

Walgreens Shopping Center

397 Route 46 West
Fairfield, NJ 07004



AZARIAN
REALTY CO.



LEASING AVAILABILITY:

- **1,500 SF** available. Last vacancy in shopping center.

PROPERTY HIGHLIGHTS:

- **GLA:** 40,000 SF
- **Layout:** One-story shopping center with 14 tenant spaces ranging from 1,200-19,000 SF. Rear signalized access for local customers. Jughandle access.
- **Parking:** 260 spaces
- **Neighborhood:** Single family homes, townhouses, and office spaces nearby.
- **Use:** Retail, Restaurants, Services
- **Location:** Route 46 West and Hollywood Avenue. One mile west of Willowbrook Mall. (**140,000 VPD**)



TENANT MIX:

- **Anchor Tenant:** Walgreens
- **National Tenant:** Dunkin'
- **Other Tenants:** Mexican restaurant, nail salon, cleaners, barber shop, Chinese restaurant, sushi, Italian deli, realty office, and bagel store.



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Kevin R. Pelio

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Broker Associate
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Walgreens Shopping Center

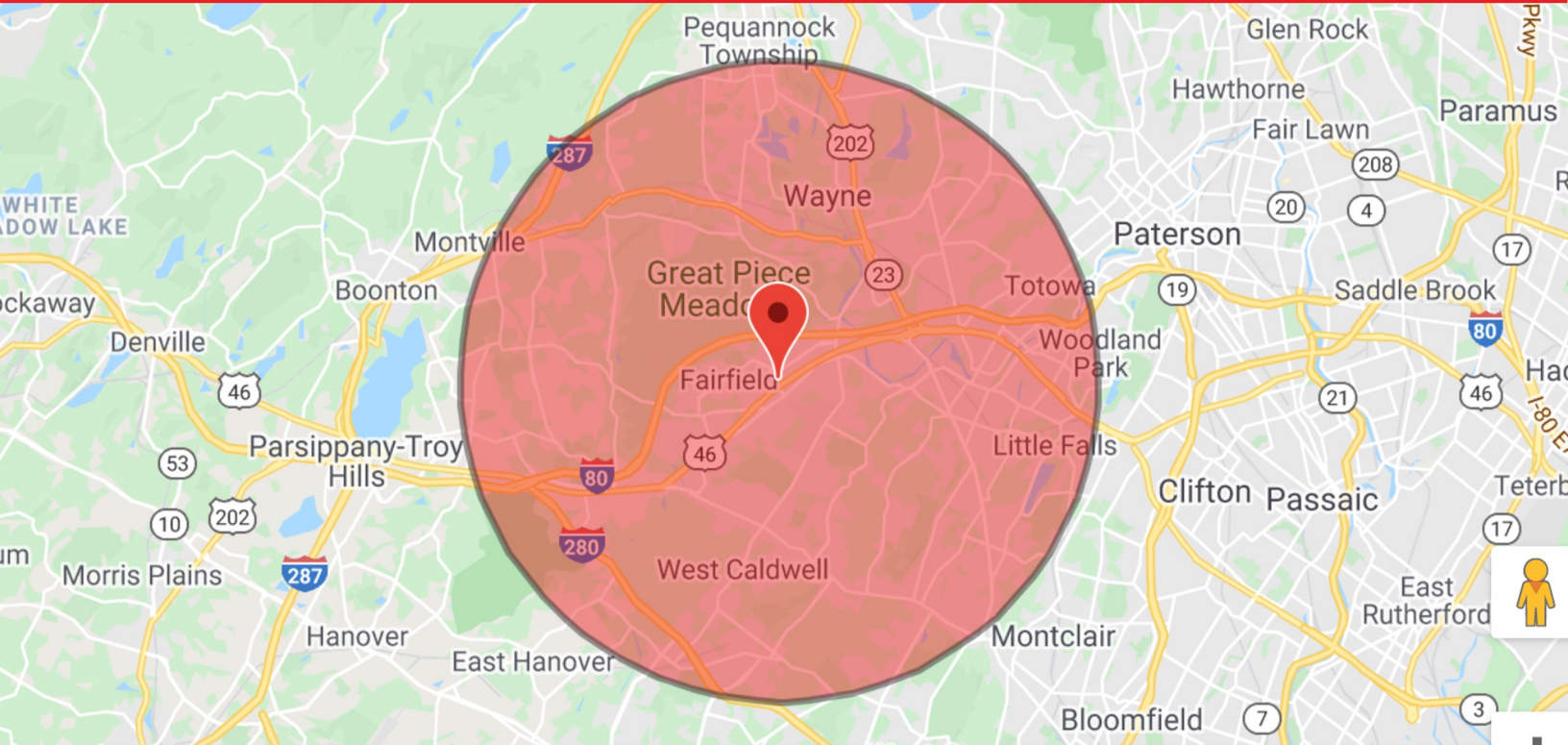
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Radius	Population	Median HH Income	Median Age
3 Mile	45,000	\$101,000	43
5 Mile	173,000	\$108,000	42
8 Mile	673,000	\$86,000	39



