



BRIAN KATZ

CEO

briankatz@dkatz.com

(212) 258-4995

AMY STAATS

Vice President of Real Estate

amystaats@dkatz.com

(201) 731-8494



HIGHLIGHTS

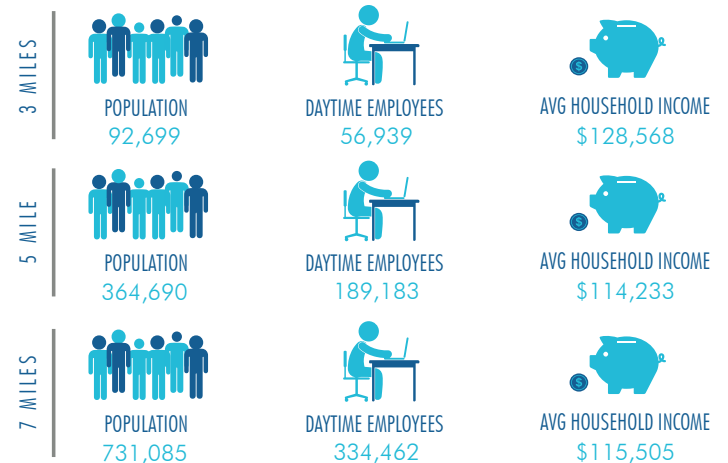
- 258,000 GSF Power Center with abundant parking strategically located off of Routes 23 and 80
- Extraordinary access and visibility from Route 46, 122,501 AADT
- Co-Tenants: Hobby Lobby, Bob's Stores, Avenue, Harmon Discount Beauty Supply
- Market Retailers include: Barnes & Noble, Best Buy, Bed Bath & Beyond, Buy Buy Baby, Home Depot, Marshalls, Party City, PC Richard & Sons, TJ Maxx, Willowbrook Mall
- NNN estimated @ \$6.30 PSF

