LEVIN MANAGEMENT

Clifton Plaza

1006 US HIGHWAY 46 | CLIFTON, NJ 07013

Available Spaces

24,000 SF (former Big Lots); 1,532 SF; 1,600 SF - Coming Available 2nd Gen Salon

Broker Incentives

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

1.7M visits annually* | **5.35** visit frequency* | **37 min** avg. visit duration*

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



Retailers

PUREGYM · DOLLAR TREE · GameStop · verizon · DUNKIN' · SALLY BEAUTY SUPPLY





5-Mile Demographics

657,501 POPULATION

231,242 HOUSEHOLDS

$135,386 AVERAGE HH INCOME

612,602 DAYTIME POPULATION

Property Highlights

- **24,000 SF Anchor Opportunity** — Large-format space available in a 95,222 SF open-air center located directly on Route 46
- **1.7 Million Annual Visits** — Proven consumer draw anchored by Dollar Tree and PureGym, with built-in daily traffic from Dunkin', Subzi Mandi Farmer's Market, Verizon, and Valley National Bank
- Route 46 Frontage — 45,147 Cars Per Day — Positioned on Passaic County's premier retail corridor with maximum visibility and accessibility
- Affluent, Dense Trade Area — Average household income topping $175,000 within 1 mile; a high-spending customer base in an established suburban market
- Complementary Co-Tenancy — A recession-resilient mix of value, fitness, food & beverage, financial services, and specialty retail that drives repeat visits across all dayparts

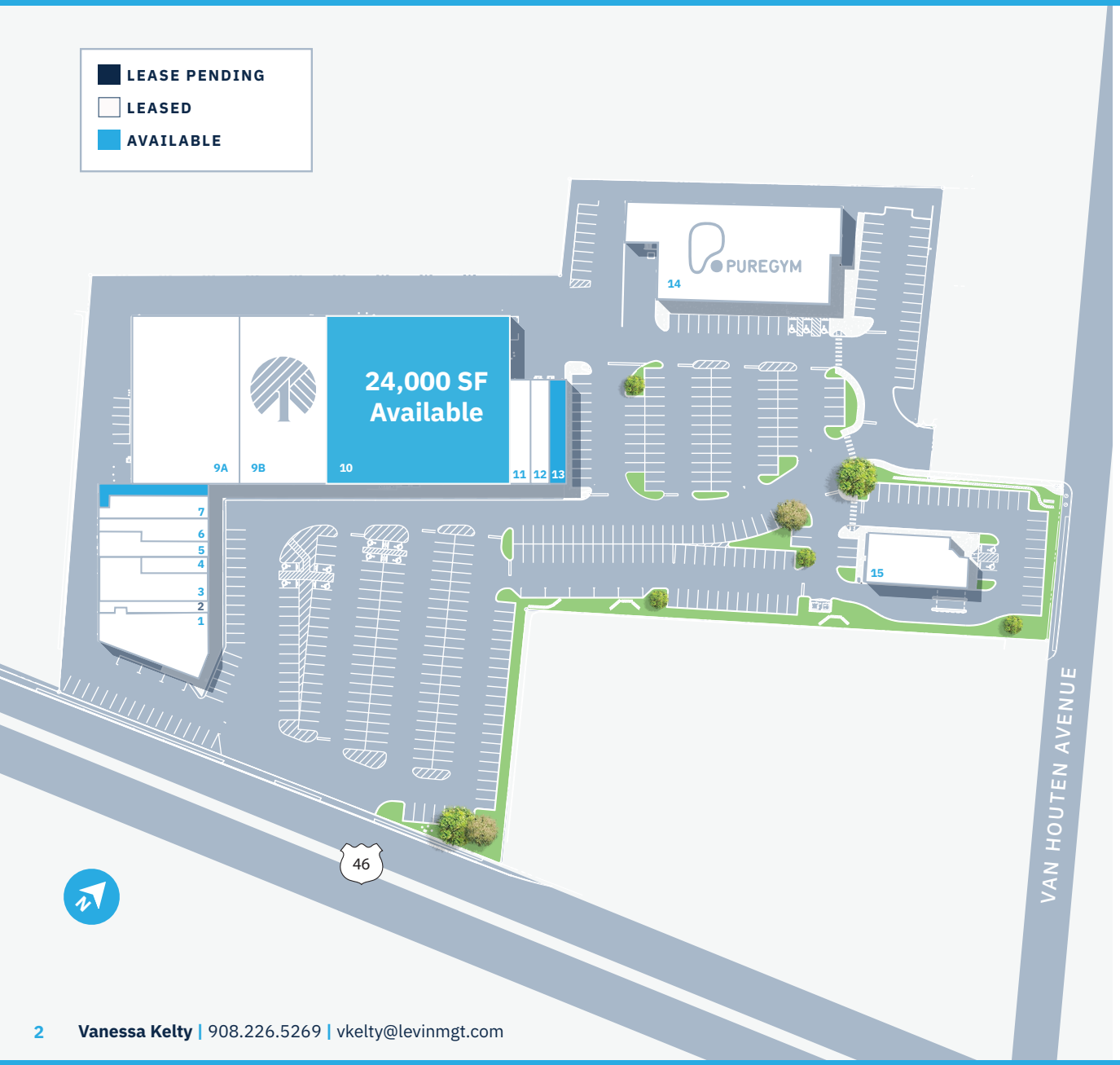
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SITE PLAN



