

Clifton Plaza

1006 US HIGHWAY 46 | CLIFTON, NJ 07013

LEVIN
MANAGEMENT



1.7M visits annually*
5.63 visit frequency*
52 min avg. duration*

*Property Data by Placer.ai

Available Space

1,532 SF, 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 **1.7 million annual visits**.*
- **Recently Added:** 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 \$175K.
- 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



657,501
POPULATION



231,242
HOUSEHOLDS



\$135,386
AVERAGE HH INCOME



612,602
DAYTIME POPULATION

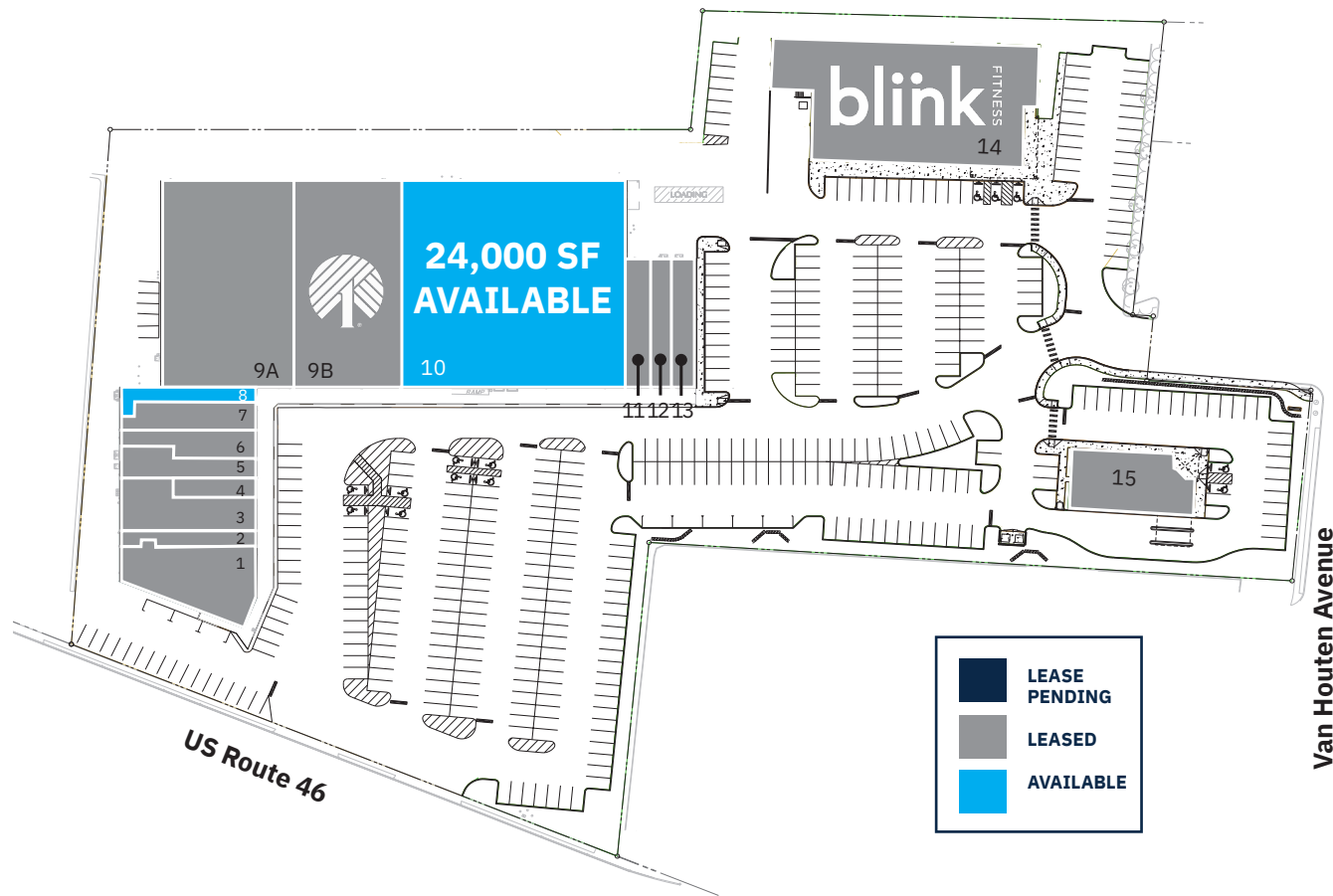
Source: sitesusa.com



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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

