

1.7M

visits annually*

5.35

visit frequency*

37 min

avg. visit duration*

*Source: Placer.ai (Foot Traffic / Location Analytics)

Clifton Plaza

1006 US HIGHWAY 46 | CLIFTON, NJ 07013

Available Spaces

24,000 SF (former Big Lots)

Coming Available: 3,247 SF & 1,629 SF can combine located on End Cap facing Route 46

Broker Incentives

5% commission on leases up to 15,000 SF;
4% on leases from 15,001–40,000 SF.



Retailers

blink FITNESS

DOLLAR TREE

GameStop

verizon^v

DUNKIN'

SALLY
BEAUTY SUPPLY[®]



5-Mile Demographics

657,501
POPULATION

231,242
HOUSEHOLDS

\$135,386
AVERAGE HH INCOME

612,602
DAYTIME POPULATION

Property Highlights

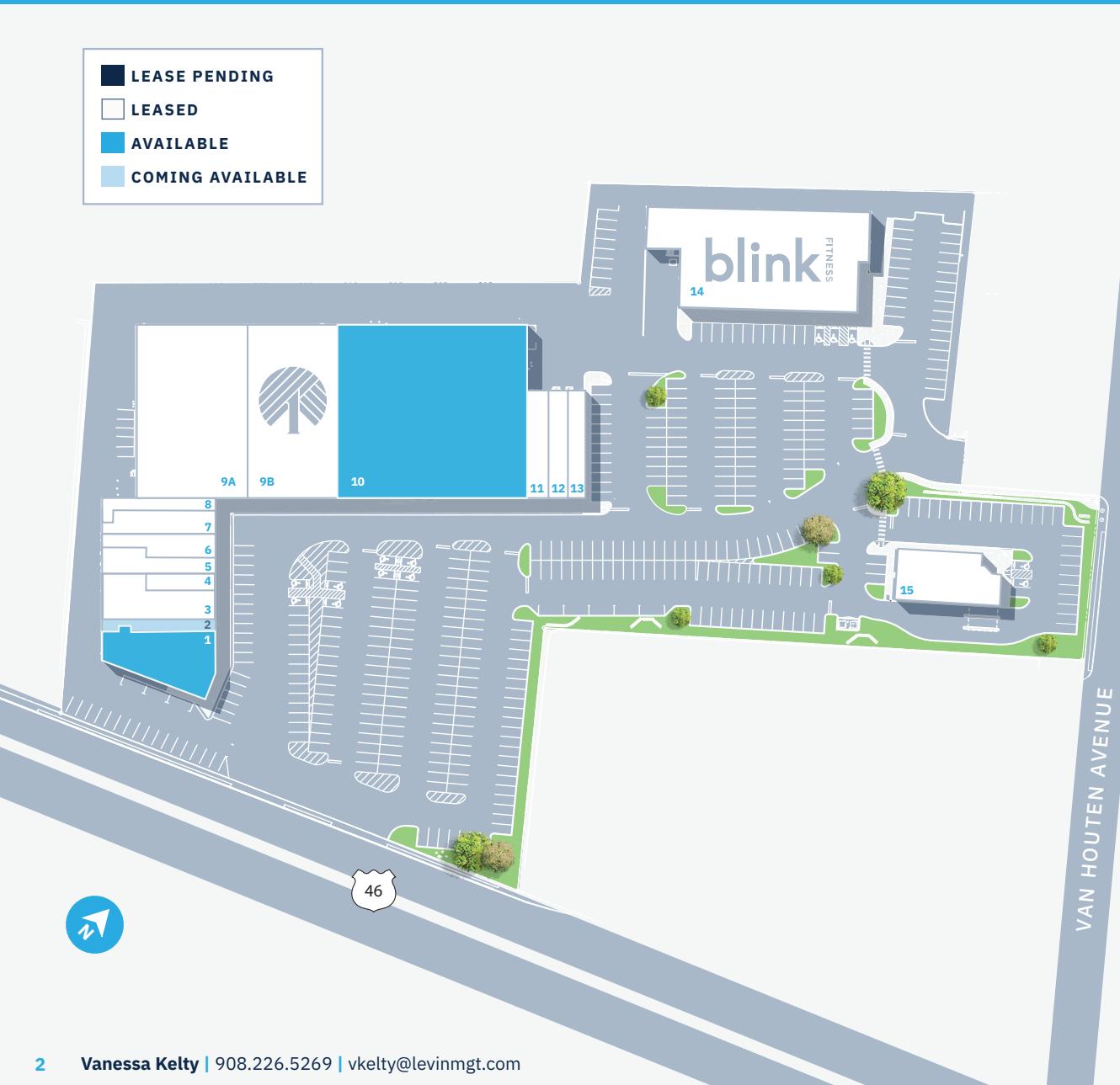
- High-traffic Clifton Plaza with a diverse retail, dining, and service mix plus a freestanding Blink Fitness
- Prime Route 46 West exposure and access delivering ~1.7M annual visits*
- Recent momentum: Subzi Mandi Farmer's Market now open
- Coming soon: Ship Smart
- Affluent nearby customer base: 1-mile AHHI exceeds \$175K
- Average Daily Traffic:** 45,147 Route 46

