

Clifton Plaza

1006 US HIGHWAY 46 | CLIFTON, NJ 07013



1.5M visits annually*
5.17 visit frequency*
52 min avg. duration*

*Property Data by Placer.ai



Available Space

Fully Leased

Property Highlights

- Anchored by Big Lots, this 95,222-square-foot center features a strong mix of retail, restaurant and service tenants as well as a freestanding active Blink Fitness.
- Clifton Plaza is highly visible situated on Highway 46 westbound with 1.5 million annual visits*
- Recent openings include: New Jersey Eyes, a luxury nail salon, and a hair salon. Subzi Mandi Farmer's Market coming soon!
- Residents within 1-mile of the center have an AHHI over \$187K
- Close proximity to Route 3 and Garden State Parkway.
- **5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF for co-brokers.**

Retailers



Average Daily Traffic

45,147 Highway 46
102,811 Route 3
7,597 Valley Road

Demographics

5-mile radius



641,595
POPULATION



227,453
HOUSEHOLDS



\$134,726
AVERAGE HH INCOME



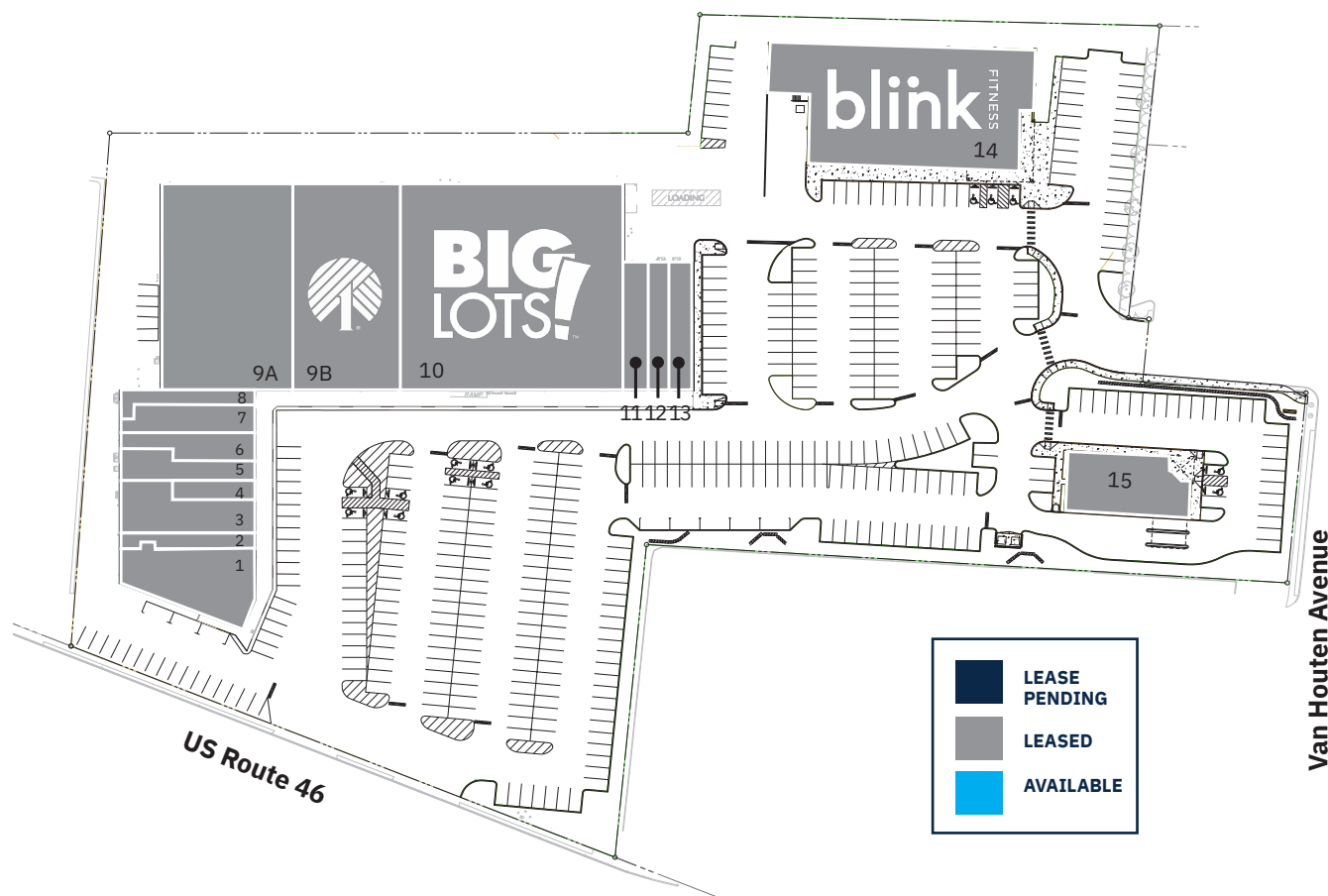
282,253
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

