

ONE SPACE AVAILABLE | 3,460 SF

# TOTOWA SQUARE

465 ROUTE 46, TOTOWA, NJ



JOIN ALDI, HOBBY LOBBY, MARSHALLS, HOMESENSE & TOTAL WINE

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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## PROPERTY OVERVIEW

### HIGHLIGHTS

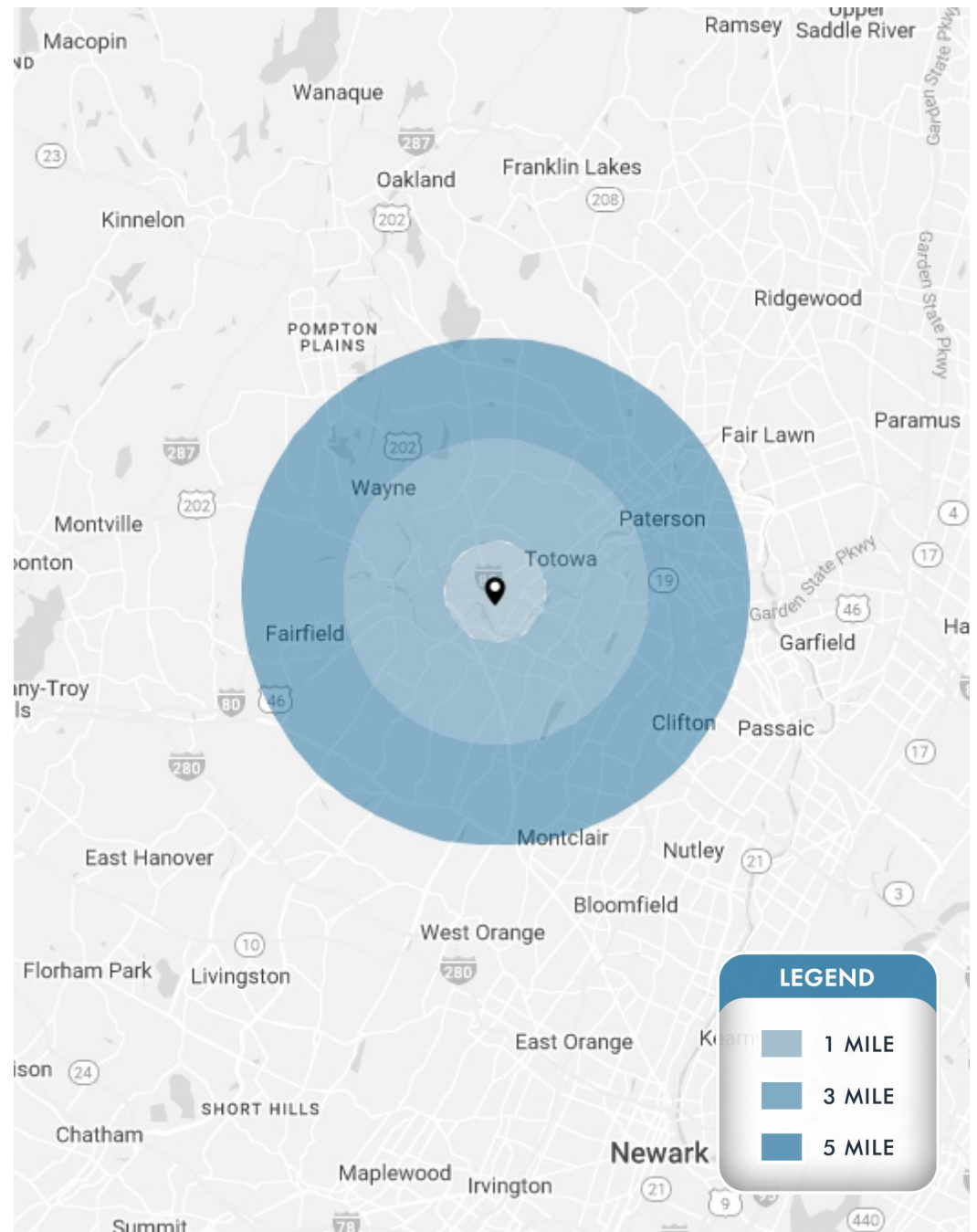
- 258,000 SF power center
- Strategically located off I-80
- Extraordinary access and visibility from Route 46
- Abundant parking
- Co-tenants include Aldi, Hobby Lobby, Marshalls, and Homesense
- NNN estimated at \$6.30 PSF

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	5,990	92,961	385,408
HOUSEHOLDS	2,360	32,165	131,886
DAYTIME EMPLOYEES	7,954	40,126	129,943
AVERAGE HH INCOME	\$110,151	\$140,052	\$129,674

### TRAFFIC COUNTS

ROUTE 46	121,098 AADT
I-80	132,680 AADT



# TOTOWA SQUARE | EXECUTIVE SUMMARY



## TENANT ROSTER

1	Applebee's	4	Kinder Pediatric Urgent Care	7	3,460 SF Available	10	Hobby Lobby	13	Marshalls
2	Jinya	5	Jewelry Expo	8	Total Wine	11	Dream Pairs - Lease Signed		
3	Linwood Pizza	6	Dunkin'   Baskin Robbins	9	Homesense	12	Aldi		

# TOTOWA SQUARE | SITE PLAN

CONCEPTUAL



TOTOWA SQUARE | SITE RENDERING

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RETAIL REAL ESTATE ADVISORS



**WAYNE TOWNE CENTER**

COSTCO WHOLESALE | five BELOW | JCPenney  
 DSW | ULTA | NORDSTROM | rack | DICK'S SPORTING GOODS  
 LA Z BOY | Chick-fil & | Olive Garden | CAVA | Shake Shack | Panera

THE HOME DEPOT | Staples  
 fortunoff backyard store | PC RICHARD & SON

Guitar Center | petco THE HEALTH + WELLNESS CO.  
 FORMAN MILES | LENS CRAFTERS

CVS

**TOTOWA SQUARE**

Marshalls | HOBBY LOBBY  
 DREAM PAIRS | HOME SENSE | ALDI  
 Applebees | Total Wine & More

**WEST FALLS PLAZA**

Party City | WORLD MARKET  
 planet fitness | ON THE BORDER  
 MATTRESS FIRM

Ashley HOMESTORE  
 Raymour & Flanigan FURNITURE

**WEST BELT PLAZA**

HomeGoods | Jockey's Choice  
 PETSMART

**PLAZA 46**

KOHL'S  
 BARNES & NOBLE

I-80 | 132,680 AADT

NJ-46 | 121,098 AADT

Walgreens

DOLLAR TREE



Red Lobster

IHOP

BOB'S FURNITURE

BEST BUY

WEST ESSEX HIGH SCHOOL  
 1,124 STUDENTS

ST. JOSEPH HOSPITAL  
 650 BEDS

**ABILL PLAZA**

TJ-maxx | BLINDS TO GO  
 smash burger | DXL MENS APPAREL

**WILLOWBROOK PLAZA**

Burlington at home  
 FLOOR DECOR

ShopRite

**WILLOWBROOK MALL**

macy's | Bath & Body Works | ZARA | GAP  
 OLD NAVY | bloomingdales | H&M | SEPHORA | MICHAEL KORS | APPLE  
 The Cheesecake Factory | FOGO DE CHÃO BRAZILIAN STEAKHOUSE | P.F. CHANG'S | californias PIZZA KITCHEN | CINEMARK

PASSAIC VALLEY HIGH SCHOOL  
 1,277 STUDENTS

TOTOWA SQUARE | MARKET AERIAL



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