Clifton Plaza

1006 US HIGHWAY 46 | CLIFTON, NJ 07013

LEVIN
MANAGEMENT

SITE PLAN



Tenant Roster		SF
1	Available	3,247
2	GameStop - coming available	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	Ship Smart	1,532
9A	Subzi Mandi Farmer's Market	16,000
9B	Dollar Tree	14,166
10	Available former 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

can be combined

Clifton Plaza

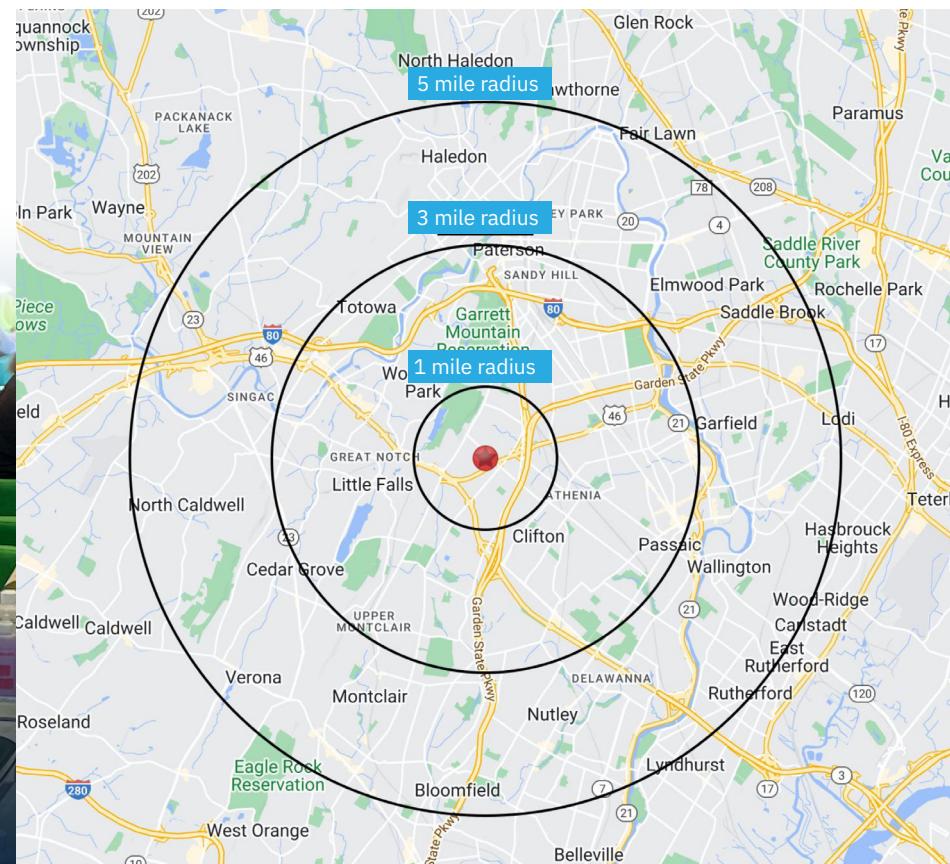
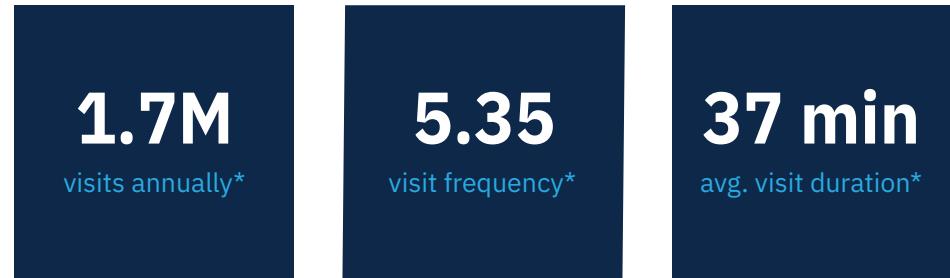
1006 US HIGHWAY 46 | CLIFTON, NJ 07013