| | | SF |
|----|--|--------|
| 1 | Work-n-Gear | 3,247 |
| 2 | GameStop | 1,629 |
| 3 | Dunkin | 3,167 |
| 4 | Epic Unisex Salon | 850 |
| 5 | Verizon | 2,365 |
| 6 | Field Liquors | 2,135 |
| 7 | New Jersey Eyes | 1,950 |
| 8 | Big Lots (additional space) | 1,532 |
| 9A | Subzi Mandi Farmer's Market <i>Opening Soon!</i> | 16,000 |
| 9B | Dollar Tree | 14,166 |
| 10 | Big Lots | 24,000 |
| 11 | Bruno's Pizza | 2,110 |
| 12 | Sally Beauty Supply | 1,421 |
| 13 | Fiina Nail Lounge | 1,600 |
| 14 | Blink Fitness | 15,000 |
| 15 | Valley National Bank | 4,050 |

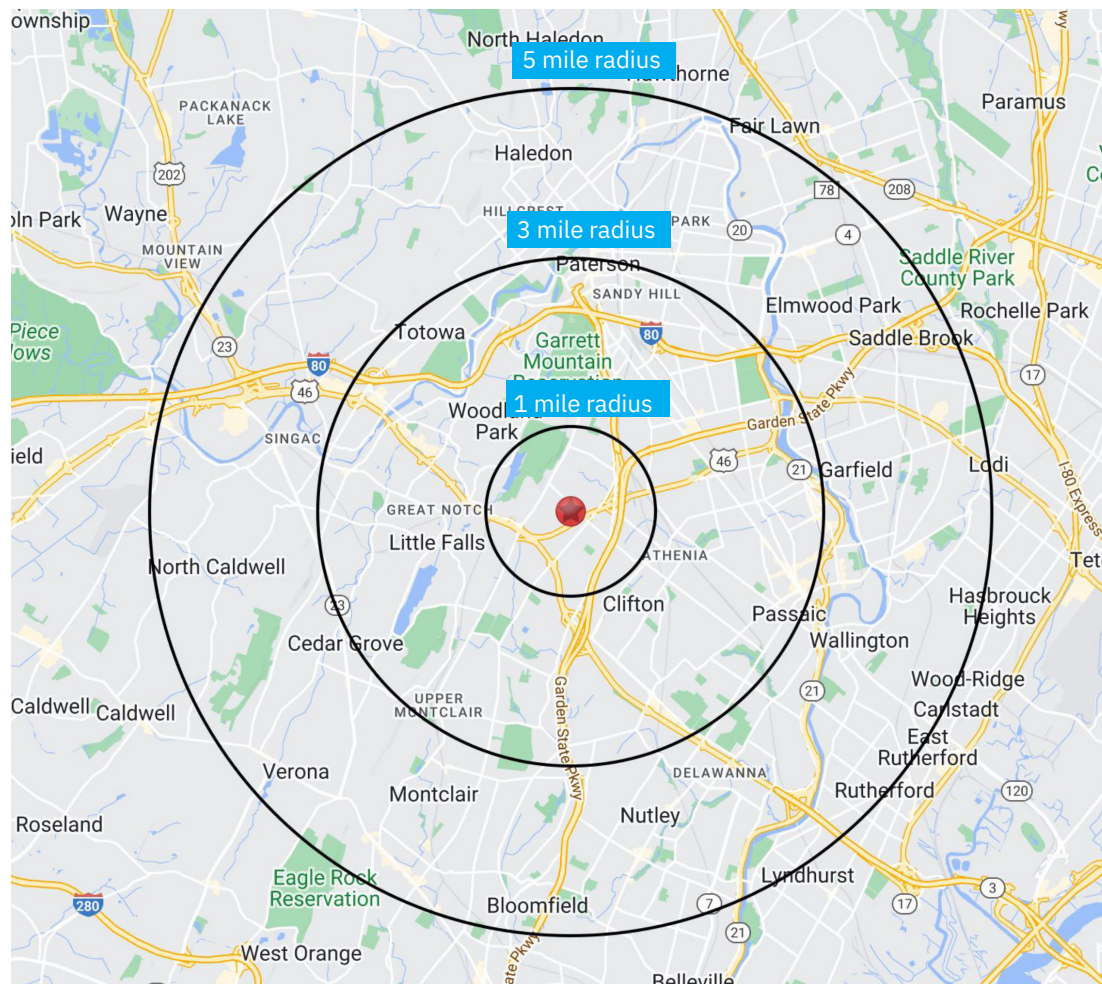
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DEMOGRAPHICS

