

RETAIL  
SPACE  
FOR  
LEASE

# TOTOWA SQUARE

465 ROUTE 46 | TOTOWA, NEW JERSEY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



CLICK TO VIEW  
LISTING VIDEO



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

# Property Overview

## HIGHLIGHTS

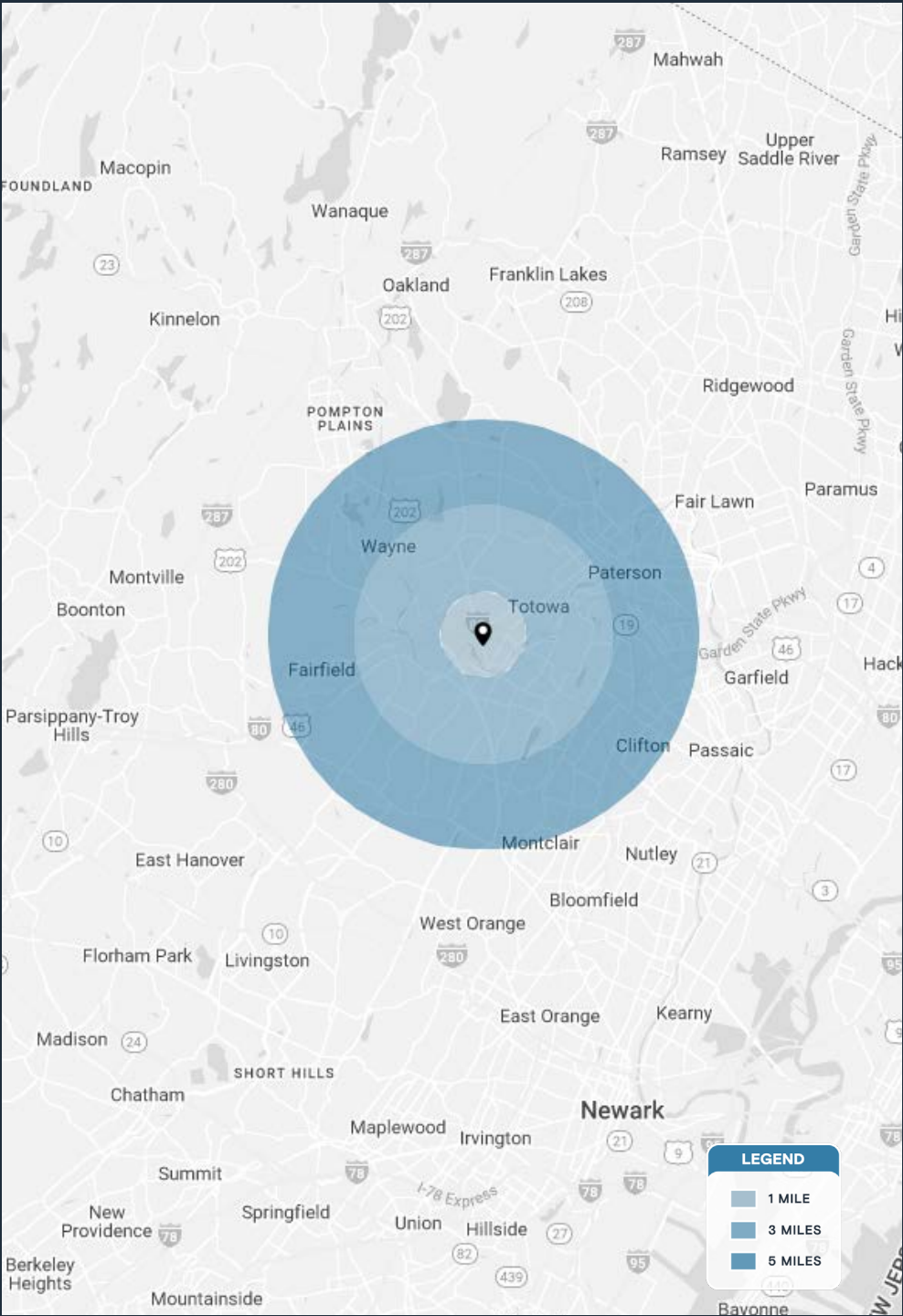
- 258,000 SF power center
- Strategically located off I-80
- Extraordinary access and visibility from Route 46
- Abundant parking
- Co-tenants include Aldi, Hobby Lobby, Marshalls, and Homesense
- NNN estimated at \$7.00 PSF

