



For Lease

RIPCO
RETAIL LEASING

Plaza 46

1650 Route 46 West
Woodland Park, NJ

Route 46 and Browertown Road
Passaic County

6,563 SF Divisible Endcap & 15,490 SF Inline Space

Join Amazon Fresh and Kohl's

Contact
Exclusive Agent

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Space Details

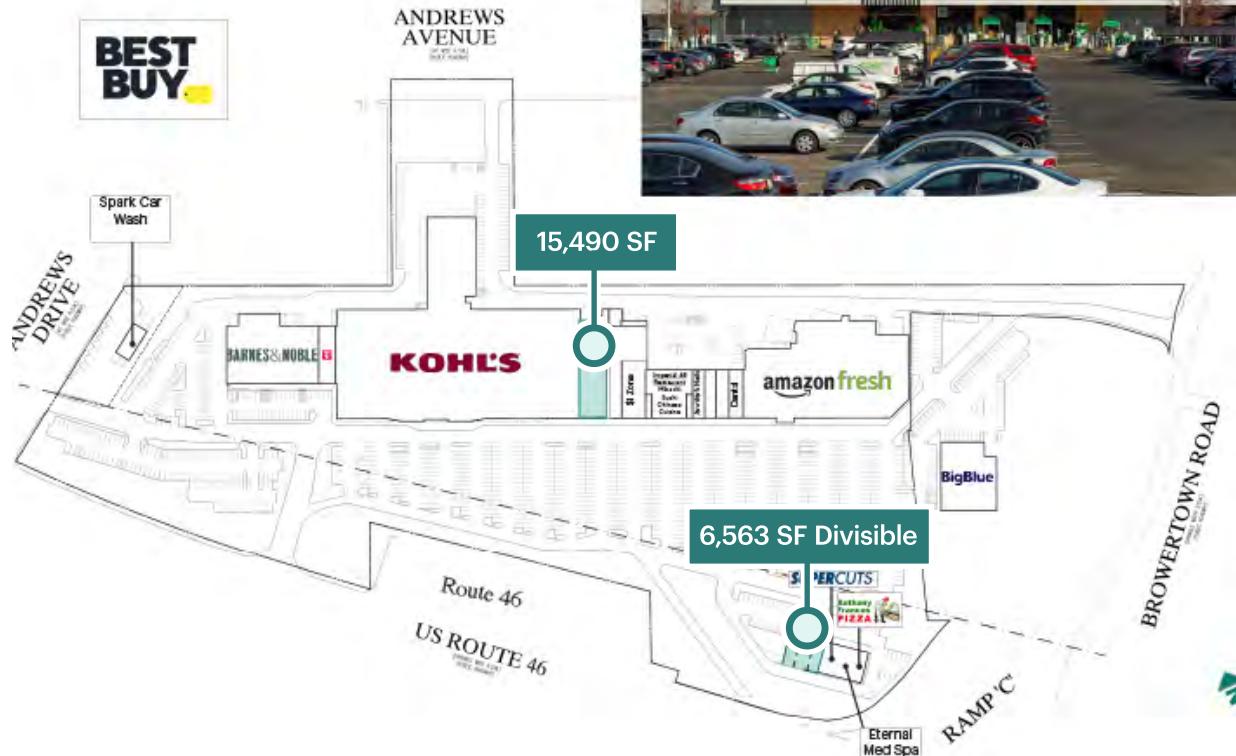
15,490 SF Inline Space &
6,563 SF Divisible Endcap



Size	Inline	15,490 SF
	Endcap*	6,563 SF
<small>*Spaces can be divided to approx. 2,000 SF spaces</small>		
Ceiling Heights	Frontage	101 FT
	Roof Deck	19 FT
	Trusses	16 FT

Asking Rent	Upon request
NNN	\$10.00 PSF (est)
Co-Tenants	Amazon Fresh, Kohl's, Barnes & Noble, Supercuts, iSmash
Comments	Oversize pylon signage on Route 46 Centrally located on Route 46 retail corridor

Site Plan



Tenant	Size SF
Big Blue Swim School	15,250
Rainbow	2,196
imperial 46 Restaurant	5,830
Eyebrow Threading	786
Kohl's	118,000
● Available	15,490
iSmash	5,439
Dollar Zone	3,000
Supercuts	1,472
● Available	6,563
Eternal Med Spa	880
Anthony Franco's Pizza	1,466
T-Mobile	4,440
Barnes & Noble	24,950
Bask Bar and Grill	3,000
Family Dentistry	3,500
Dollar Zone	4,269
General Nutrition Corp	1,700
Amazon Fresh	61,218
Wonder Kids Ply	7,842