| 2010-2020 Census, 2024 Estimates | 1 mile radius | 3 mile radius | 5 mile radius |
|--|---------------|---------------|---------------|
| Population | 15,639 | 242,340 | 641,595 |
| Households | 6,162 | 81,696 | 227,453 |
| Average Household Income | \$199,121 | \$128,553 | \$134,726 |
| Projected Average Household Income (2029) | \$217,159 | \$137,080 | \$141,920 |
| Median Household Income | \$136,722 | \$95,798 | \$100,626 |
| Total Businesses | 642 | 10,561 | 27,168 |
| Total Employees | 5,565 | 79,102 | 214,303 |
| Daytime Population | 6,812 | 101,501 | 282,253 |
| Total Annual Household Expenditure | \$735.28 M | \$6.89 B | \$19.85 B |
| HH Income \$200K or more | 1,815 | 11,867 | 39,476 |
| College Degree + (Bachelor Degree or Higher) | 5,109 | 48,971 | 152,330 |

Source: sitesusa.com



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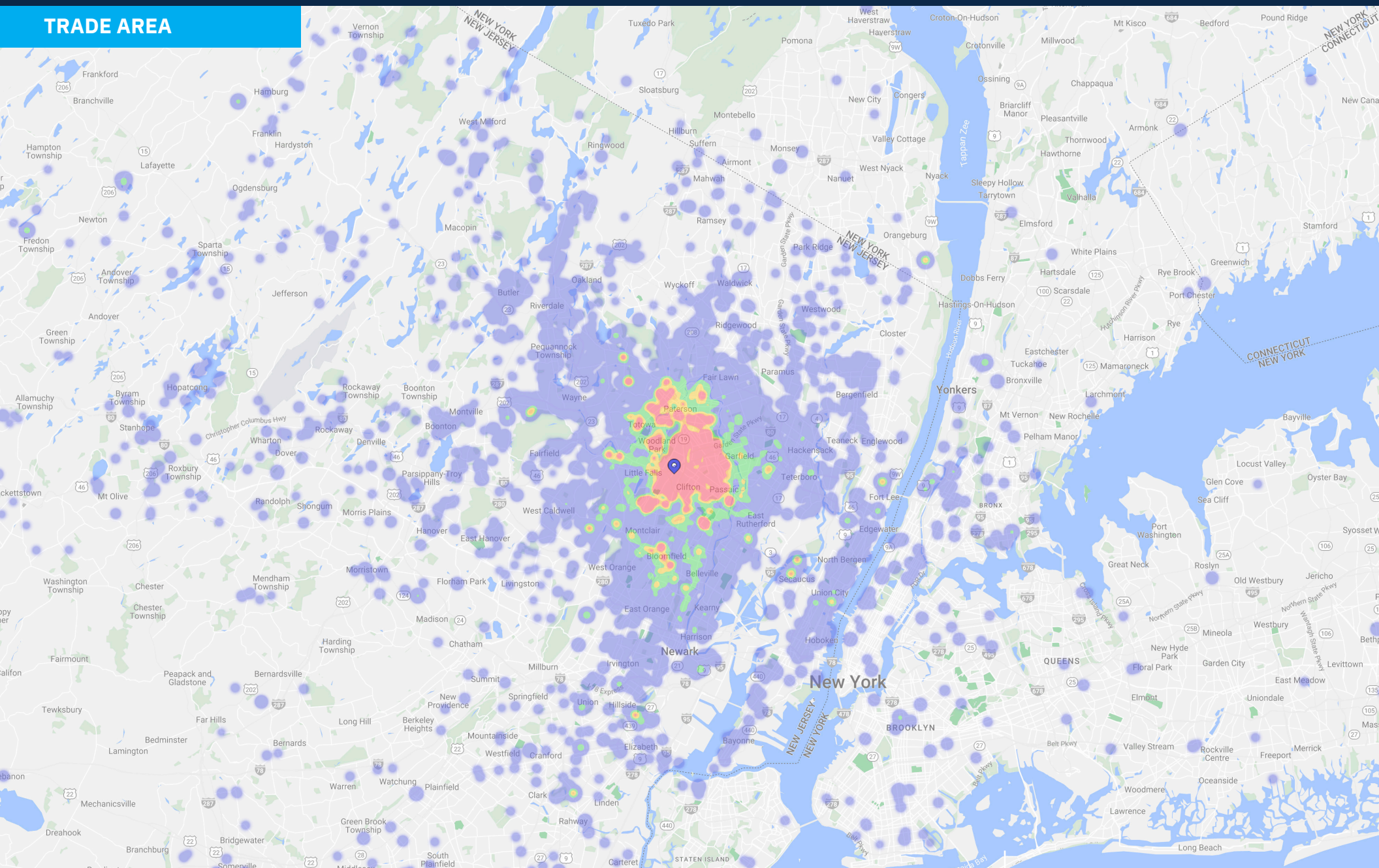
MARKET AERIAL



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TRADE AREA



CONTACT EXCLUSIVE AGENT

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