## DEMOGRAPHICS

|                   | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 6,103     | 92,921    | 385,964   |
| HOUSEHOLDS        | 2,404     | 32,136    | 132,091   |
| EMPLOYEES         | 8,039     | 40,943    | 132,823   |
| AVERAGE HH INCOME | \$124,634 | \$141,865 | \$134,881 |

## TRAFFIC COUNTS

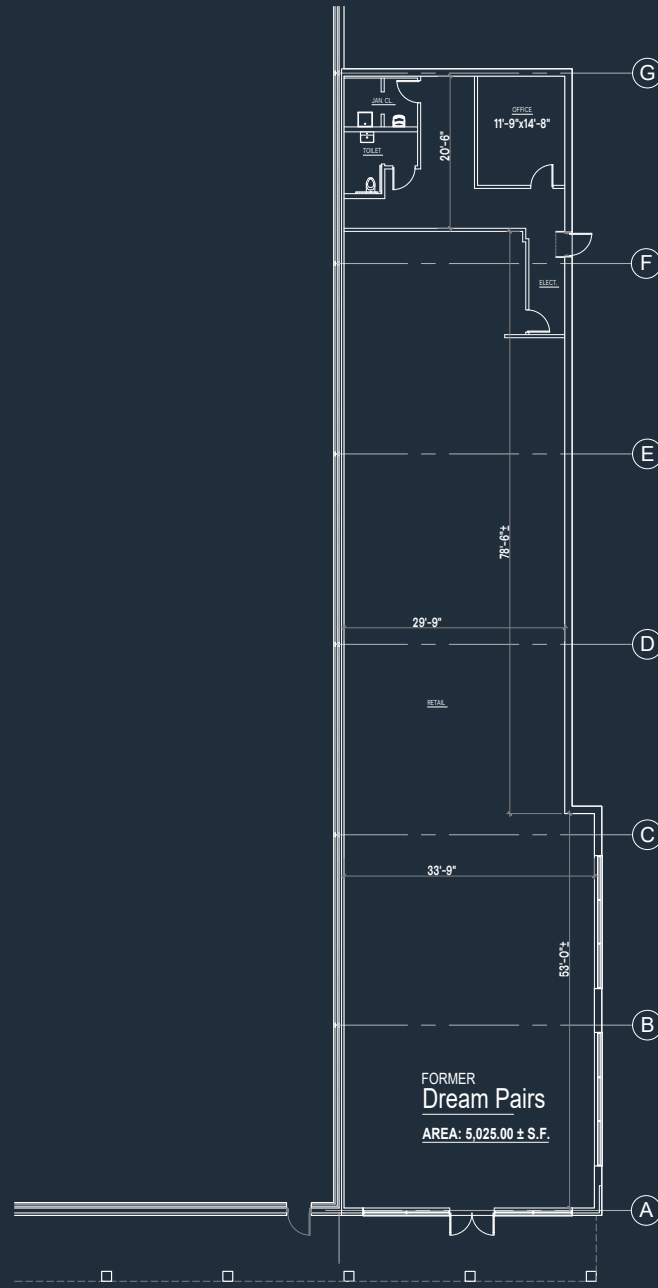
|          |              |
|----------|--------------|
| ROUTE 46 | 121,098 AADT |
| I-80     | 132,680 AADT |





# Tenant Roster

|   |                                                         |    |                          |    |                      |
|---|---------------------------------------------------------|----|--------------------------|----|----------------------|
| 1 | Applebee's                                              | 6  | Dunkin'   Baskin Robbins | 11 | Available - 5,025 SF |
| 2 | Jinya                                                   | 7  | AAA                      | 12 | Aldi                 |
| 3 | Available - 1,800 SF<br>coming available September 2026 | 8  | Total Wine               | 13 | Marshalls            |
| 4 | Kinder Pediatric Urgent Care                            | 9  | Homesense                |    |                      |
| 5 | Jewelry Expo                                            | 10 | Hobby Lobby              |    |                      |



