

# CLIFTON, NEW JERSEY

## MANDEE CENTER - 790 Rt 3

### Prime End Cap - 8,293 sf Available



Location : Prime End Cap location facing Route 3 - Presently Mande  
 Available: 8,293 sf - Potentially DIVISIBLE  
 Traffic Count: 106,321 cars daily on Rt. 3 -- 20,657 cars daily on Allwood Road  
 Neighboring Tenants: CVS, Home Depot, Trader Joe's, LA Fitness, Petco, Pet Valu, Barnes & Noble, Kohl's, Stop & Shop, Staples, AMC Theatres, Bed Bath & Beyond and Burlington.  
 Access: Excellent Rt. 3 Access & Visibility. Alternate Access Via Allwood Rd.



Mande Front View

Demographics	3 miles	5 miles
Population	268,149	625,325
Households	98,922	234,895
Average HH Income	\$111,800	\$105,204
Median Age	37.4	37.6





