

RETAIL SPACE

PLAZA 46

Route 46 and Bowertown Road

1650 ROUTE 46 WEST

WOODLAND PARK | NEW JERSEY

**786 SF -
15,250 SF**

Available

New Grocery Store
Opening Soon!



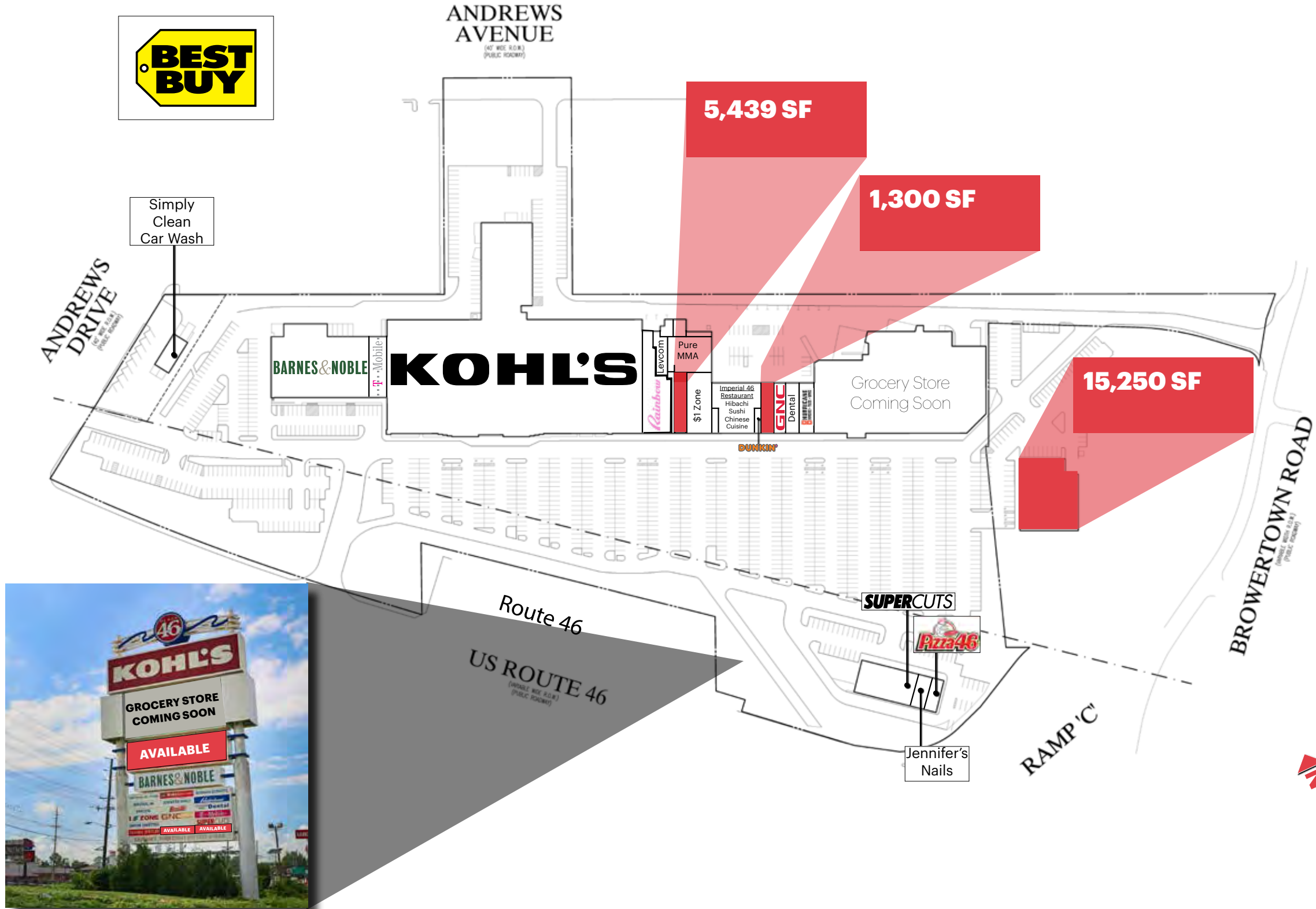
RIPCO
REAL ESTATE

PROPERTY PHOTOS



SPACE DETAILS

SITE PLAN



SIZE

- 15,250 SF