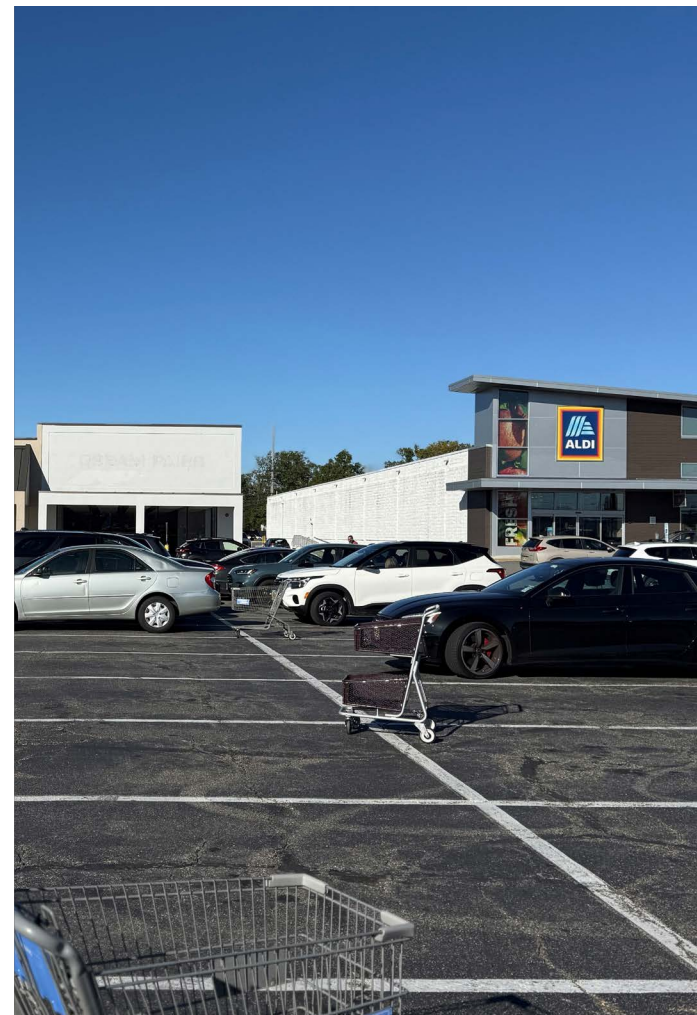
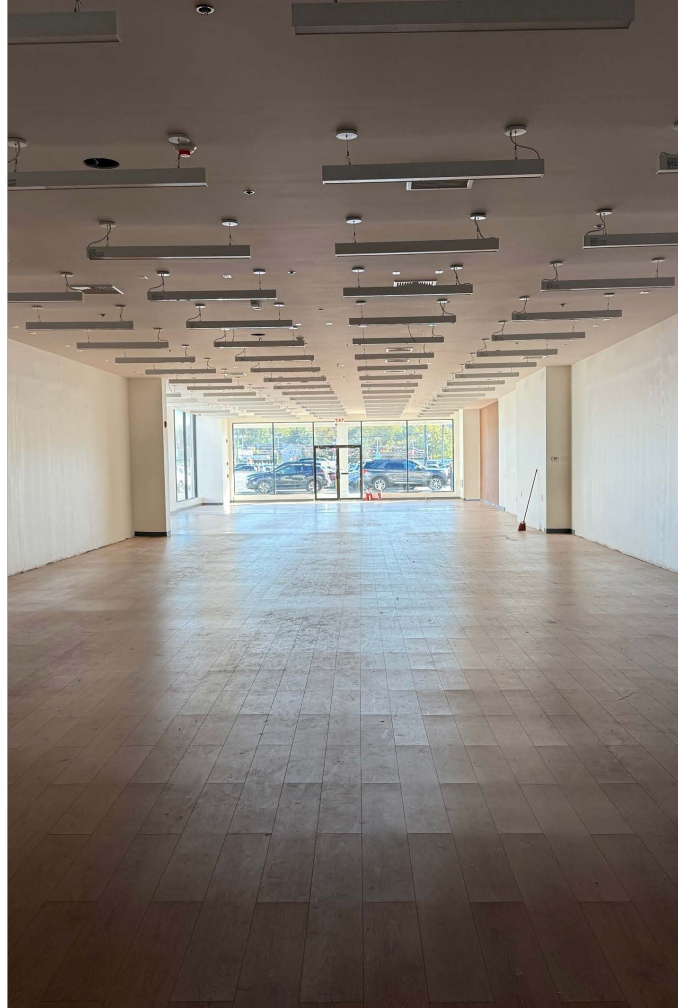
FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

ISSUED 07.07.2022

AVENUE  
TOTOWA, NEW JERSEY



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