



Retail Space for Lease

105 Route 46

FAIRFIELD, NJ 07004

Available Space: Ground floor +/- 1,400 SF

Lease Rate: \$25.00 NNN ground floor
\$12.00 NNN 2nd floor

Location: Directly on Route 46 in close proximity to Route 80

Features:

- Recently renovated facade
- Ample onsite parking
- Can be combined with 1400 square feet upstairs or 4300 upstairs
- Join Fairfield Falafel House, Double Zero Pizza, Care by Dank's, and Ming Da Kitchen and Bath in this high visibility property with ease of access
- Broker's opinion - great spot for a hair salon with upstairs spa services, new owner of property
- 40,471 VPD

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Cynthia La Terra

Vice President

201-693-1211 cell

clattera@weichertcommercial.com

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No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

105 Route 46

Photos



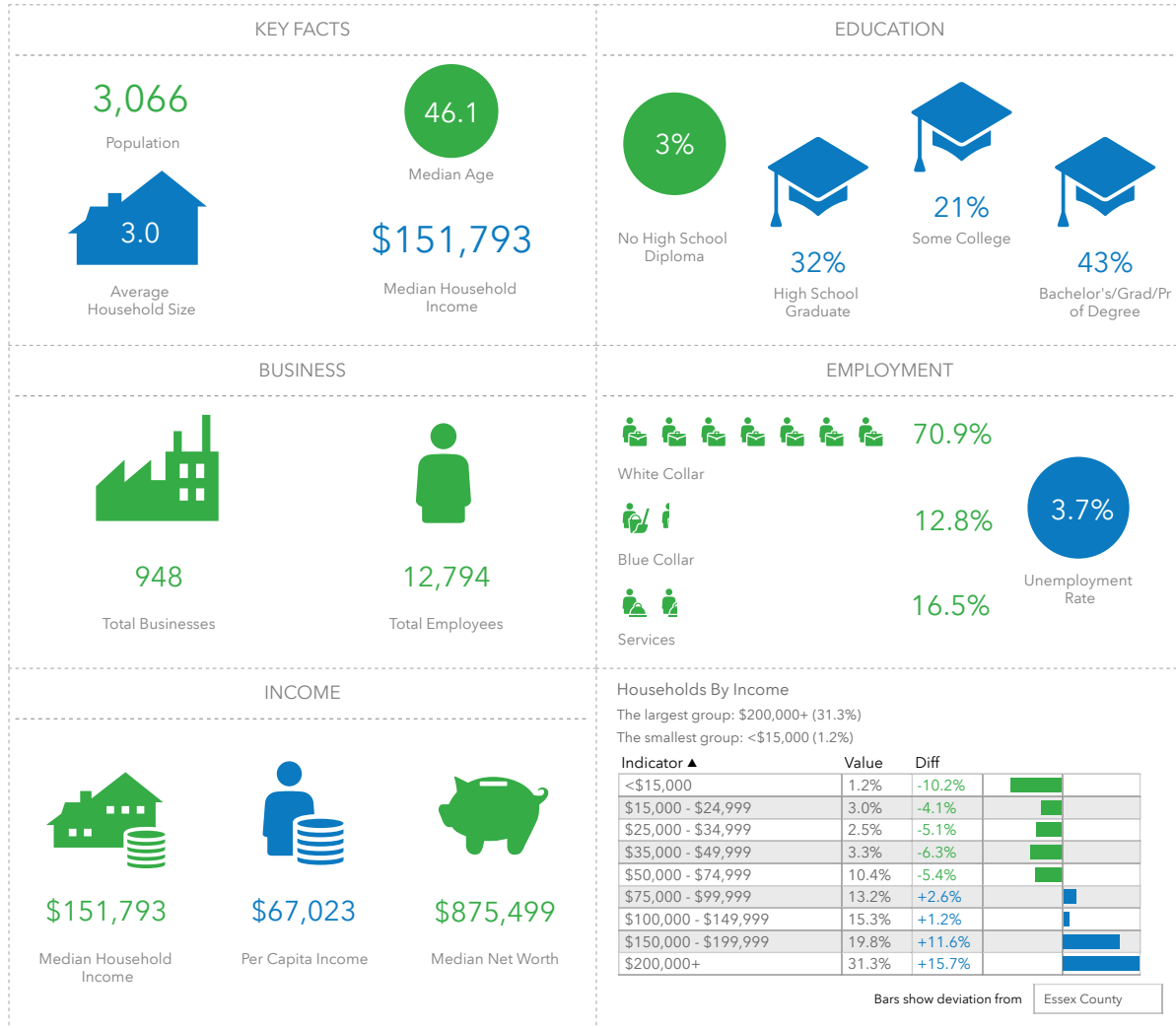
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Key Facts