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 former Big Lots	24,000
11	Bruno's Pizza	2,110
12	Sally Beauty Supply	1,421
13	2nd Gen Salon - Coming Available	1,600
14	Pure Gym	15,000
15	Valley National Bank	4,050

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DEMOGRAPHICS

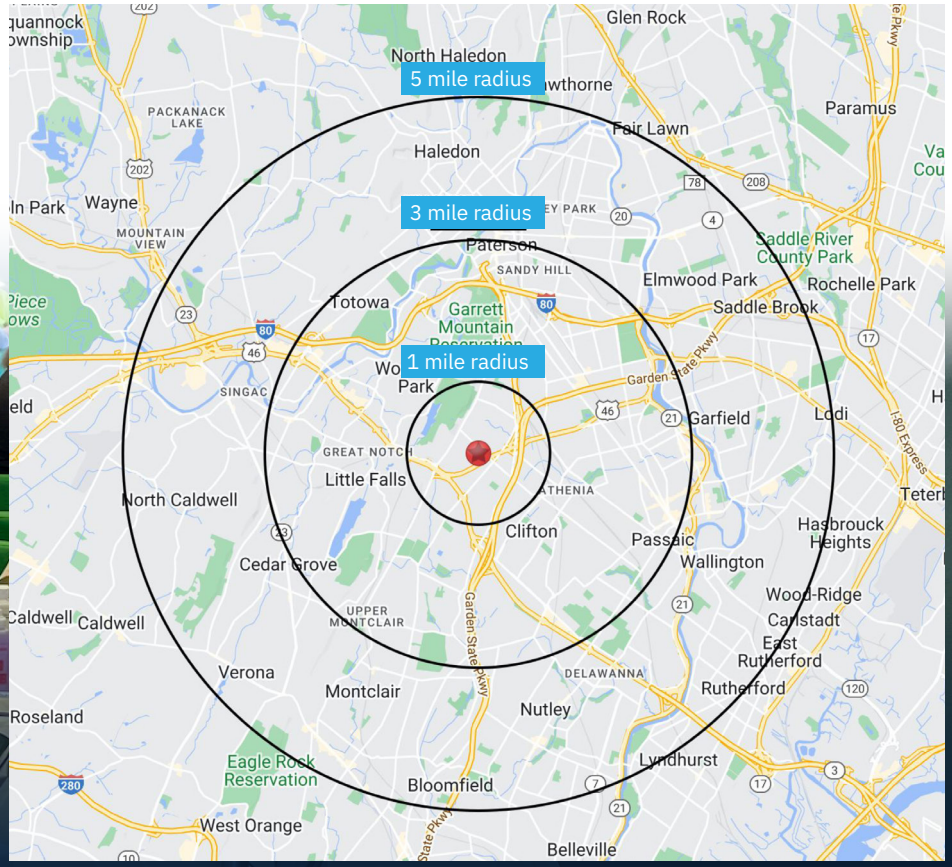
2010-2020 Census | 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	16,095	247,665	657,501
Households	6,243	82,978	231,242
Average Household Income	$175,065	$124,768	$135,386
Projected Average Household Income (2030)	$172,698	$123,211	$133,733
Median Household Income	$133,502	$98,717	$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

