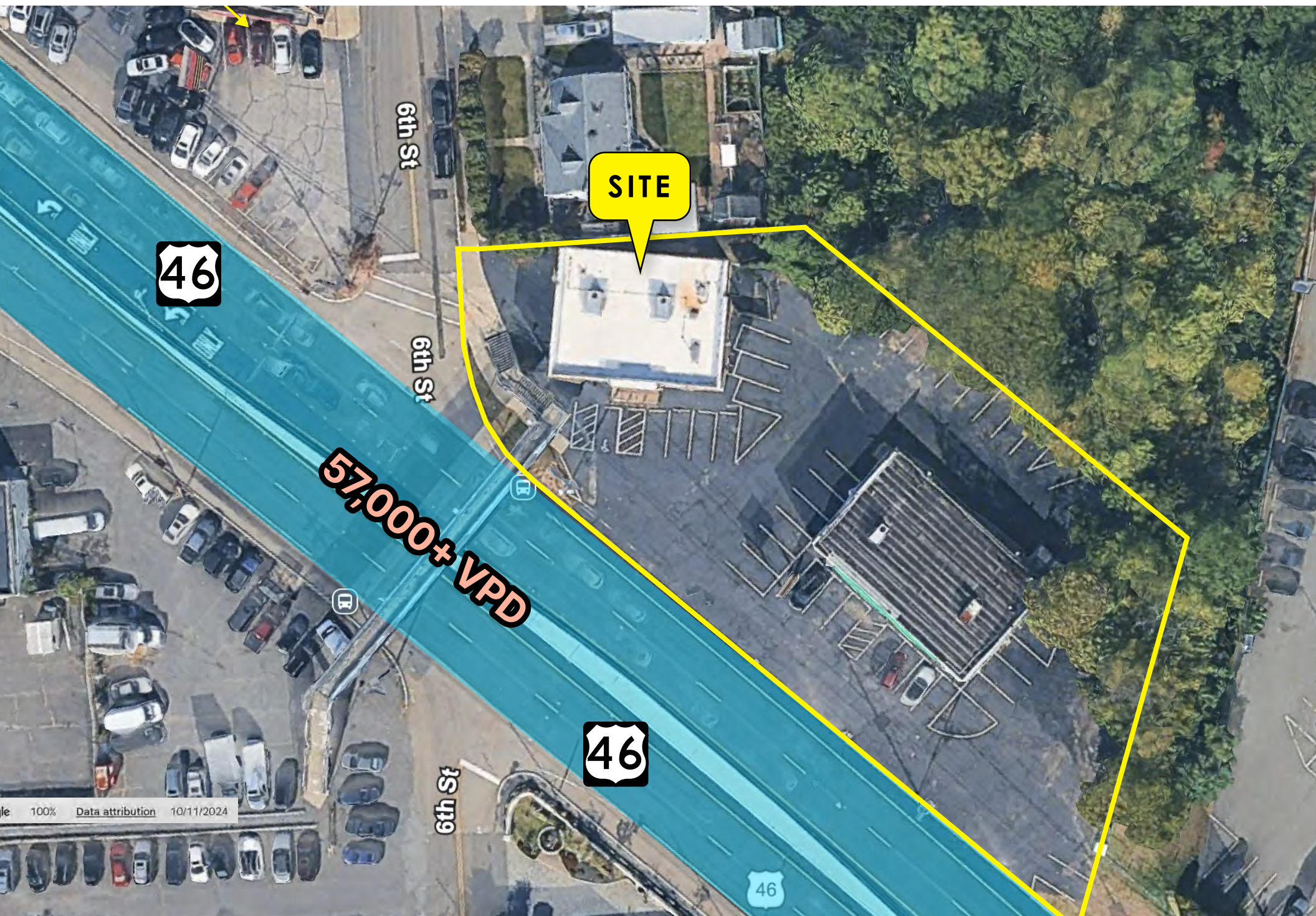
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