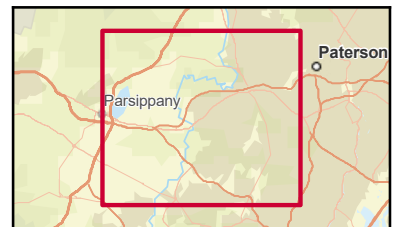
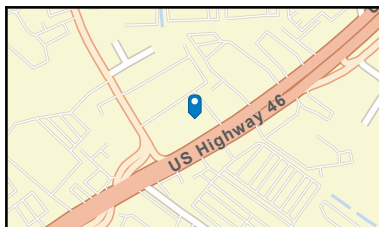
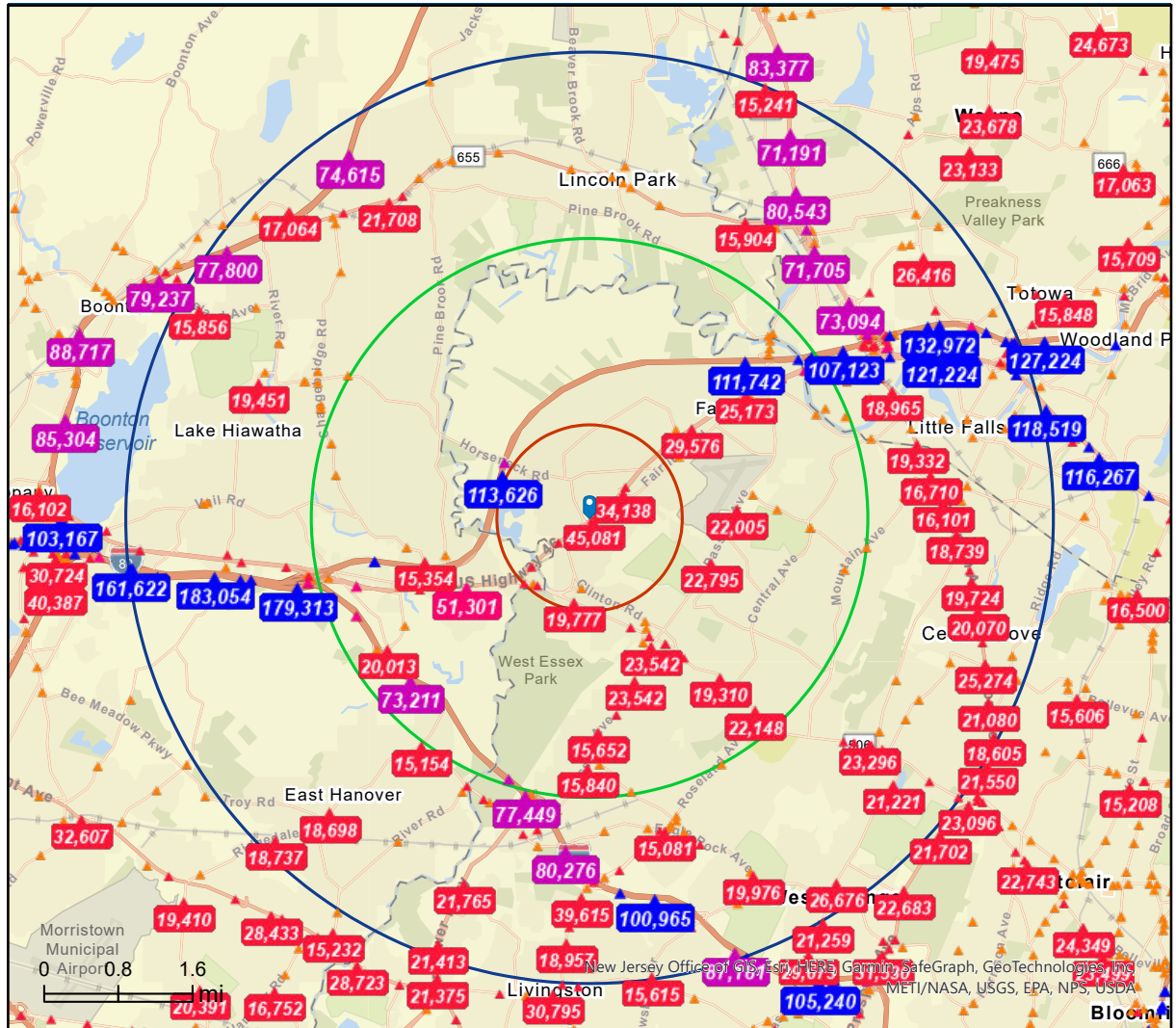
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Traffic Count



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Permitted Uses

§ 45-35. H-D U.S. ROUTE 46 SPECIAL HIGHWAY DEVELOPMENT ZONE.

§ 45-35.1. Permitted Uses. [1969 Code § 75-62; Ord. No. 591; Ord. No. 738; Ord. No. 779; Ord. No. 946; Ord. No. 953; New; Ord. No. 95-20 § 2; Ord. No. 97-10 §§ 2, 3; Ord. No. 2007-19 § 1; Ord. No. 2013-19 § 1]

No building, structure, premises or land in the H-D U.S. Route 46 Special Highway Development Zone shall be used, arranged, or designed for any use except the following:

- a. Retail sales, including by way of example, stores selling apparel and clothing; stores, such as supermarkets, selling groceries, baked goods, meats and other such food items; electronic goods and equipment; household appliances, goods and supplies including furniture and carpet stores; hardware; liquor stores; music stores including instruments; pharmacies; shoe stores; and similar.
- b. Personal services, including by way of example, barber shops and beauty shops; dressmaking and tailoring; dry cleaning and laundry establishments; and similar.
- c. Business services.
- d. Offices.
- e. Banks and financial services.
- f. Restaurants, all categories.
- g. Business and vocational schools.
- h. Studios for music, dance, sports or art instruction.
- i. Indoor recreation, including health and fitness centers and athletic training centers.
- j. Animal hospitals and veterinary clinics.
- k. Garden center/nurseries.
- l. Warehousing and wholesale supply establishments.