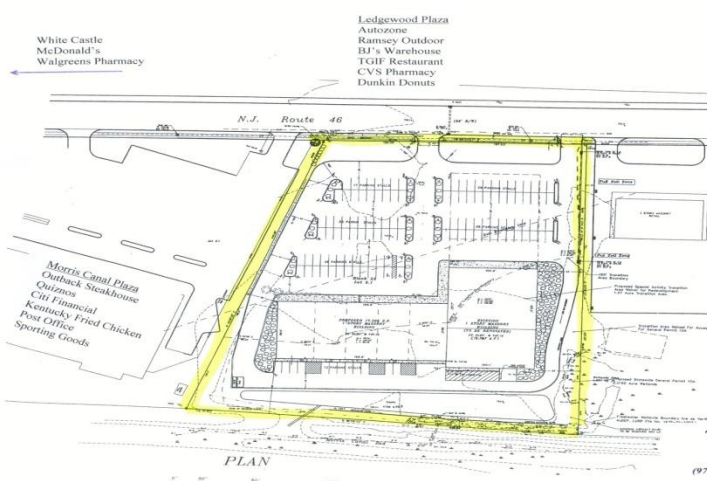




# FOR LEASE

## Ledgewood Redevelopment

### 1050 Route 46 East, Ledgewood, NJ



**300' Frontage 4.3 Acre Site**  
**Traffic Count:** approx. 30,000 cars daily  
**Avg. H/H Income 3 Miles - \$119,243**  
**Total Population 3 Miles - 35,576**  
**Easy Access to Rtes 80, 46 and 10**

**34,000 SF GLA , Max Contiguous 16,000**  
**Great Visibility, Big Signage Potential**  
**Neighboring Tenants include:** Outback Steakhouse, CVS, Autozone, TGIF, BJ'S, Dunkin Donuts, Walgreens  
**Flexible Site Plan**



Join CVS, TGI Fridays, Outback Steakhouse, The Learning Experience, KFC, White Castle , McDonalds and others

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While this information is believed to be accurate, it must be independently verified by any and all Parties  
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