


**FREE STANDING BUILDING**

**5,056 SF  
AVAILABLE**



McGUIRE



 <b>DEMOGRAPHICS</b>	1 MILE	3 MILE	5 MILE
Total Population	9,947	124,771	467,760
Average HHI	\$124,224	\$131,097	\$115,565
Households	3,952	43,480	459,941

**1585 ROUTE 46**  
LITTLE FALLS, NEW JERSEY

**5,056 SF FOR LEASE**

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





**1585 RT. 46**

**LITTLE FALLS, NJ**

**SITE INFORMATION**

**GLA:** 5,056 SF  
**AVAILABLE:** 5,056 SF  
**LOT:** .5 ACRES  
**RENT:** CALL FOR QUOTE

**TAXES:** \$35,741.79  
**PARKING:** 20 SPACES +  
 CROSS EASEMENT  
**TRAFFIC:** 105,656 VPD RT. 46

**NOTES:**

- Seeking Urgent Care, Furniture, Bedding, Lighting, Cell Phone, Eye Wear, Pet Supply, Kitchen & Bath, Flooring, Auto Parts, all retail and medical uses.
- This property is located in a Flood Zone and was flooded in 2018