







# Lenox Plaza Shopping Center

## Route 46 West




### West Paterson / Little Falls, NJ

This 50,000 square foot recently renovated, **fully rented** shopping center is located at the corner of Route 46 (full frontage, signage and accessibility from Route 46) and McBride Avenue. There are two main entrances / exits to the property on Route 46, as well as from McBride Avenue (with full access to the jughandle / overpass).

LENOX PLAZA TENANTS INCLUDE:

- **Golfsmith** (18,502 square feet – former Harrow’s space) – over 62 stores nationwide, publicly traded credit rated company 
- **Party City** (11,800 square feet) – over 511 stores nationwide 
- **Marty’s Shoes** (4,000 square feet) – over 46 locations in the mid-Atlantic 
- **Chicken Delight** – (1,200 square feet) – over 47 locations worldwide 
- **Blimpie** (1,080 square feet) – over 1,600 locations nationwide 
- **Executive Tans** (1,770 square feet) – over 130 locations nationwide 

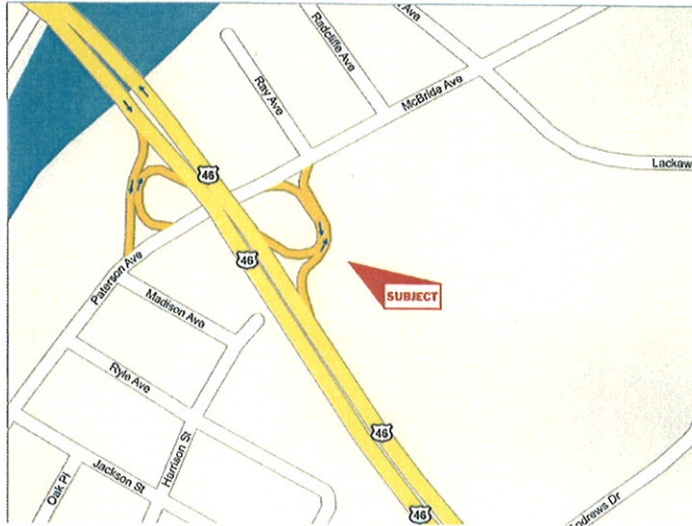
LENOX PLAZA FREESTANDING BUILDINGS:

- **Rockaway Bedding** (7,054 square feet) – over 200 stores in the mid-Atlantic; **Lenox Plaza’s store is the NUMBER 1 location in the entire chain!** 
- **Pizza Hut** (3,023 square feet) – over 10,000 locations worldwide 
- **TD Banknorth** with drive-thru (1,225 square feet) -- 600 branches and 750 ATMs in New England, publicly traded credit rated company 

There are 3 large (see pictures on page 3) directory signs listing the tenants; two are located on Route 46 and one is located at the McBride Avenue traffic light access. The McBride Avenue access is important since it allows local residents and those traveling on McBride Avenue to access the property, while also providing access to the jughandle / overpass onto Route 46. In addition our neighbor (the A&P shopping center) has access from the same location on McBride Avenue so that customers visiting the A&P and the other stores **must** travel through *Lenox Plaza*, thereby providing additional traffic flow.

Lenox Plaza is 100% occupied by quality, well known national, franchise and regional tenants.





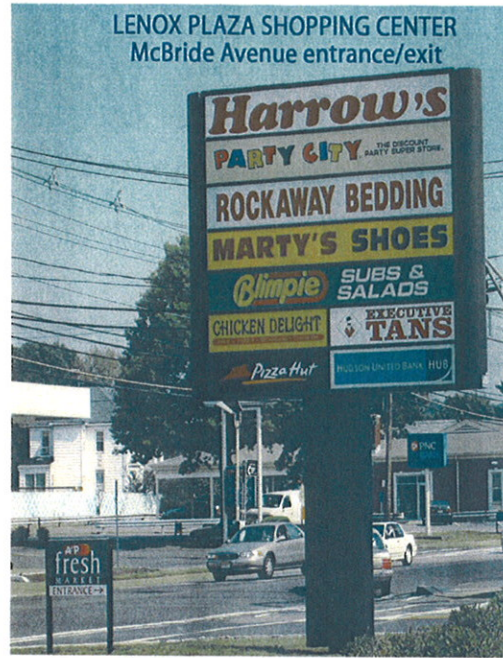
The *Lenox Plaza Shopping Center* offers the following:

- Daily traffic count of *over 100,000 vehicles*
- Demographics of *115,000 people within 3 miles earning an average annual household income of \$82,000*
- Very little turnover – most tenants have been in place for many years
- *Lenox Plaza* is “shadow anchored” (i.e., all local traffic has to pass through *Lenox Plaza* to gain access) by the new A&P shopping center next door
- Excellent signage and accessibility
- Fully rented, exclusively occupied by credit, national and franchise tenants

LENOX PLAZA SHOPPING CENTER  
Rockaway Bedding (Route 46 view)



LENOX PLAZA SHOPPING CENTER  
McBride Avenue entrance/exit



LENOX PLAZA SHOPPING CENTER  
Route 46 view