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ROUTE 46



WALGREENS
19,480 SF

RUSSO FAMILY CHIROPRACTIC
1,550 SF

TAQUERIA LOS GUEROS
1,500 SF

VENETIAN NAILS
1,500 SF

J&S CLEANERS
1,500 SF

THE ART OF THE GENTLEMAN
1,300 SF

DELIZIA PIZZA
2,000 SF

CHINA KING
1,200 SF

MR. JUICE
1,500 SF





YELLOWTAIL SUSHI
1,500 SF

IL CLASSICO
2,200 SF

LATTIMER REALTY
1,300 SF

FAIRFIELD BAGEL BAKERY
1,300 SF

DUNKIN' **DUNKIN'**
1,600 SF

	ANCHOR/JUNIOR ANCHOR TENANT
	NATIONAL/REGIONAL TENANT
	LOCAL TENANT
	VACANT



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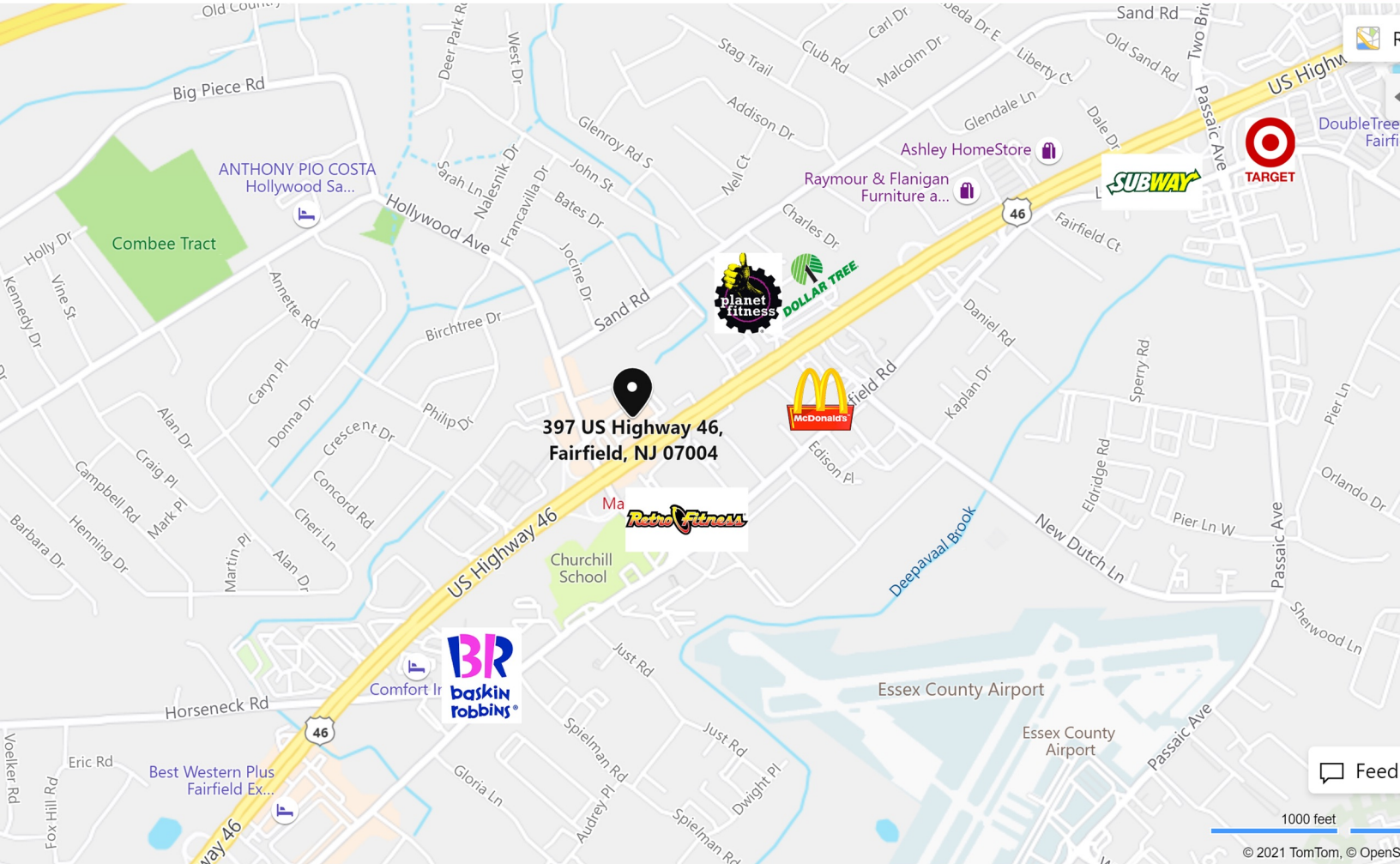


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NEIGHBORING TENANTS



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