Property Photos

Additional exterior photos



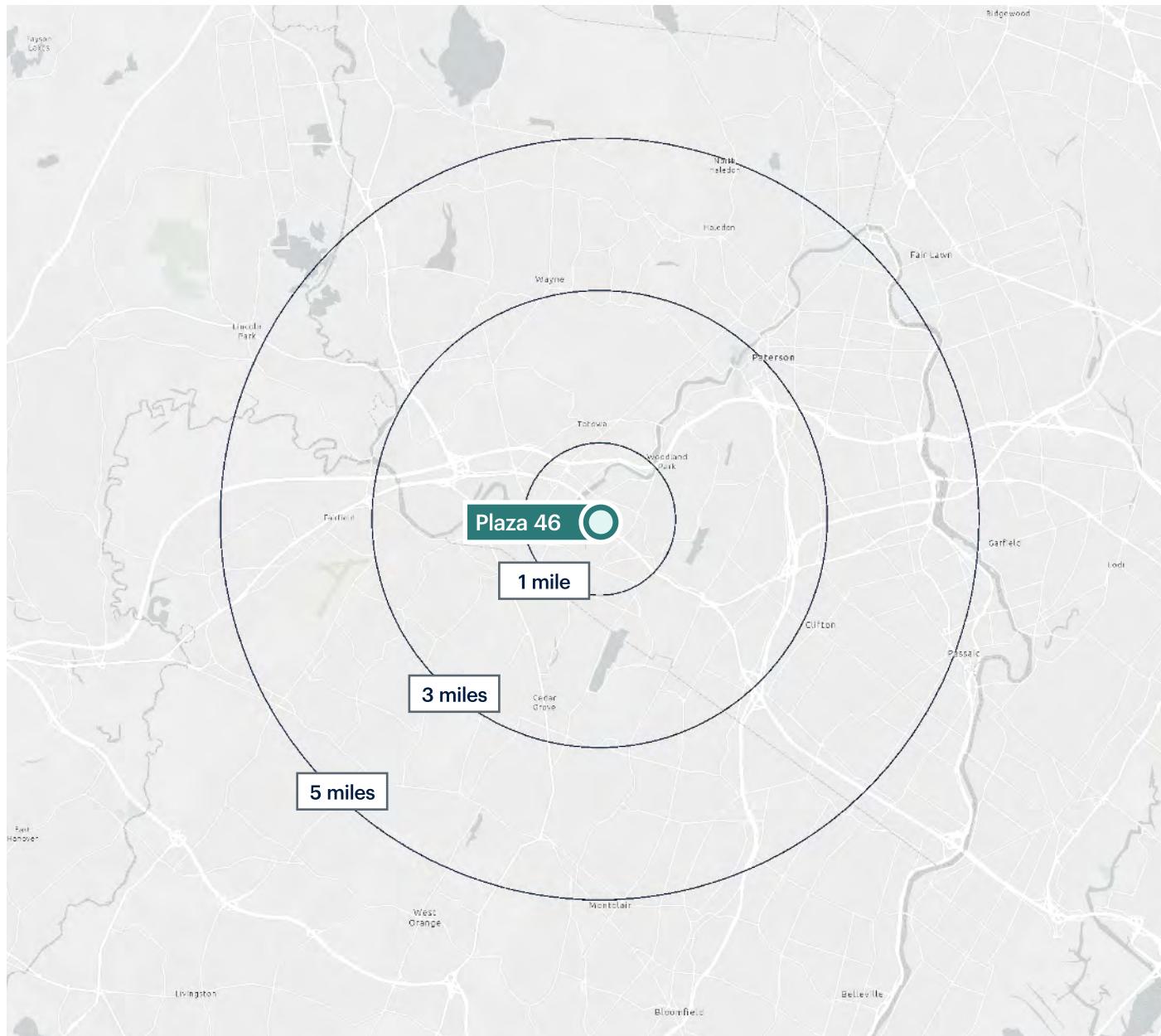
6,563 SF Endcap with great Route 46 signage visibility,
can be broken down to ±2,000 SF spaces



Area Retail



Area Demographics



Population	1 mile	11,392
	3 miles	134,849
	5 miles	499,688
Total Households	1 mile	4,514
	3 miles	46,541
	5 miles	171,340
Average Household Income	1 mile	\$142,558
	3 miles	\$144,963
	5 miles	\$133,382
Median Age	1 mile	42.4
	3 miles	40.3
	5 miles	38.6
Total Businesses	1 mile	830
	3 miles	5,539
	5 miles	18,569
Total Employees	1 mile	9,592
	3 miles	76,922
	5 miles	216,929
Daytime Population	1 mile	15,037
	3 miles	145,689
	5 miles	474,530
College Graduates (Bachelor's +)	1 mile	3,745
	3 miles	37,892
	5 miles	125,005