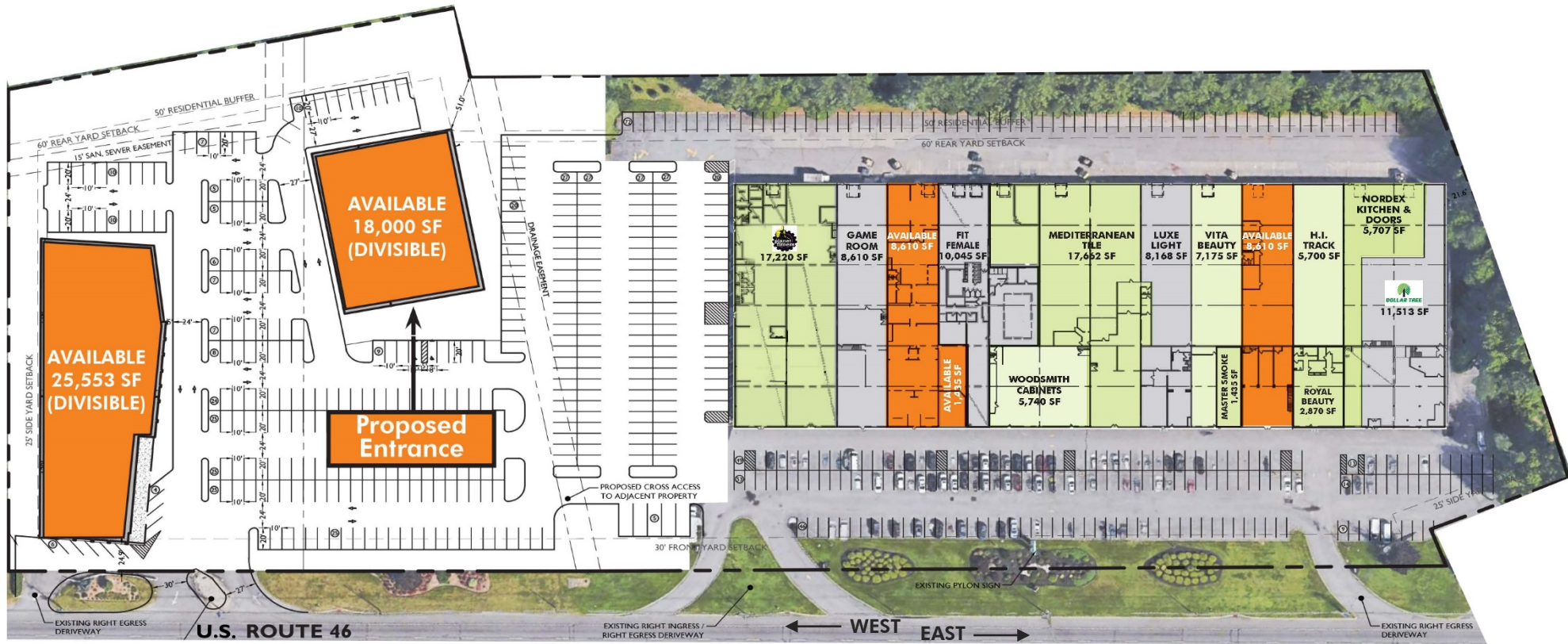


FOR LEASE

CROWN PLAZA EXPANSION

RETAIL

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



© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FOR LEASE

CROWN PLAZA EXPANSION

RETAIL

PROPERTY INFO

- + 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, NJ
- + 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

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

