

RETAIL
SPACE
FOR
LEASE

TOTOWA SQUARE

465 ROUTE 46 | TOTOWA, NEW JERSEY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



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

Property Overview

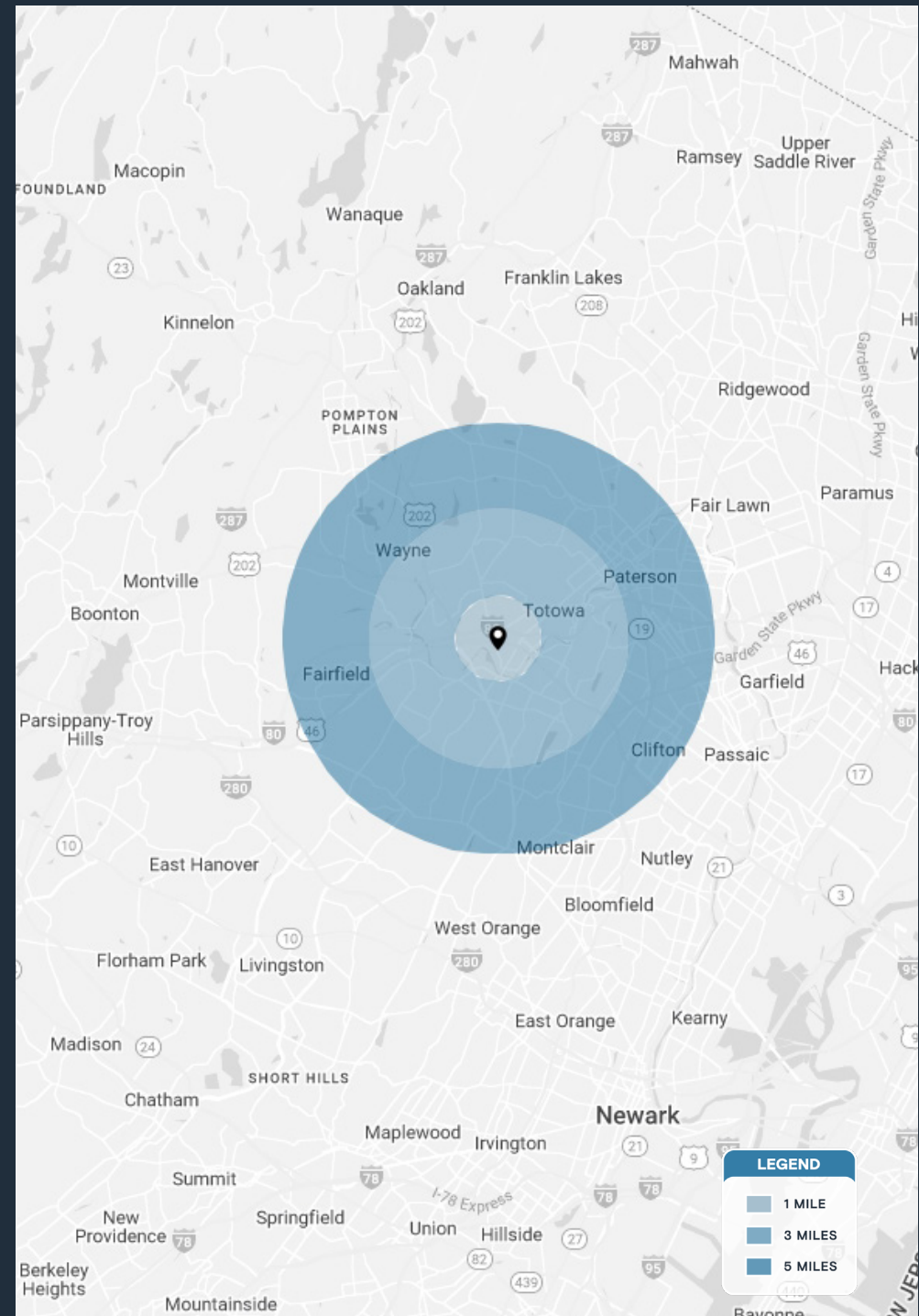
HIGHLIGHTS

- 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

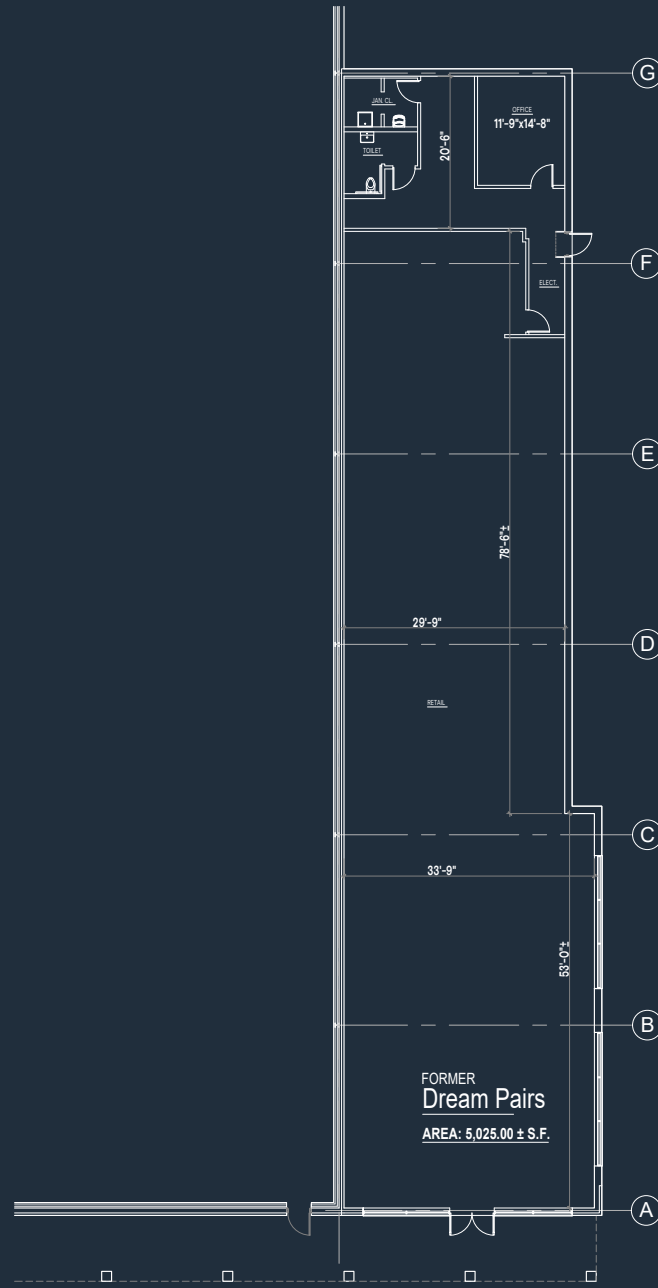
ROUTE 46	121,098 AADT
I-80	132,680 AADT





Tenant Roster

1	Applebee's	6	Dunkin' Baskin Robbins	11	Available - 5,025 SF
2	Jinya	7	AAA	12	Aldi
3	At Lease - 1,800 SF	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



Rotwein+Blake
ASSOCIATED ARCHITECTS, P.A.
16 Mendota Road, Livingston, NJ 07033
PH: 973-740-9755 Fax: 973-740-9756
E-Mail: info@rb-arch.com







Contact Brokers

Brian Katz
CEO
briankatz@katzretail.com
(212) 257-4995

Amy Staats
VICE PRESIDENT
astaats@katzretail.com
(201) 731-8494



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katzretail.com

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