

# Walgreens Shopping Center

397 Route 46 West  
Fairfield, NJ 07004



# AZARIAN

REALTY CO.



## LEASING AVAILABILITY:

FULLY LEASED

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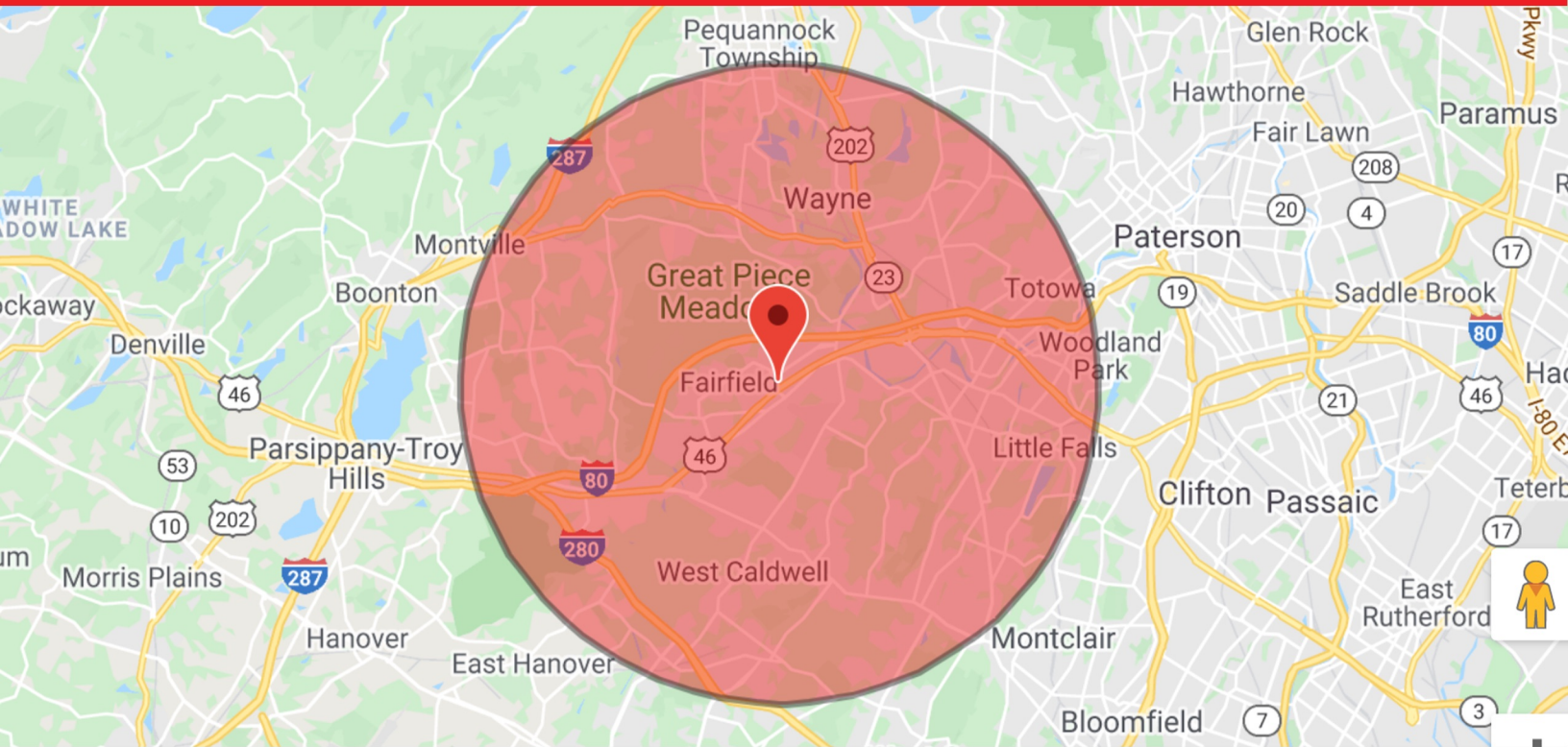
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Radius	Population	Median HH Income	Median Age
3 Mile	45,000	\$101,000	43
5 Mile	173,000	\$108,000	42
8 Mile	673,000	\$86,000	39



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ROUTE 46

*Walgreens*

**WALGREENS**  
19,480 SF

**RUSSO FAMILY CHIROPRACTIC**  
1,550 SF

**TAQUERIA LOS GUEROS**  
1,500 SF

**VENETIAN NAILS**  
1,500 SF

**MOROCHOS DRY 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



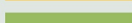

**YELLOWTAIL SUSHI**  
1,500 SF

**IL CLASSICO**  
2,200 SF

**LATTIMER REALTY**  
1,300 SF

**FAIRFIELD BAGEL BAKERY**  
1,300 SF

**DUNKIN'**   
1,600 SF

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

FOR TENANT LOCATION AND SQUARE FOOT REFERENCE ONLY. ACTUAL PROPORTIONS AND SITE DETAILS MAY VARY.