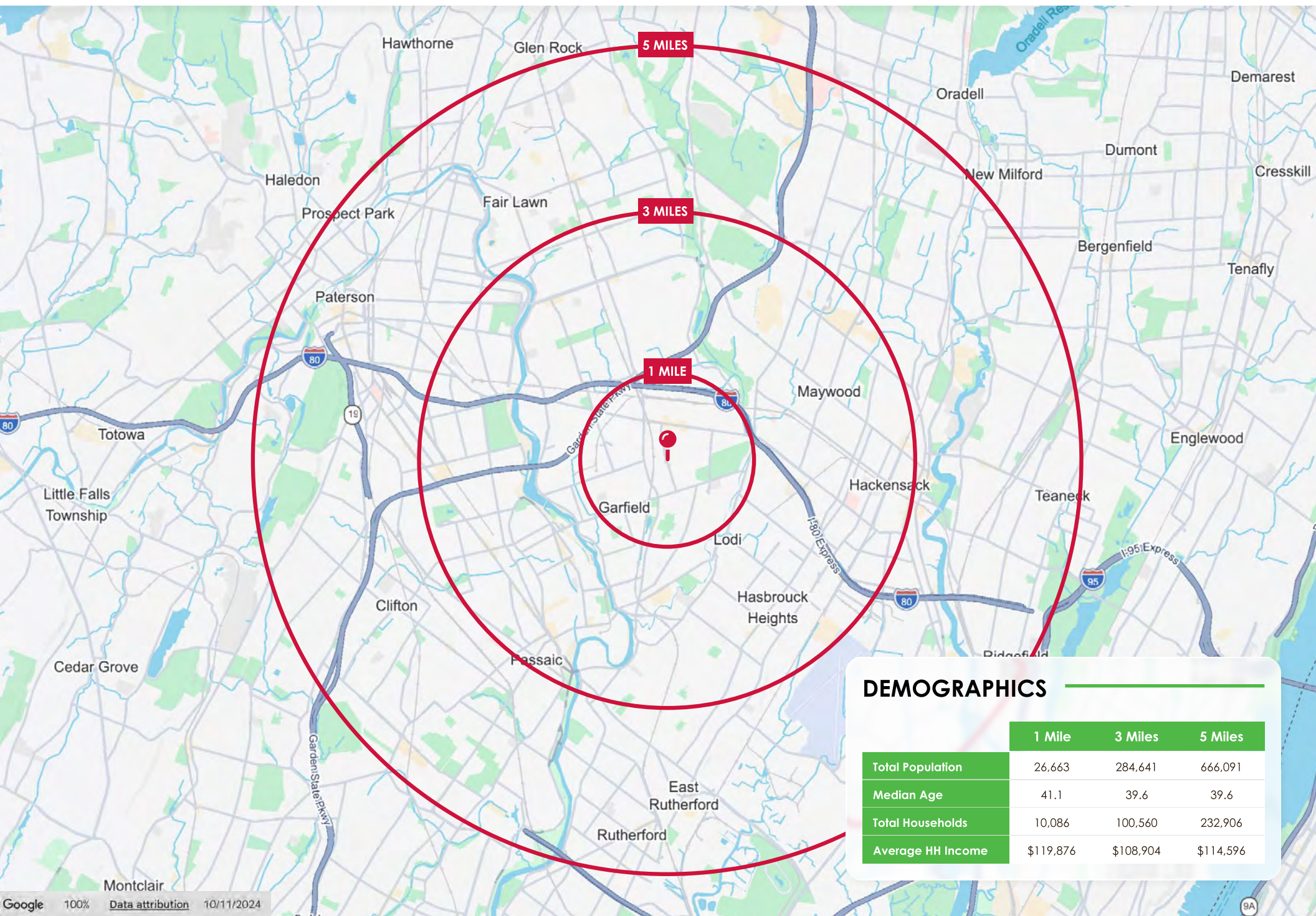
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