

# Clifton Plaza

1006 US HIGHWAY 46 | CLIFTON, NJ 07013

LEVIN  
MANAGEMENT



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

\*Property Data by Placer.ai



## Available Space

**24,000 SF - Junior Anchor Space (former Big Lots)**

## Property Highlights

- Clifton Plaza is home to a diverse lineup of retail, restaurant, and service tenants, plus a freestanding Blink Fitness.
- Strategically located on **Highway 46 westbound**, attracting **1.5 million annual visits**.\*
- **Exciting New Openings:** New Jersey Eyes, a luxury nail salon, a hair salon and Subzi Mandi Farmer's Market.
- The average household income (AHHI) within 1 mile exceeds \$187K.
- Close to Route 3 and the Garden State Parkway, ensuring easy access.
- **Attractive Co-Broker Incentives: 5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF**

## 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	Available	1,532
9A	Subzi Mandi Farmer's Market	16,000
9B	Dollar Tree	14,166
10	Available - Junior Anchor	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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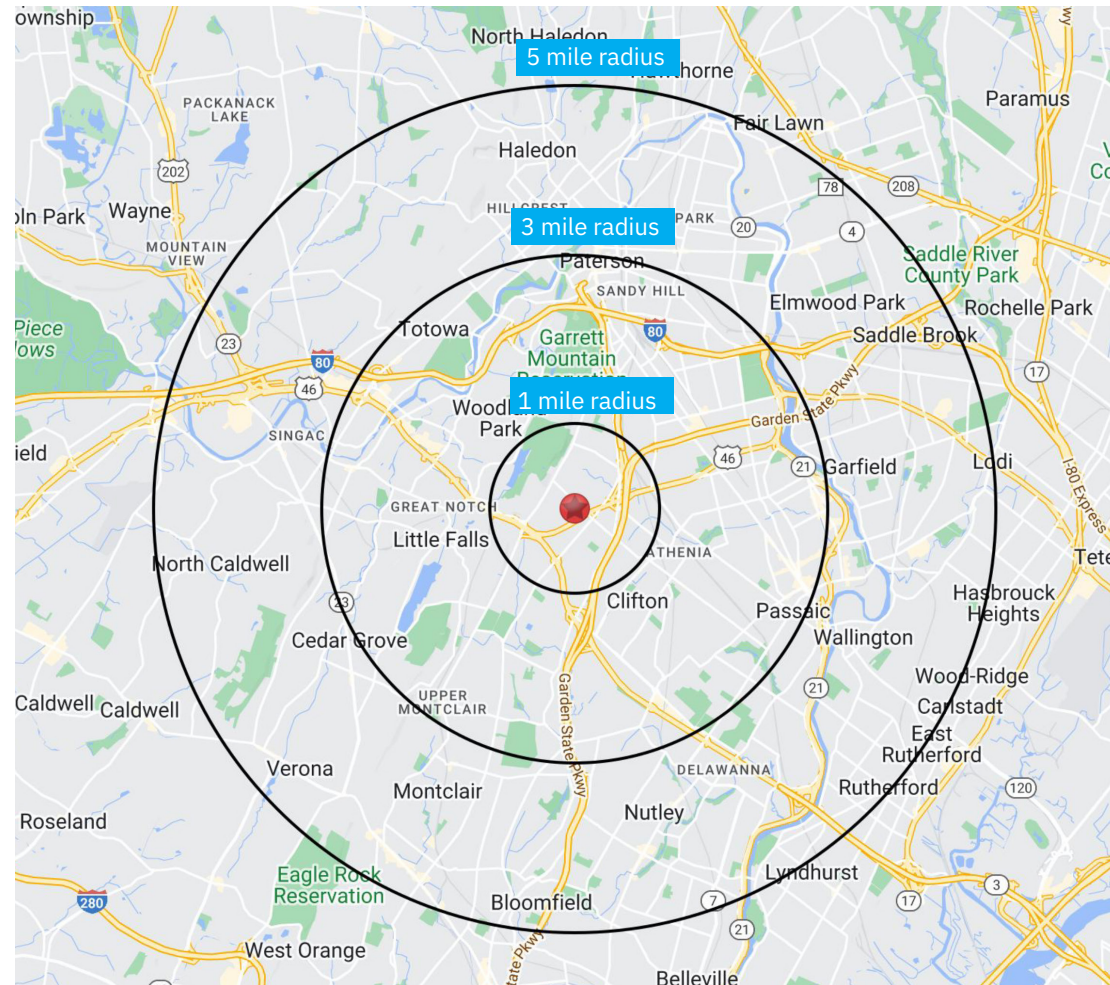
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## DEMOGRAPHICS