- 786 SF
- 5,439 SF
- 1,300 SF

ASKING RENT

Upon request

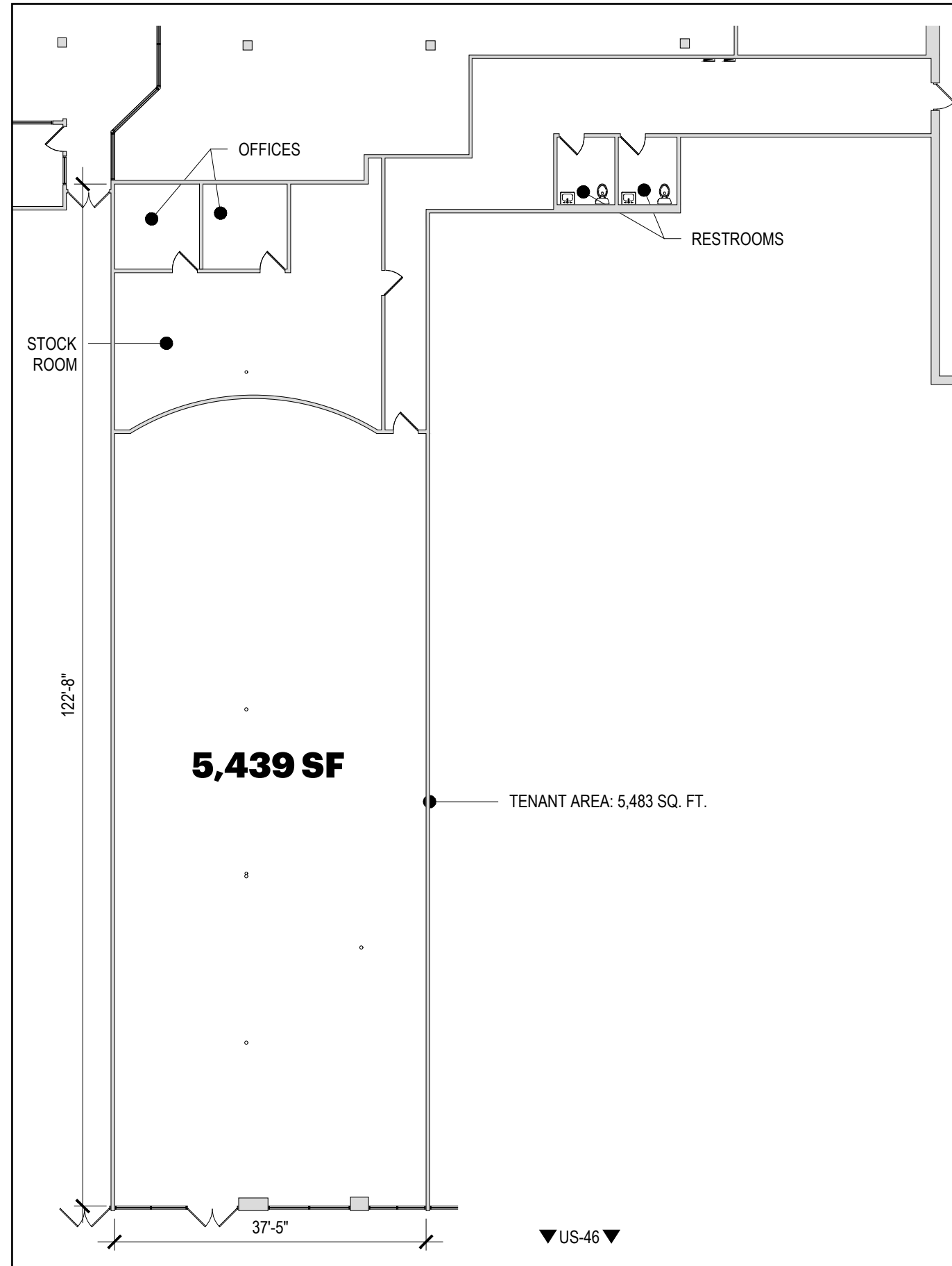
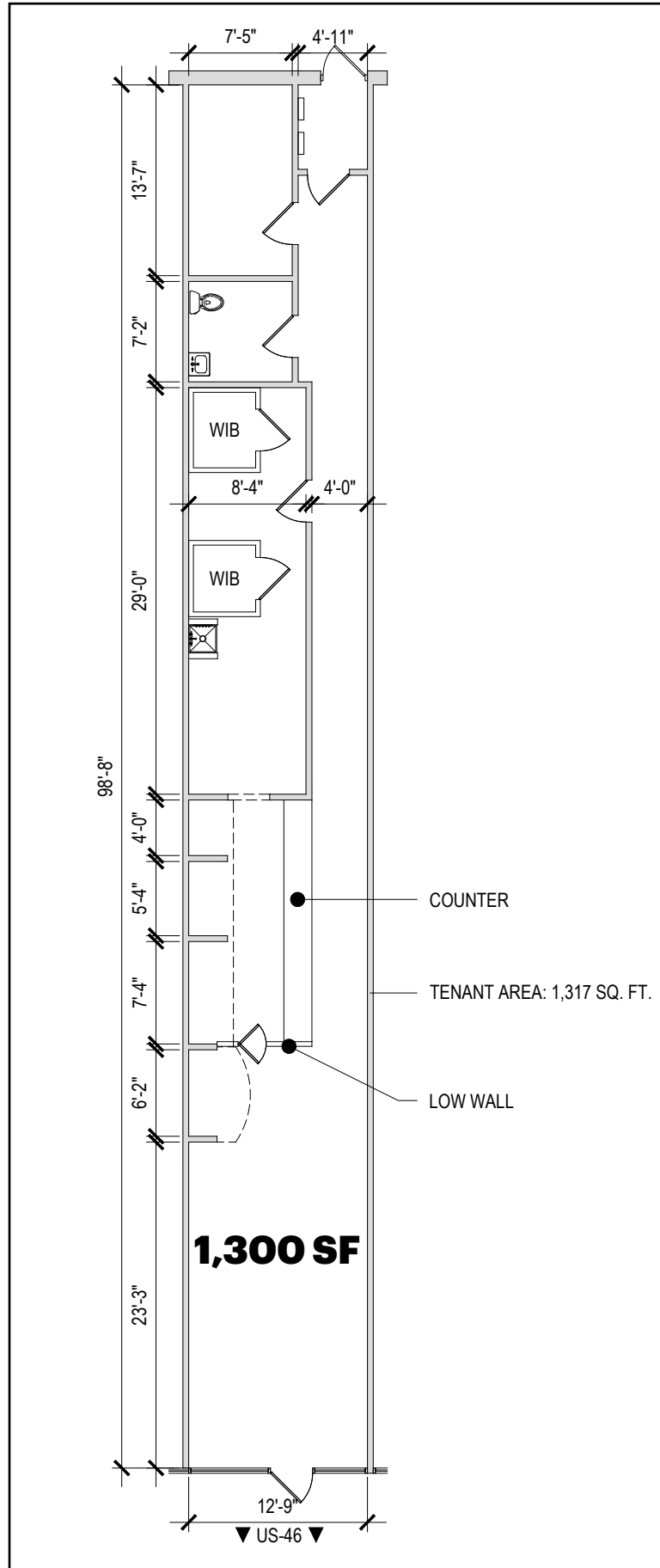
NEIGHBORS

