

Clifton Plaza

1006 US HIGHWAY 46 | CLIFTON, N.J. 07013

LEVIN
MANAGEMENT



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

21,292 Highway 46
49,938 Route 3
7,597 Valley Road

Demographics

5-mile radius



646,690
POPULATION



227,731
HOUSEHOLDS



\$132,381
AVERAGE HH INCOME



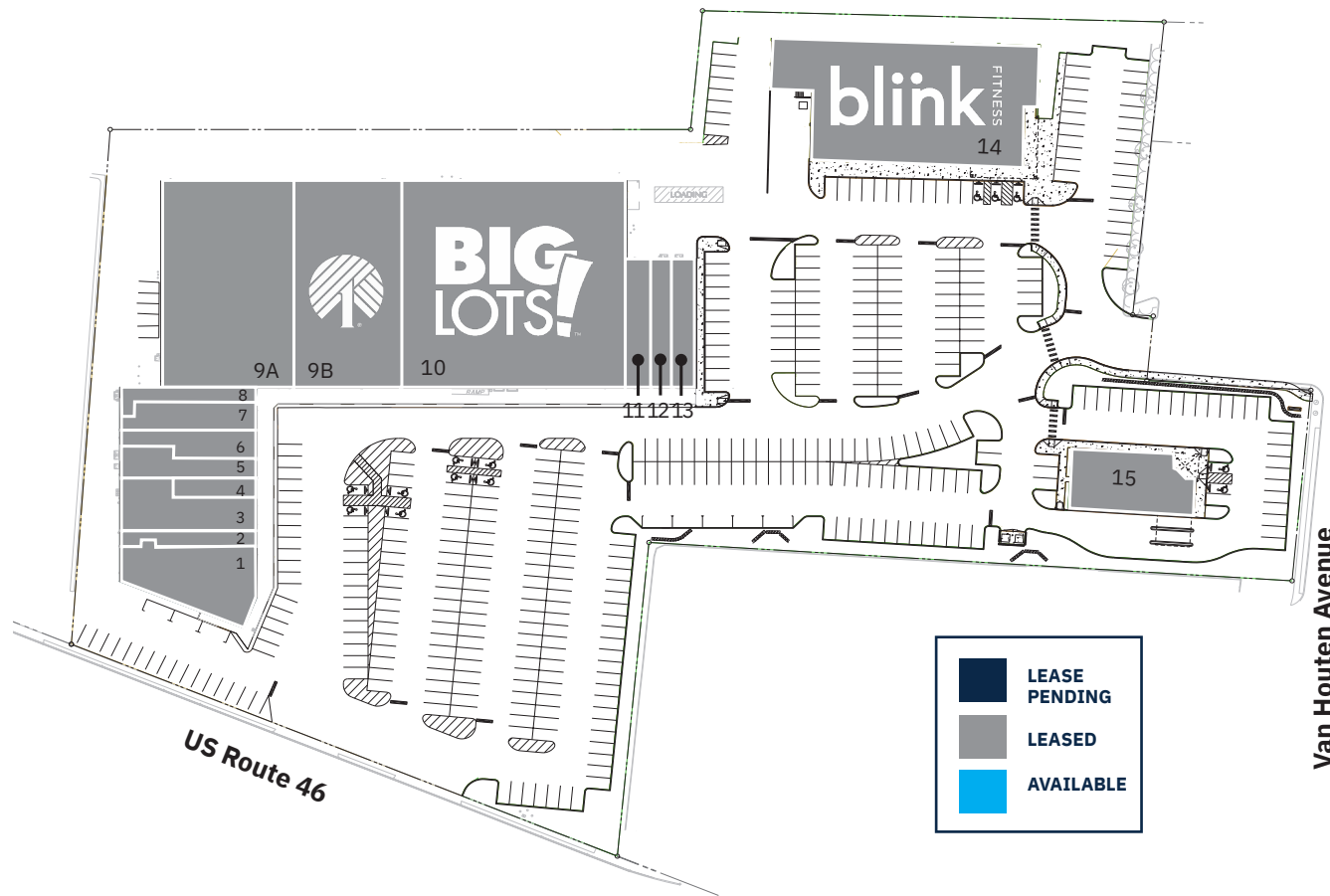
97,712
DAYTIME POPULATION

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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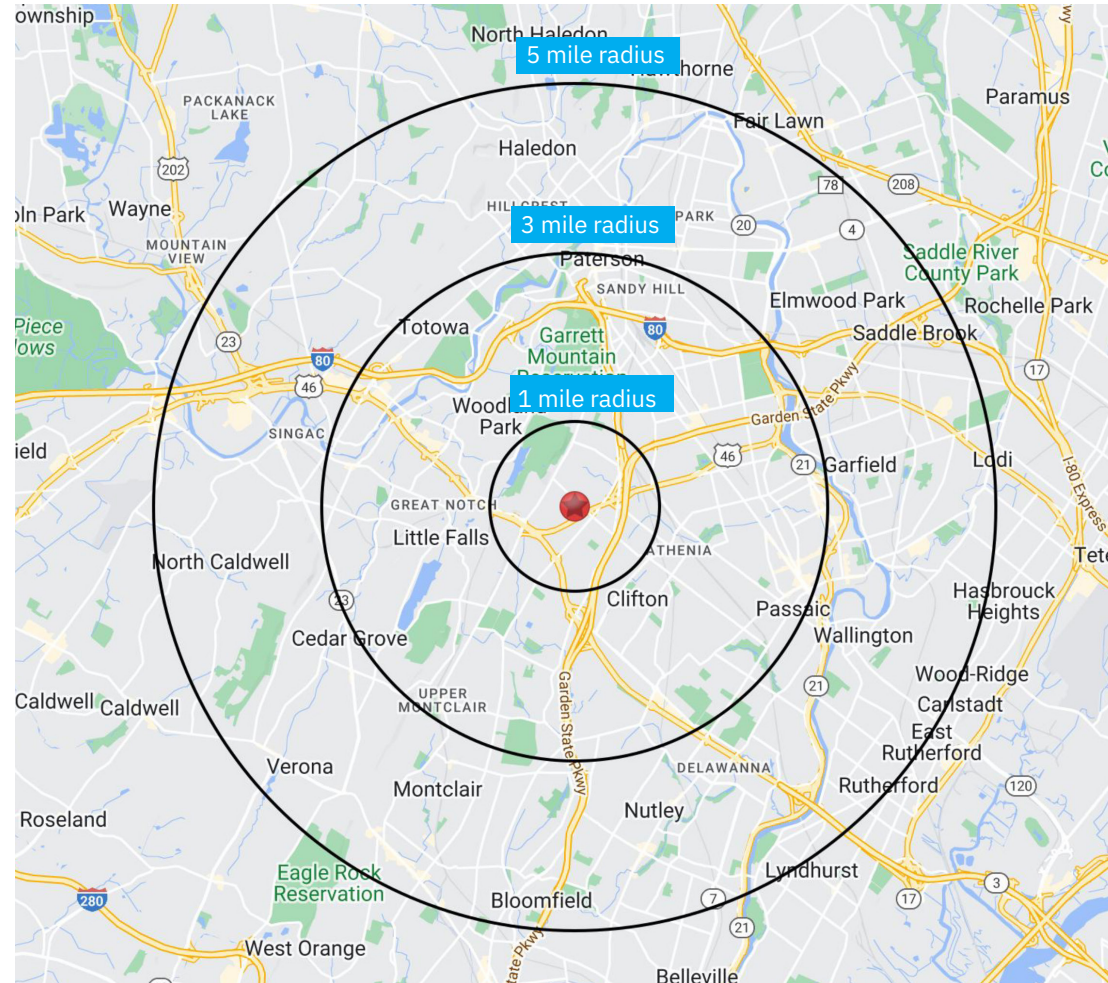
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	16,086	246,435	646,690
Households	6,234	81,778	227,731
Average Household Income	\$187,331	\$125,991	\$132,381
Projected Average Household Income (2028)	\$205,606	\$136,888	\$142,340
Median Household Income	\$130,969	\$95,129	\$101,221
Total Businesses	642	10,511	27,032
Total Employees	5,561	76,656	211,102
Daytime Population	2,124	35,003	97,712
Total Annual Household Expenditure	\$707.83 M	\$6.79 B	\$19.61 B
HH Income \$200K or more	1,782	13,553	42,772
College Degree + (Bachelor Degree or Higher)	5,525	49,240	154,129

