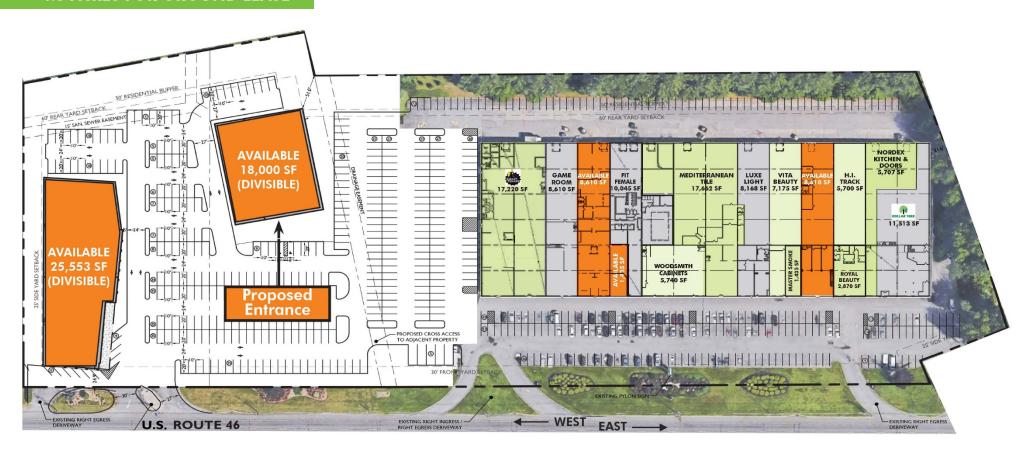
FOR LEASE

CROWN PLAZA EXPANSION



AVAILABLE 43,553 SQ. FT. OR 4.5 ACRES FOR GROUND LEASE



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- + Availability
 - Crown Plaza Three units;
 1,435, 8,610 & 8,610 sq. ft.
 - **Expansion** Up to 43,553 sq. ft. (non-contiguous) or 4.5 acre Ground Lease opportunity
- + Traffic count: 53,000 cars per day
- + Landlord will consider build-to-suit
- + Zoning: HD Special Highway District
- + Parking: 637 surface spaces

- + Located on busy highway retail corridor of Route 46, in Fairfield, NI
- Minutes from Willowbrook Mall and the intersection of Route 80/Route 23
- ♣ Area tenants include: Target, Raymour & Flanigan, Ashley Furniture, Houlihan's, Huffman Koos, Goodwill and Walgreens

Pequa5 miles Hawtho Lincoln³ miles 202 Wavne Paterson Montville Great Piamiles (23) Totowa (19) Boonton Meadow Wood and Par Fair ield pany-Troy Little Fall (46) Hills Clifton edar Grove West Caldwell 280 Caldwell Montclair anover East Hanover (10) West Orange

2018 Estimated Demographics

	1 Mile	3 Mile	5 Mile
Population	3,085	44,346	177,204
Households	1,022	16,729	63,904
Median Household Income	\$102,013	\$102,216	\$106,384
Daytime Population	14,552	77,533	215,626



CROWN PLAZA EXPANSION





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