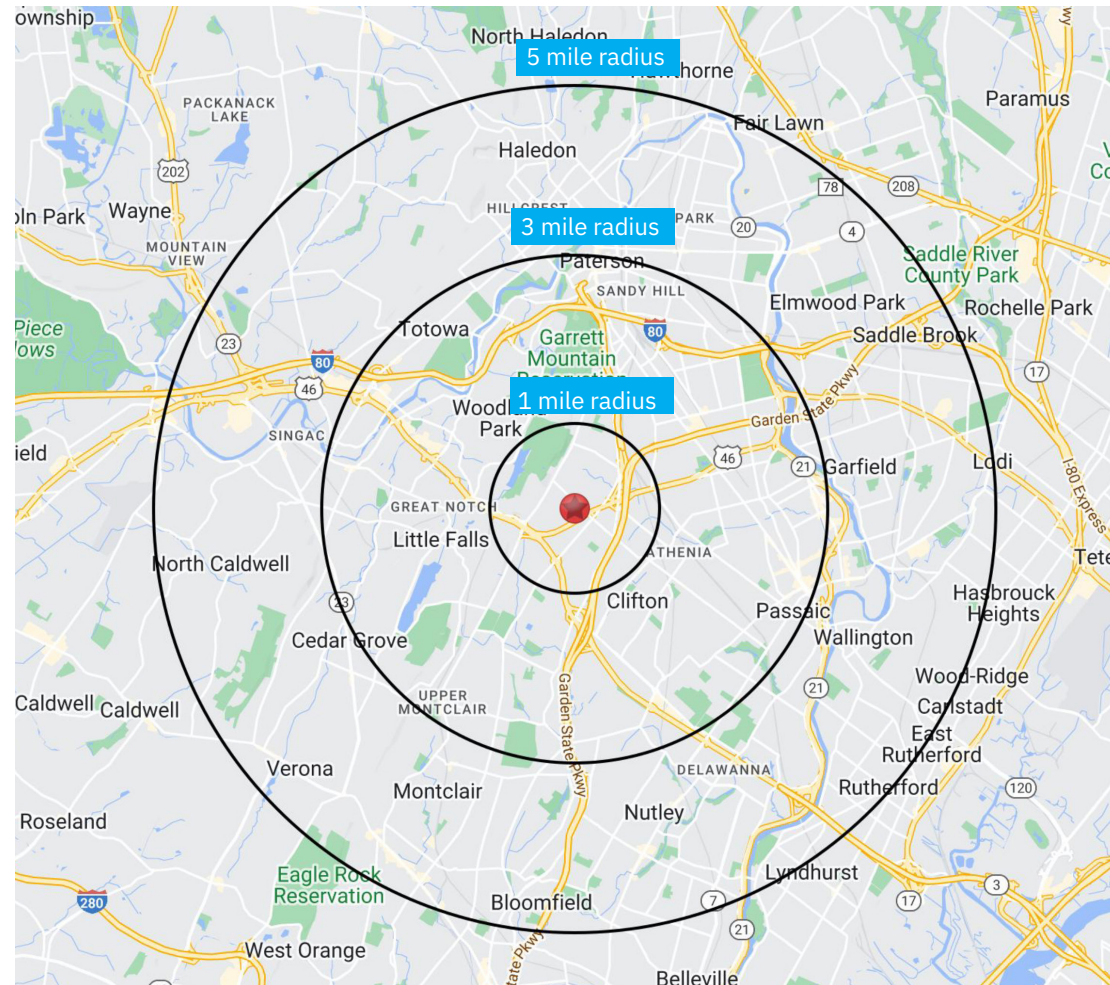
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	16,095	247,665	657,501
Households	6,243	82,978	231,242
Average Household Income	\$175,065	\$124,768	\$135,386
Projected Average Household Income (2030)	\$172,698	\$123,211	\$133,733
Median Household Income	\$133,502	\$98,717	\$106,114
Total Businesses	730	10,977	28,350
Total Employees	7,723	82,576	221,505
Daytime Population	15,643	228,982	612,602
Total Annual Household Expenditure	\$862.78 M	\$9.44 B	\$27.44 B
HH Income \$200K or more	1,877	14,026	46,511
College Degree + (Bachelor Degree or Higher)	5,542	49,933	159,536