Source: sitesusa.com

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visits annually*

5.35
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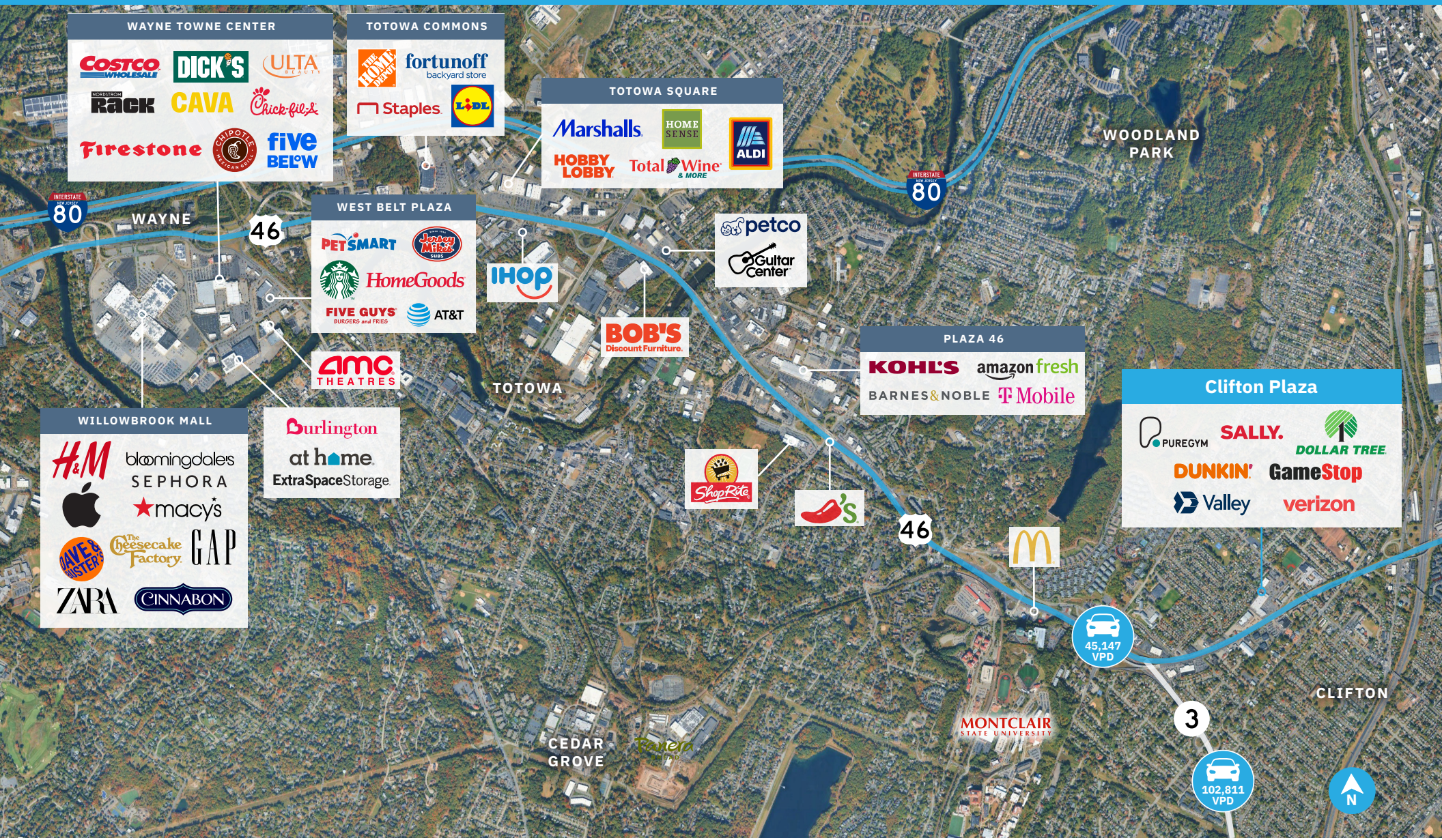
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MARKET AERIAL



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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

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