



**BERKSHIRE  
HATHAWAY**  
HomeServices

New Jersey  
Properties

COMMERCIAL DIVISION

EXCLUSIVE BROKER

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## **For Lease | QSR Building with drive through ready to go!!!** **244 Route 46 East, Totowa, NJ – Call for Pricing**

- 2,471SF drive through restaurant which includes outdoor seating - ready to go
- Property was most recently used as a Sonic
- Over 110,000 vehicles per day pass this site on busy Route 46
- Very busy shopping and restaurant trade area surrounded by a strong mix of national, regional and local businesses
- High population and strong traffic with minimal cost to begin operation
- Recent Sonic upgrades made per corporate standards





54,008 Westbound

46

46

46

46

58,921 Eastbound

SITE

**244 Route 46, Totowa, NJ - 1 acre  
1,730 sq ft existing QSR building  
with drive through previously used  
as a Sonic restaurant**



buybuyBABY



Marshalls  
BED BATH &  
BEYOND

Staples

BASKIN **BR** ROBBINS  
**DUNKIN'**

**HOBBY LOBBY**



SmashBURGER  
**T.J. MAXX**  
FIREHOUSE SUBS  
BLINDS TO GO

MATTRESS Warehouse  
sleep number  
**DUNKIN'**  
verizon

**IHOP**

MEN'S WEARHOUSE

**SONIC**

**BOB'S DISCOUNT FURNITURE**

elements  
massage  
Orangetheory  
FITNESS  
Manhattan  
BAGEL  
EUROPEAN  
WAX  
CENTER

DCF Regional  
School-Passaic

46,964

60,263 Eastbound

115,731 Westbound

54,008 Westbound

32,016

5,200

58,921 Eastbound

7,337

Google

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244 US-46  
Totowa, NJ 07512

1 mi Radius    3 mi Radius    5 mi Radius    10 mi Radius

Population	7,430	101,505	406,867	1,537,012
Households	3,092	35,390	140,860	554,236
Population Median Age	42.1	39.8	38.5	39
Average HH Income	\$120,028	\$128,503	\$112,283	\$118,468
Employees	11,411	62,471	187,322	688,172
Median HH Income	\$103,071	\$106,008	\$93,661	\$96,838