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MARKET AERIAL

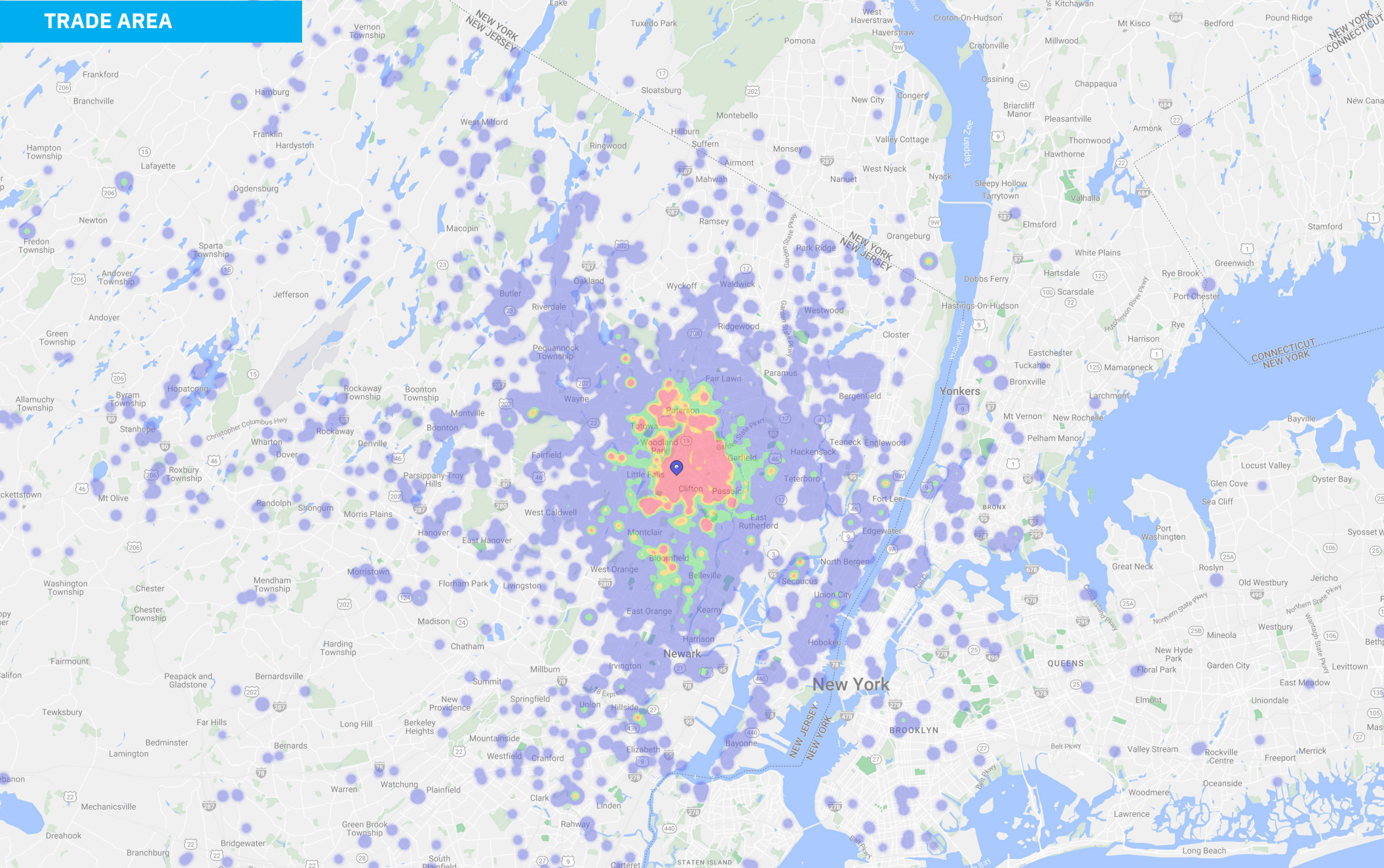


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TRADE AREA



CONTACT EXCLUSIVE AGENT

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