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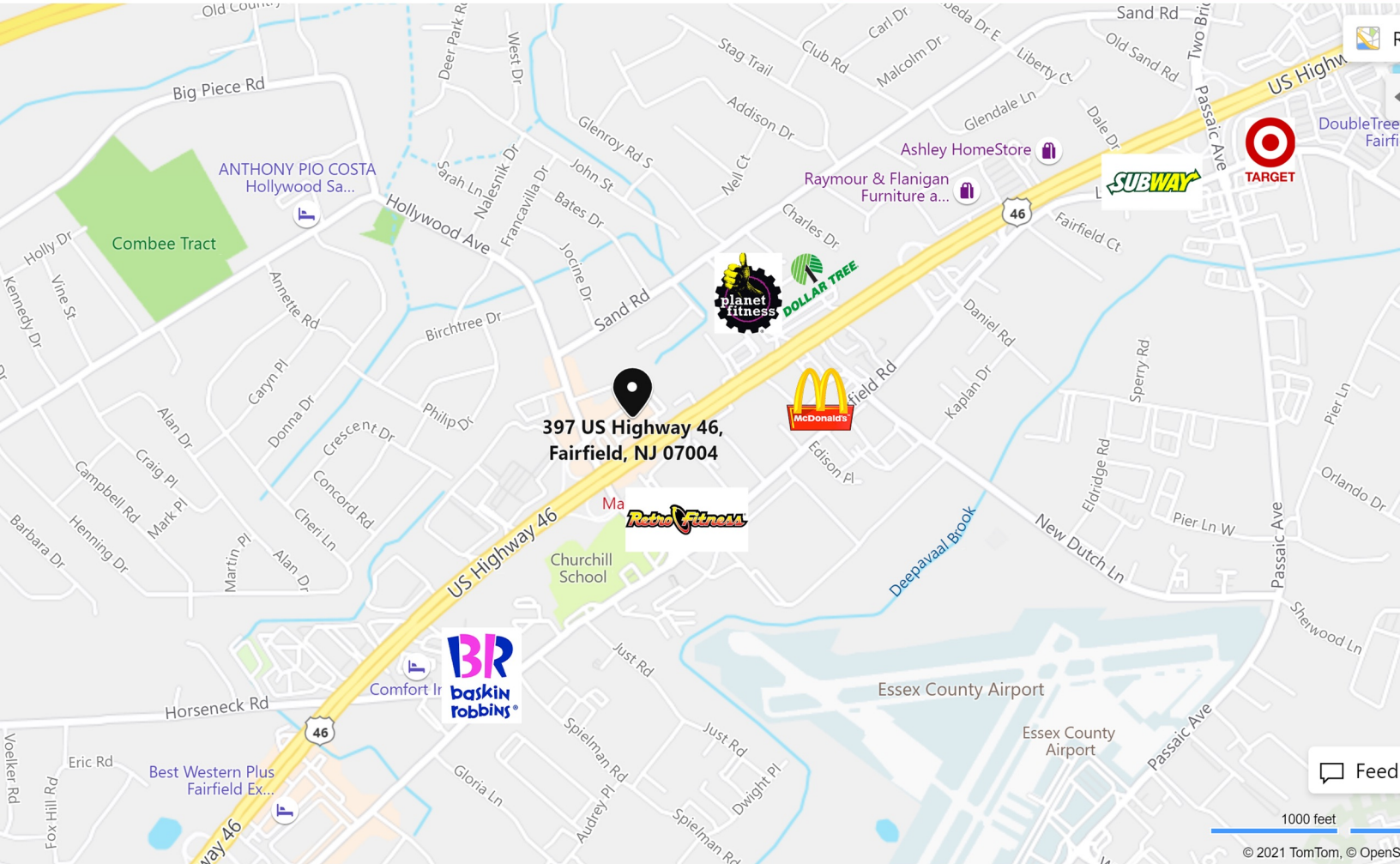


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**NEIGHBORING TENANTS**



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