Source: sitesusa.com



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MARKET AERIAL

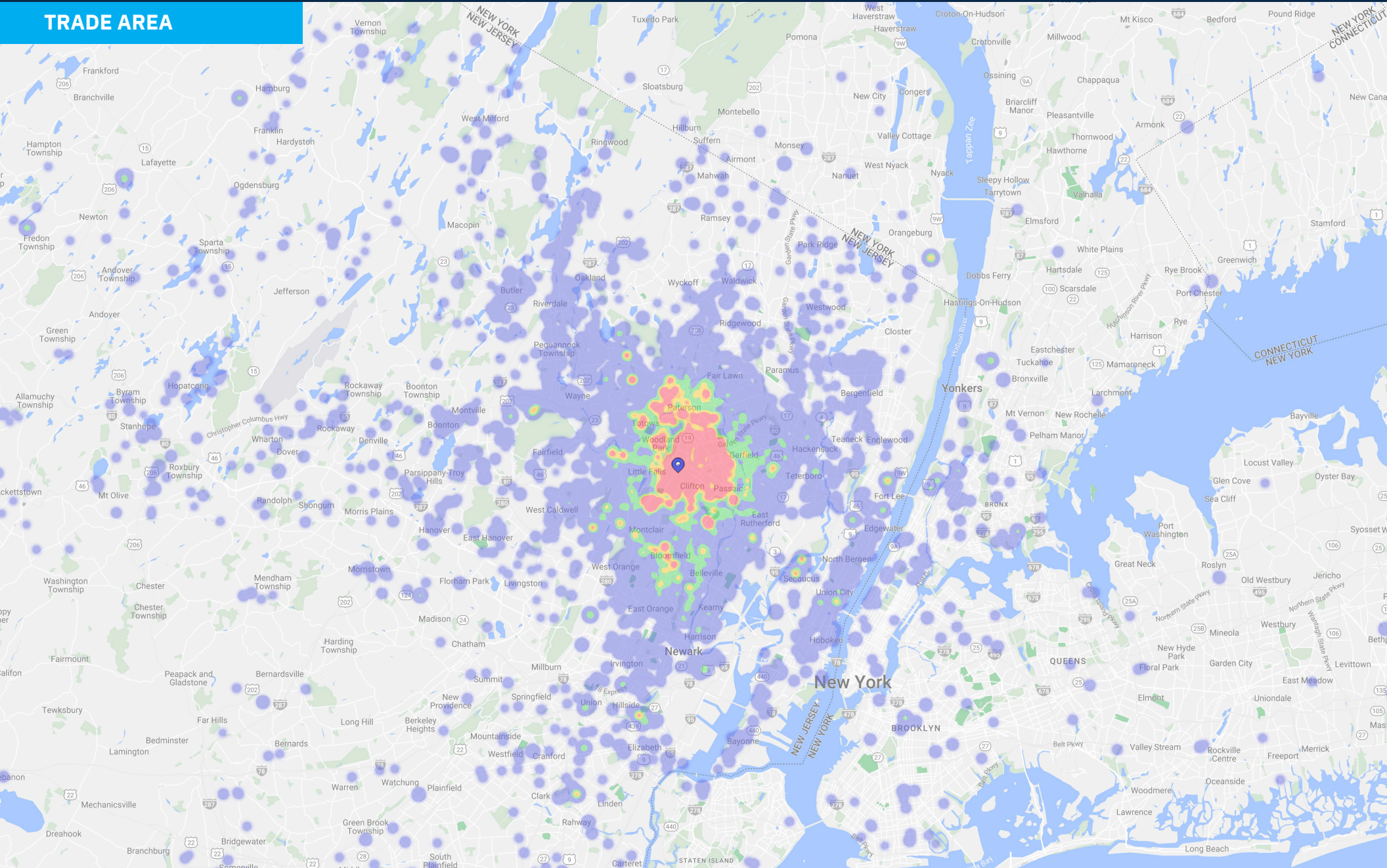


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TRADE AREA



CONTACT EXCLUSIVE AGENT

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