LEVIN
MANAGEMENT

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

Source: sitesusa.com

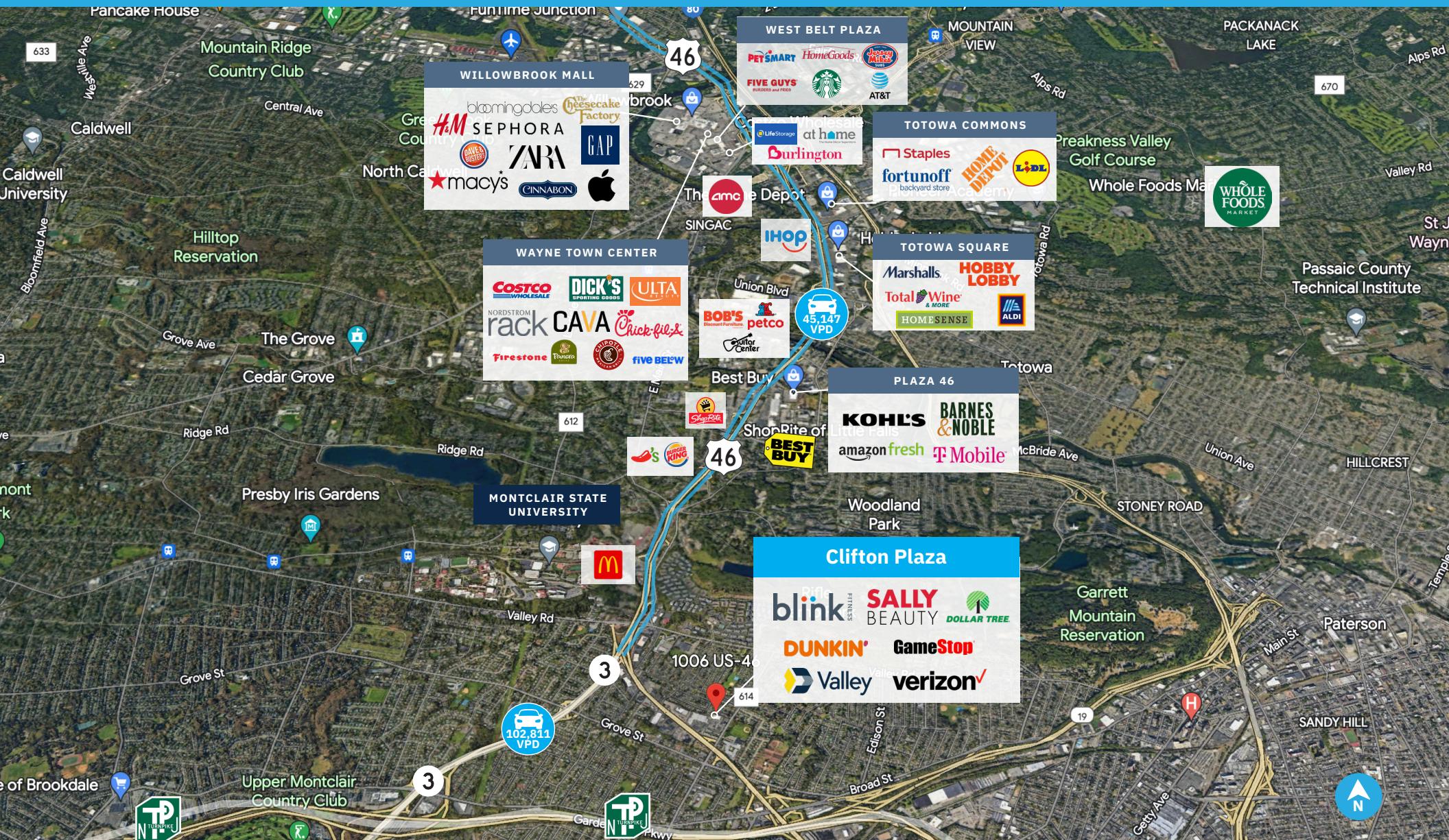


Clifton Plaza

1006 US HIGHWAY 46 | CLIFTON, NJ 07013

LEVIN
MANAGEMENT

MARKET AERIAL





Our History is Strong. Our Vision, *Stronger*.

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

Vanessa Kelty

SENIOR LEASING REPRESENTATIVE

t. 908.226.5269 m. 609.972.1385

vkelty@levinmgt.com

levinmgt.com | 70 YEARS

Main Office

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

All information is furnished without any warranty, representation or agreement and is subject to errors, omissions, changes or withdrawal without notice.
The reader is responsible for verifying any information. Licensed Real Estate Broker.