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



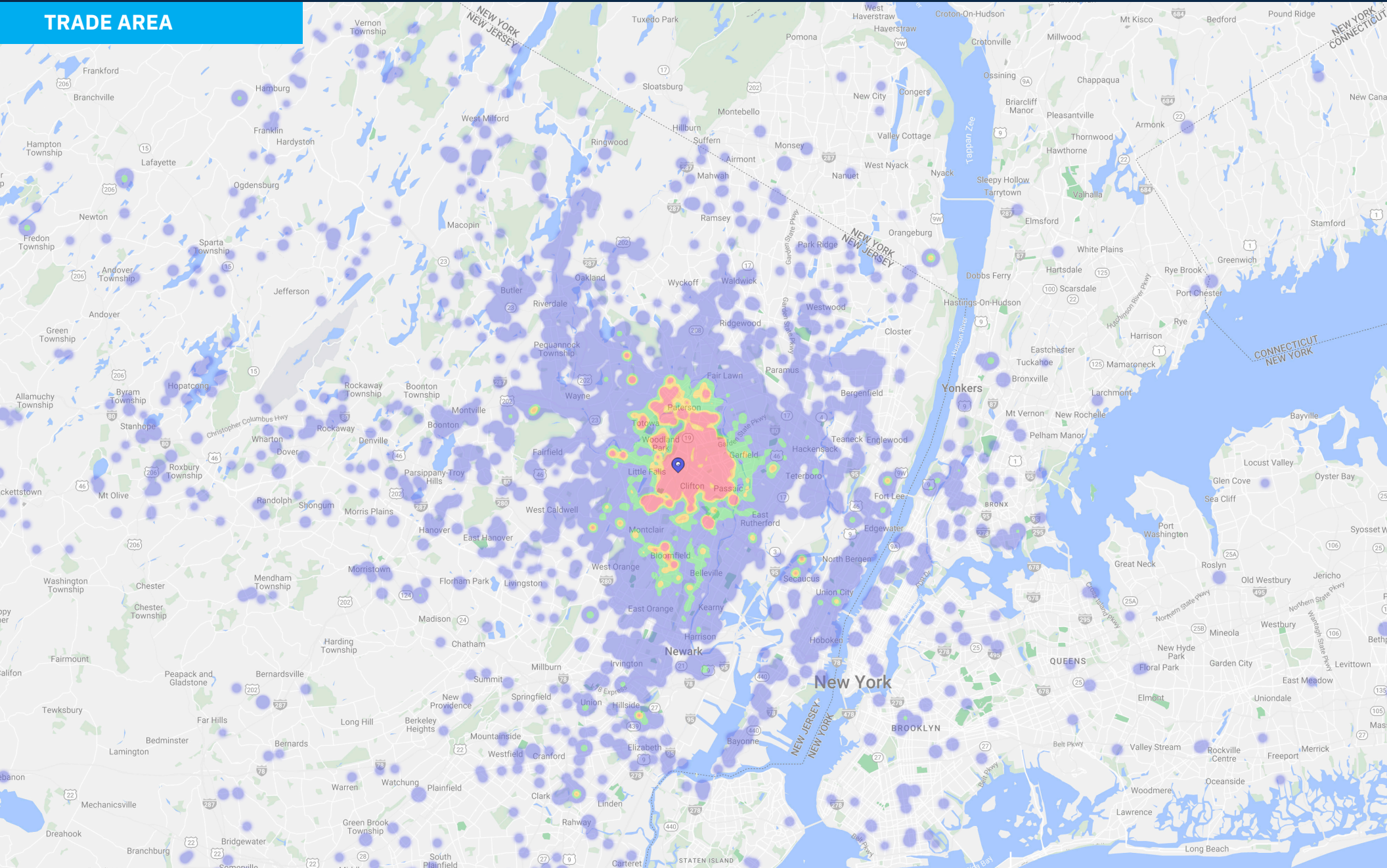


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## TRADE AREA



## CONTACT EXCLUSIVE AGENT

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