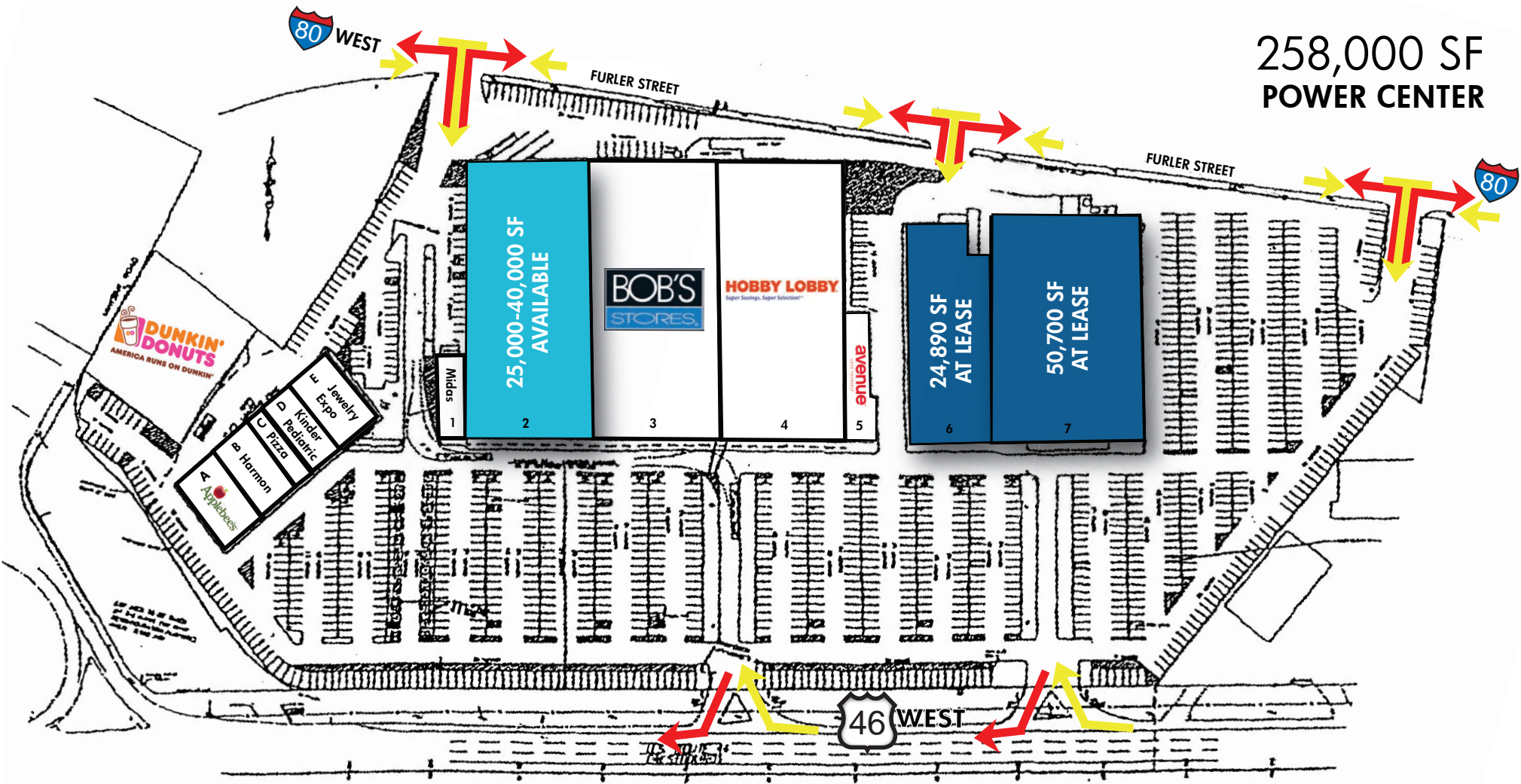
25,000 - 40,000 SF **AVAILABLE**

24,890 SF **AT LEASE**

50,700 SF **AT LEASE**

DEMOGRAPHICS





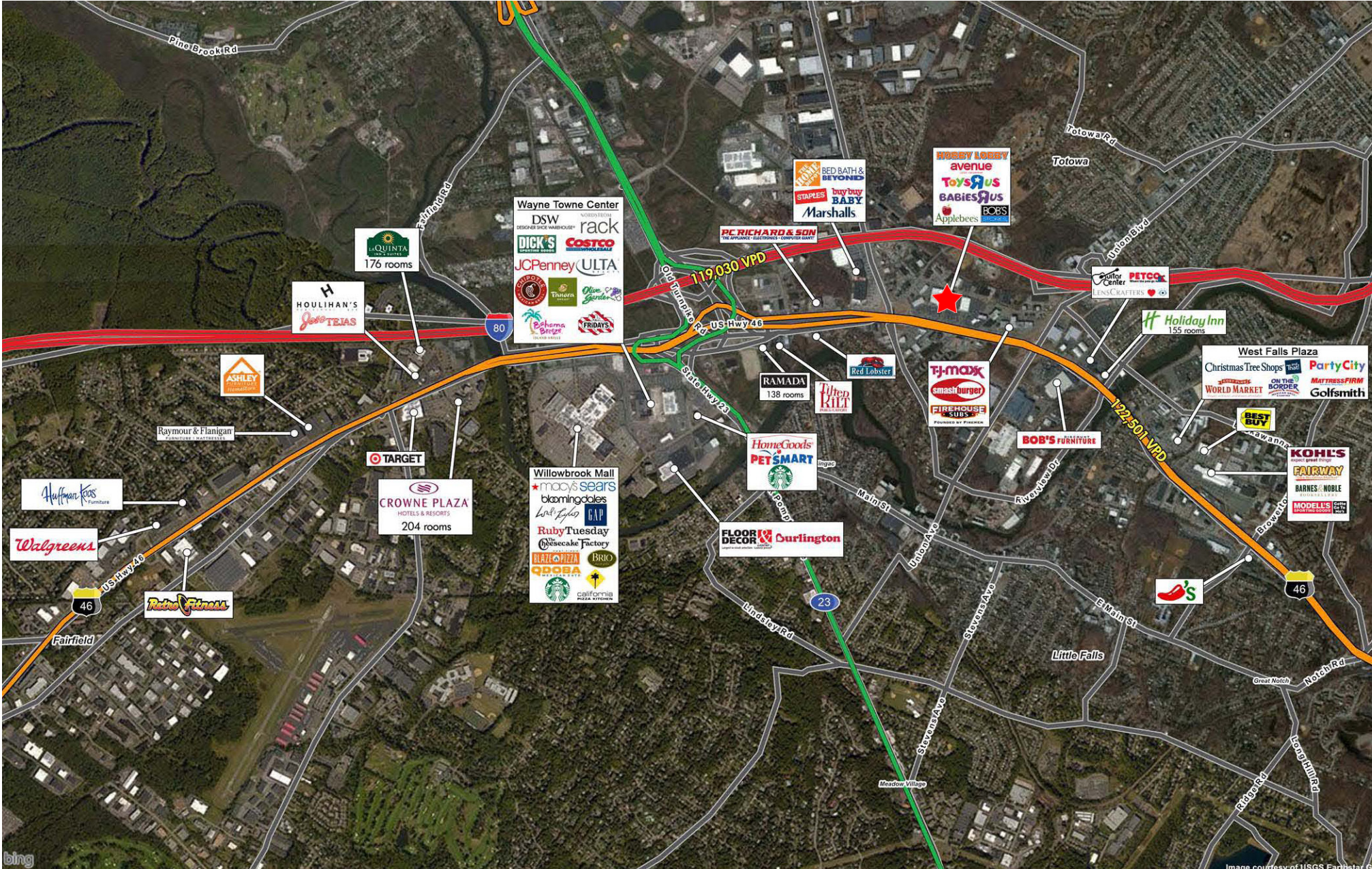
258,000 SF
POWER CENTER

AVAILABLE

Unit	Square Footage
2	25,000 - 40,000 SF
6	24,890 SF AT LEASE
7	50,700 SF AT LEASE

TENANT LEGEND

Unit	Tenant	Unit	Tenant	Unit	Tenant	Unit	Tenant	Unit	Tenant
A	Applebee's	D	Kinder Pediatric Urgent Care	1	Midas	4	Hobby Lobby	7	AT LEASE
B	Harmon	E	Jewelery Expo	2	AVAILABLE	5	Avenue		
C	Linwood Pizza		Dunkin Donuts	3	Bob's Stores	6	AT LEASE		





SITE | ACCESS

465 ROUTE 46 WEST
TOTOWA, NJ

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 062119