Barnes & Noble, SuperCuts, Joyce Leslie, Kohl's, T-mobile, GNC, Dunkin' Donuts, Hurricane BTW

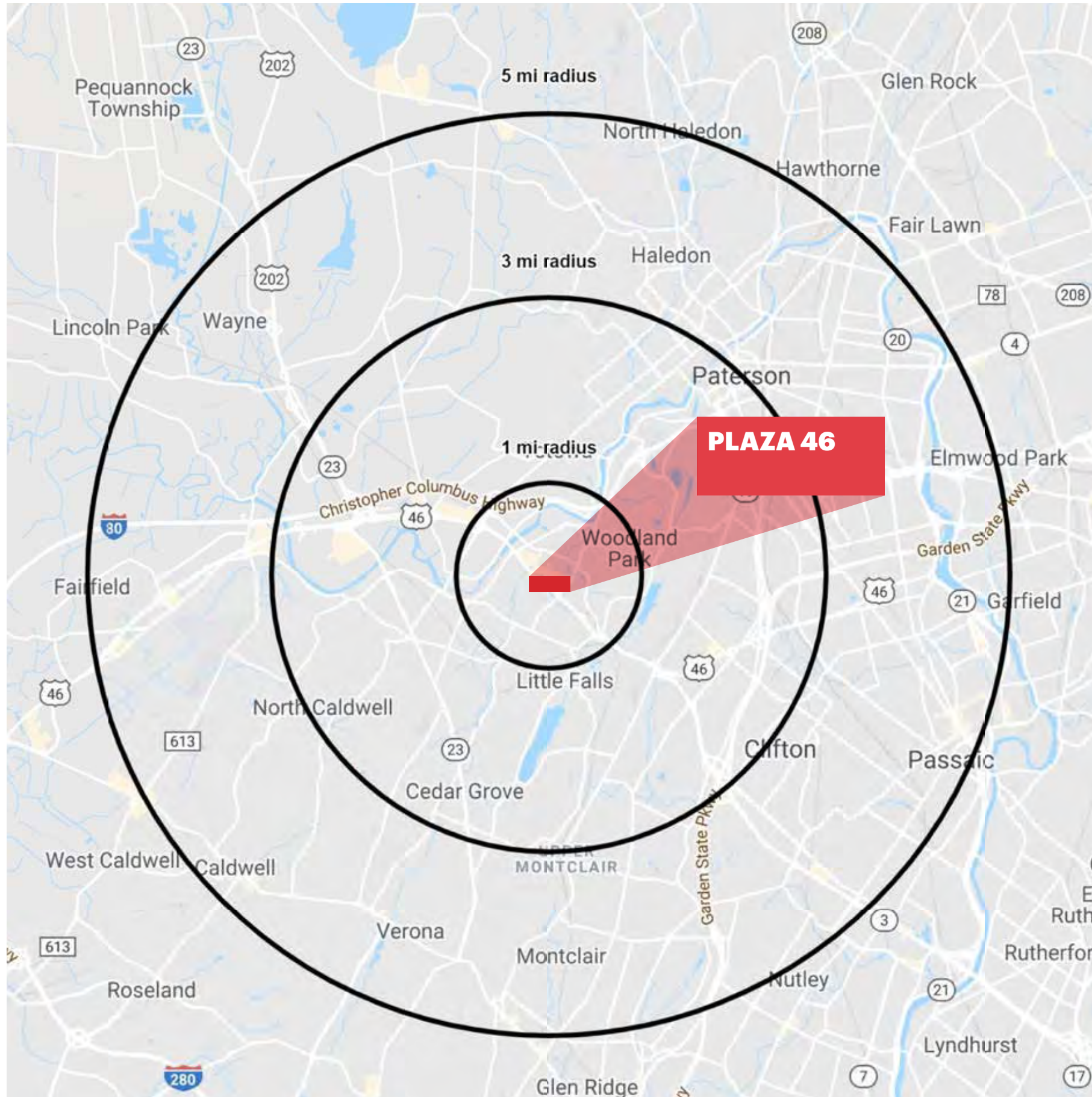
COMMENTS

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

Tenant	SF
Available	15,250
Dunkin' Donuts	850
Imperial 46 Restaurant	5,830
Available	786
Kohl's Department Stores	118,000
Rainbow	15,490
Available	5,439
Dollar Zone	3,000
Supercuts	1,472
Wayne Dinettes	6,656
Jennifer's Nails	1,034
Pizza 46, Inc.	1,466
T-Mobile	4,440
Barnes & Nobles	24,950
Hurricane Burgers Tacos Wings	3,000
Little Falls Family Dental, P.A.	3,500
Available	1,300
Dollar Zone	4,269
General Nutrition Corp.	1,700
Grocery Store (coming soon)	61,218
Pure MMA	7,842



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

12,042

HOUSEHOLDS

4,585

MEDIAN AGE

41.3

HOUSEHOLD INCOME

\$110,201

TOTAL BUSINESSES

1,032

TOTAL EMPLOYEES

8,871

DAYTIME POPULATION (w/ 16 yr +)

12,682

COLLEGE GRADUATES (Bachelor's +)

3,145 - 37.2%

3 MILE RADIUS

POPULATION

137,348

HOUSEHOLDS

47,203

MEDIAN AGE

39.0

HOUSEHOLD INCOME

\$115,962

TOTAL BUSINESSES

7,119

TOTAL EMPLOYEES

75,264

DAYTIME POPULATION (w/ 16 yr +)

121,522

COLLEGE GRADUATES (Bachelor's +)

31,263 - 33.4%

5 MILE RADIUS

POPULATION

493,534

HOUSEHOLDS

168,541

MEDIAN AGE

37.1

HOUSEHOLD INCOME

\$107,048

TOTAL BUSINESSES

22,621

TOTAL EMPLOYEES

218,291

DAYTIME POPULATION (w/ 16 yr +)

374,402

COLLEGE GRADUATES (Bachelor's +)

108,054 - 32.8%

WOODLAND PARK RETAIL MAP



MID-LEVEL AERIAL



PLAZA 46 WOODLAND PARK, NJ

PLAZA PHOTO



CONTACT EXCLUSIVE AGENT

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Please visit us at ripconj.com for more information

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