



BOTANY PLAZA
83 Ackerman Avenue
Clifton, NJ 07011



DEMOGRAPHICS:

	1- Mile	3-Miles	5-Miles
Population	60,027	317,845	680,194
Total Households	18,671	110,382	239,477

GLA:

Approximately 200,000 SF

LEASING AVAILABILITY:

3,000 SF End Cap

4,400 SF Inline

KEY FEATURES:

High Traffic Center with great Co-tenancy, excellent parking, densely populated area.

PROMINENT TENANTS:

LA Fitness, Superfresh, GNC,
Lakeland Bank, Burlington, Forman
Mills, Five Below



LOCATION:

NE Corner of Ackerman Ave &
Randolph Ave. High Traffic Thoroughfare
Adjacent to the Route 21 On-Ramp

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FOR SCHEMATIC
PURPOSES ONLY
NOT TO SCALE

DATE
11/03/2022

PROJECT
22115.03

- AVAILABLE SPACE
- ★ PYLON SIGNAGE
- OCCUPIED SPACE
- TRAFFIC LIGHT
- ANCHOR TENANT



BOTANY PLAZA

CLIFTON, NJ

LOT	TENANT	AREA (SF)	AREA (SF)
03A	SUPERFRESH	24,557	
04	CLIFTON BUFFET	7,479	
05	UTILITY ROOM	560	
06	CLIFTON CARIBBEAN	2,500	
07	DISCOUNT LIQUORS	6,500	
08	GNC	1,812	
09	UPS	1,600	
10	LAUNDRY PLACE	3,700	
11	ANGEL TIPS	1,100	
12	DE DENTAL	1,755	
13	ST JOSEPH'S HEALTH	3,045	
14	LAKELAND BANK	2,700	
100	FORMAN MILLS	41,795	
200	AVAILABLE	4,400	
250	FIVE BELOW	10,000	
300	BURLINGTON	22,974	
400	AVAILABLE	30,000	
02	99 CITY	7,920	
03	ESPORTA BY LA FITNESS	32,204	

