



# 1105 US 46 CLIFTON, NJ

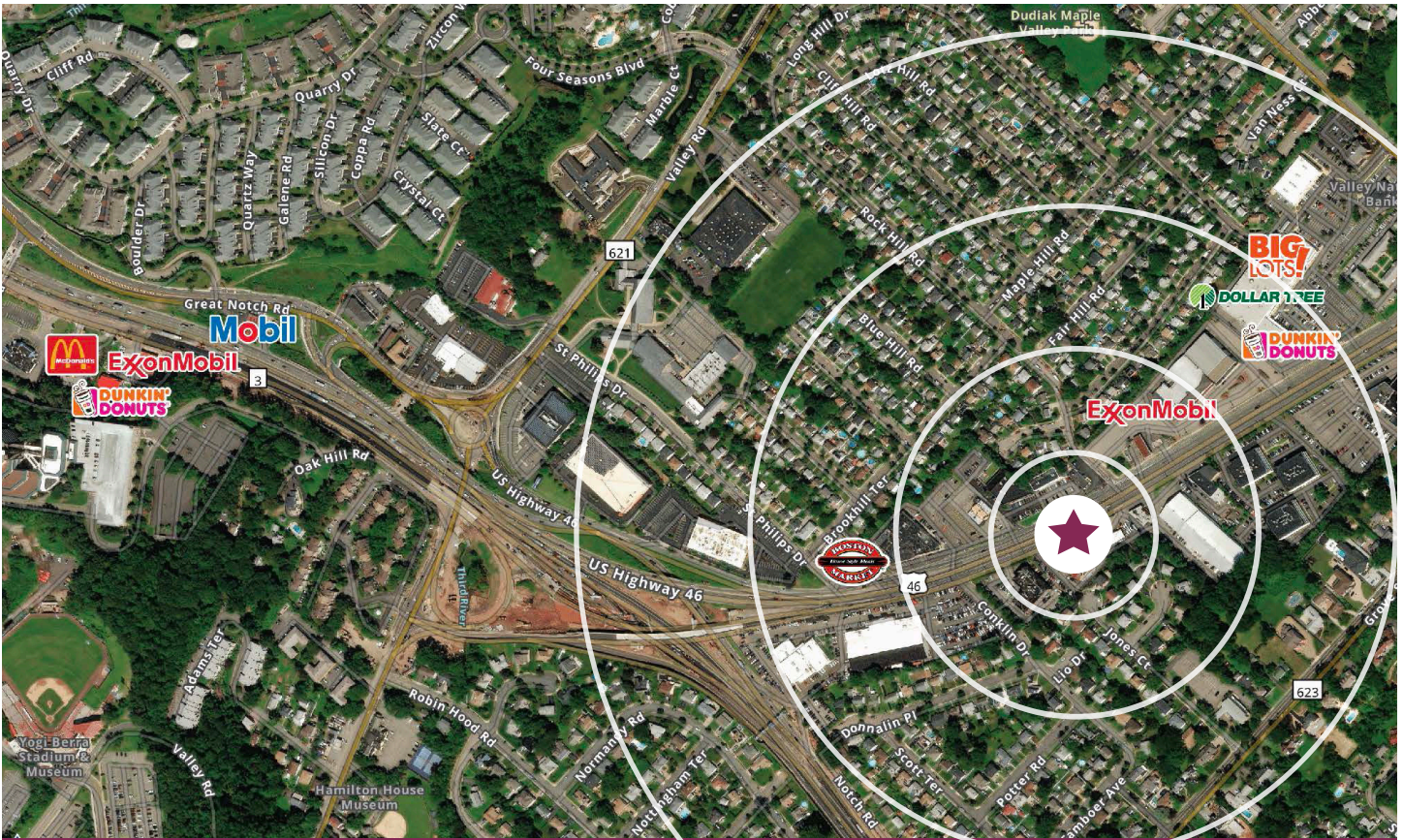
## FOR LEASE

- Former Restaurant
- 4,500 Square Feet
- 45+ Car Parking
- Route 46 Access
- Route 46 Exposure
- Liquor License Available

## Local Demographics

	1 MILES	3 MILES	5 MILES
2021 Population	14,708	218,340	619,500
2021 Median Age	47.1	37.3	37.8
2021 Total Households	5,926	72,651	215,659
2021 Median Household Income	108,296	76,645	76,078
2021 Average Household Income	137,622	107,216	105,636
Average Weekday Daily Traffic	54,033 Cars		





**Colliers International NJ, LLC**  
 10 Woodbridge Center Dr, #1010  
 Woodbridge, NJ 07095  
 732 807 0400

**Wayne Kasbar**  
 Vice President  
 732 807 0330  
 wayne.kasbar@colliers.com  
 Licensed Salesperson

**Suketu Shah**  
 Associate Vice President  
 732 807 0401  
 suketu.shah@colliers.com  
 Licensed Salesperson

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NJ, LLC