

393 LEXINGTON AVENUE, CLIFTON, NJ

Located at the corner of Kulik Street

FEATURES:

FOR LEASE:
\$19.00 Gross

Block: 1.8

Lot: 18

Unit 1: 1,500 SF

Unit 2: 1,500 SF
Available 10/2016

**UNITS MAY BE
COMBINED**

FOR DETAILS:

William P. Ray,
Senior Vice President

Office: 732.204.1123

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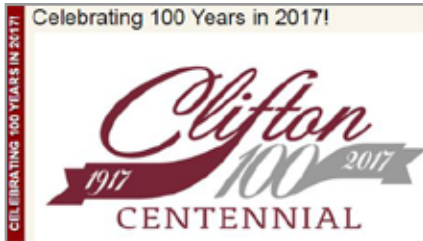
Licensed Real Estate Broker

All information is from a source deemed reliable, however no representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions imposed by our principals.

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ABOUT

CLIFTON, NJ



Clifton is a city in Passaic County, New Jersey, United States. As of the 2010 United States Census, the city had a total population of 84,136, retaining its position as the state's 11th-largest municipality, as the population increased by 5,464 (+6.9%) from the 78,672 counted in the 2000 Census, which had in turn increased by 6,930 (+9.7%) from the 71,742 counted in the 1990 Census.

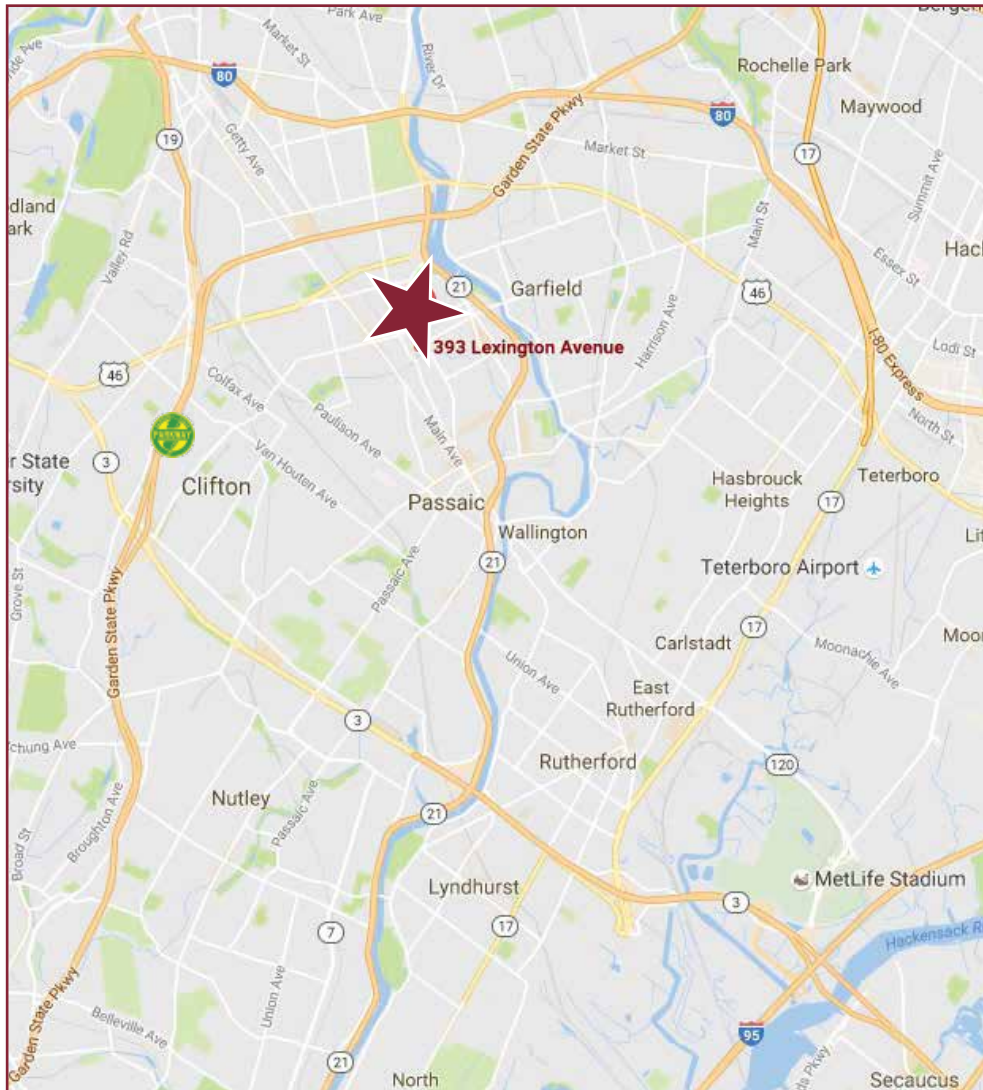
Clifton was incorporated as a city by an act of the New Jersey Legislature on April 26, 1917, replacing Acquackanonk Township, based on the results of a referendum held two days earlier.

