

**RETAIL SPACE**

# PLAZA 46

Route 46 and Browertown Road

**1650 ROUTE 46 WEST**

WOODLAND PARK | NEW JERSEY

**6,563 SF**  
Endcap (Divisible)

**3,500 SF**  
& **5,439 SF** Inline

**amazon fresh**  
Now Open!





**PROPERTY PHOTOS**





# SPACE DETAILS

## SITE PLAN



### SIZE AVAILABLE

6,563 SF can be divided into approx. 2,000 SF  
5,439 SF  
3,500 SF

### CEILING HEIGHTS

101' Frontage  
19' Roof Deck  
16' Trusses

### ASKING RENT

Upon request

### NNN

Estimated \$11.70 PSF

### NEIGHBORS

Kohl's, Best Buy, Barnes & Noble, SuperCuts, Joyce Leslie, T-mobile, GNC

### COMMENTS

- Oversized pylon signage on Route 46
- Centrally located on Route 46 retail corridor

Tenant	SF
Big Blue Swim (coming soon)	15,250
Rainbow	2,196
Imperial 46 Restaurant	5,830
Eyebrow Threading	786
Kohl's Department Stores	118,000
Rainbow	15,490
<b>AVAILABLE</b>	<b>5,439</b>
Dollar Zone	3,000
Supercuts	1,472
<b>AVAILABLE (NOVEMBER 2023)</b>	<b>6,563</b>
Eternal Med Spa	880
Anthony Franco's Pizza	1,466
T-Mobile	4,440
Barnes & Nobles	24,950
Bask Bar and Grill	3,000
<b>AVAILABLE</b>	<b>3,500</b>
Dollar Zone	4,269
General Nutrition Corp.	1,700
Amazon Fresh	61,218
Wonder Kids Ply	7,842

# AREA DEMOGRAPHICS



**PLAZA 46**

## 1 MILE RADIUS

### POPULATION

11,392

### HOUSEHOLDS

4,514

### MEDIAN AGE

42.4

### AVERAGE HOUSEHOLD INCOME

\$142,558

### TOTAL BUSINESSES

830

### TOTAL EMPLOYEES

9,592

### DAYTIME POPULATION (w/ 16 yr +)

15,037

### COLLEGE GRADUATES (Bachelor's +)

3,745 - 44.6%

## 3 MILE RADIUS

### POPULATION

134,849

### HOUSEHOLDS

46,541

### MEDIAN AGE

40.3

### AVERAGE HOUSEHOLD INCOME

\$144,963

### TOTAL BUSINESSES

5,539

### TOTAL EMPLOYEES

76,922

### DAYTIME POPULATION (w/ 16 yr +)

145,689

### COLLEGE GRADUATES (Bachelor's +)

37,892 - 40.5%

## 5 MILE RADIUS

### POPULATION

499,688

### HOUSEHOLDS

171,340

### MEDIAN AGE

38.6

### AVERAGE HOUSEHOLD INCOME

\$133,382

### TOTAL BUSINESSES

18,569

### TOTAL EMPLOYEES

216,929

### DAYTIME POPULATION (w/ 16 yr +)

474,530

### COLLEGE GRADUATES (Bachelor's +)

125,005 - 36.8%

\*2024 estimates



**MID-LEVEL AERIAL**



totowa square  
BOB'S FACE VALUES MIDAS  
HOBBY LOBBY LINDER PEDIATRIC URGENT CARE  
avenue

west falls plaza  
planet fitness MATTRESS FIRM  
Pizza Hut ON THE BORDER  
Party City Golfsmith

**PLAZA 46**  
KOHLS BARNES & NOBLE GNC  
Anthony Francos PIZZA BigBlue  
amazon fresh

Passaic Valley High School  
1,368 students

Memorial Middle School  
469 students

127,760 VPD

BOB'S FURNITURE



## PLAZA PHOTO



## CONTACT EXCLUSIVE AGENT

**JAKE FRANTZMAN**

jfrantzman@ripconj.com

201.777.2309

**RIPCO**  
REAL ESTATE

611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

Please visit us at [ripconj.com](http://ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.