

653 Route 46 West, Fairfield, NJ



Prime Retail/Restaurant/Medical End-cap Available for Lease - up to +/- 4,000 SF
 Close to the Willowbrook Mall at Route 46/Route 80 Major Intersection



GLA

17,500 SF

Space Available

2,000 - 4,000 SF

NNN

\$10.72 PSF

Co-Tenants

Jose Tejas, Rt. 46 Diamond Exchange, Miracle Ear, AT&T

Tenants in Market

- Target
- Raymour & Flanigan
- Hobby Lobby
- Home Depot
- Costco
- Staples
- Bloomingdale's Furniture Outlet

Comments

- Site has cross easements with Houlihan's, La Quinta Inn & Suites and Fairfield Corporate Center
- Within 1/2 mile of Willowbrook Mall
- Right in, right out off Route 46 and cross easement access to Two Bridges Road
- Abundant parking
- Strong traffic counts

Demographics

2000-2010 Census, 2013 Estimates

	1 mile	3 mile	5 mile	10 mile
2013 Population Estimate	2,825	49,092	208,451	1,277,332
2013 Household Estimate	1,064	18,032	74,349	458,080
2013 Median Household Income	\$72,753	\$96,855	\$94,678	\$79,134
2013 Daytime Population	12,982	62,234	135,535	628,319

653 Route 46 West, Fairfield, NJ



653 Route 46 West, Fairfield, NJ

