


# 525 Route 46 • Piaget Plaza • Clifton, NJ

## AVAILABLE FOR LEASE



**PRE-LEASING 11,250 SF,  
2,650 SF & 11,250 SF  
AVAILABLE FOR LEASE**

 <b>DEMOGRAPHICS</b>	1 mile	3 mile	5 mile
Population:	38,225	320,816	659,809
Households (est):	12,638	106,234	231,303
Household Income:	\$73,034	\$69,514	\$85,538

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**JEFFERY REALTY**  
Retail Specialist

 Member of  
International Council  
of Shopping Centers

 **SITE SOURCE**  
RETAIL BROKER NETWORK

# 525 Route 46 • Piaget Plaza • Clifton, NJ

## 2,650 & 11,250 SF AVAILABLE FOR LEASE

### GLA

30,250 SF

### Acreage

2.15 Acres

### Available Spaces

2,650 SF & 11,250 SF

### Rental Rate

Call For Quote

### NNN Charges

\$9.01 PSF - 2,650 SF

\$6.95 PSF - 11,250 SF

### Traffic Count

31,441 vehicles pass  
the site daily

### Frontage

220' on Route 46

432' on Sussex Street

### Neighboring Retailers

Big Lots, Drug Fair, Dollar Express, Work & Gear,  
Radio Shack, Nostalgia Oak, Burger King,  
Public Storage, Rockaway Bedding,  
Boston Market

### Notes

- Located just east of the Garden State Parkway and west of Route 20
- Excellent signage
- Strong demographics and co-tenants