Major roadways in the city include Route 3 (which crosses from east to west along the southern portion of the city), Route 21 (along the Passaic River), Route 19 in the city's northwest and U.S. Route 46. The Garden State Parkway crosses the city, connecting Bloomfield in Essex County to the south to Elmwood Park in Bergen County in the north. Parkway interchanges 153 (signed for Route 3 and Route 46 West) / 153A (for Route 3 East) / 153B (for Route 3 and Route 46 West), 154 (for Route 46), 155 (for Clifton) / 155P (for Clifton / Paterson) and 156 (to Route 46).



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DEMOGRAPHICS



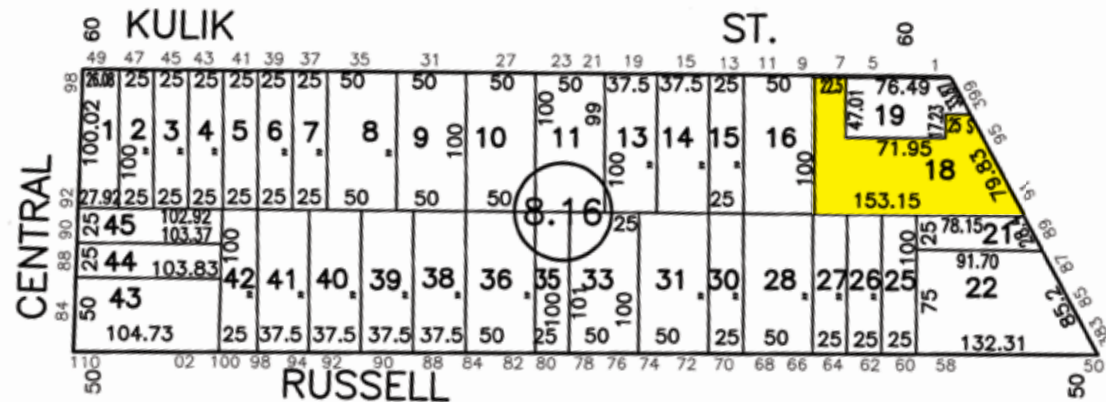
2016 ESTIMATED DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	60,682	309,129	679,995
Average Household Income	\$54,210	\$72,757	\$82,088
Daytime Employment	16,334	115,237	344,478
TRAFFIC COUNT		AVERAGE DAILY VOLUME	
KULICK ST. & CLINTON AVE.		11,878	
CLIFTON AVE. & LEXINGTON AVE.		20,196	

393 LEXINGTON AVENUE, CLIFTON, NJ • AERIAL WITH LOCAL RETAIL



393 LEXINGTON AVENUE, CLIFTON, NJ

TAX MAP



ZONING: B - C

- Stores & Retail Shops
- Repair & Printing Shops
- Restaurants and Taverns
- Theaters
- Offices & Financial Institutions
- Hotels
- Mortuaries
- Automobile Sales, Repair & Storage Garage

BUILDING FEATURES:

- 3,000 SF Building
- Extremely Dense Population
- Strong Retail Market
- Outstanding Visibility
- Ample Parking



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