

**WAYNE, NJ - REDEVELOPMENT**

491 ROUTE 46, WAYNE, NJ 07470



**OFFERING SUMMARY**

Available SF: 6,404 - 13,041 SF  
Lease Rate: Call for Details  
Building Size: 25,688 SF

**NEIGHBORING TENANTS**



MEN'S WEARHOUSE®

**PROPERTY OVERVIEW**

Join The Tile Shop In A New Prime Route 46 Retail Strip Center

**PROPERTY HIGHLIGHTS**

- Redevelopment – 25,688 SF
- Will Subdivide
- Available: 13,041 SF
- 1st Quarter 2020 Delivery
- Anchored By The Tile Shop
- Excellent Access and Visibility
- Prime Retail Site in Densely Populated Marketplace
- Nearby to Numerous National Retailers
- Abundant Parking
- 123,000+ Daily Car Count

FOR MORE INFORMATION CONTACT:

**JOHN T. OSTROWSKI**

201.703.9700 x121  
jostrowski@thegoldsteingroup.com

**NEIL GOLDSTEIN**

201.703.9700 x112  
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Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

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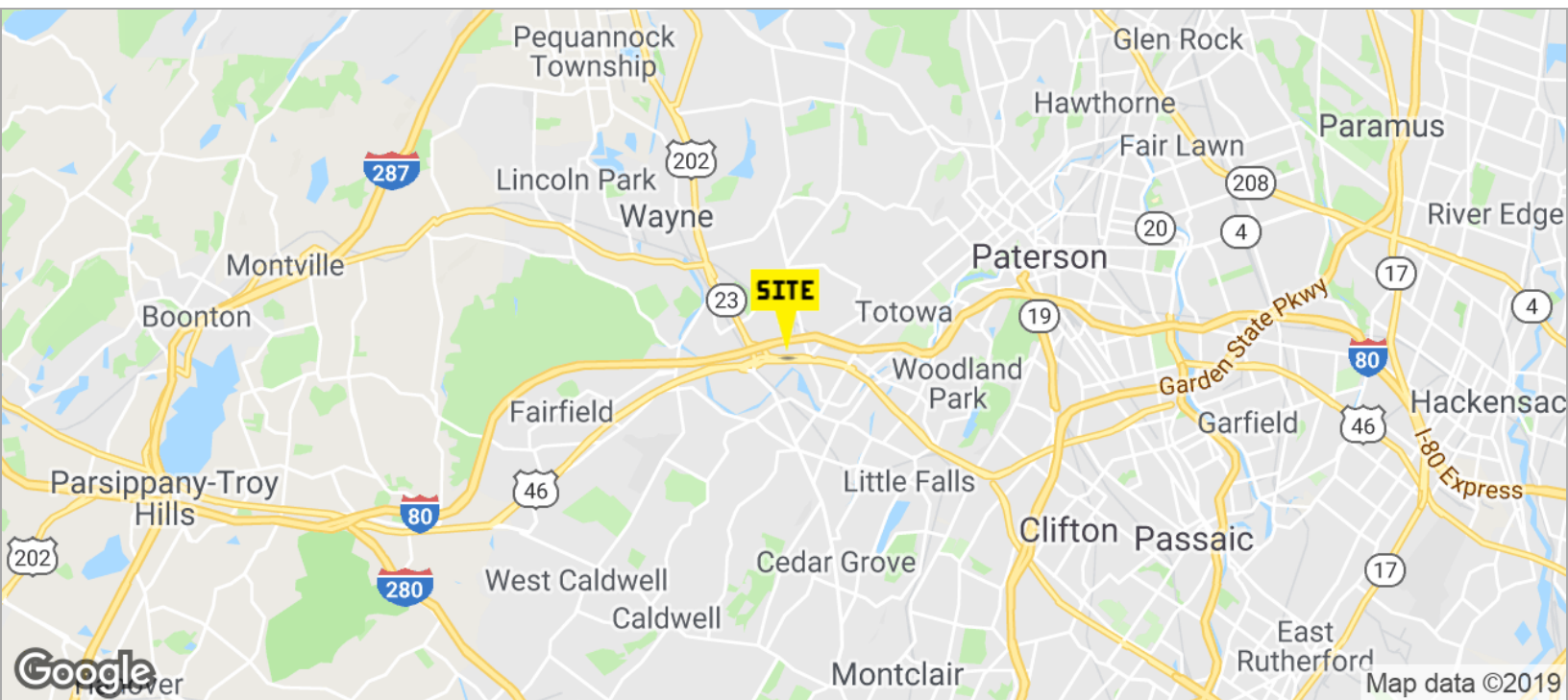
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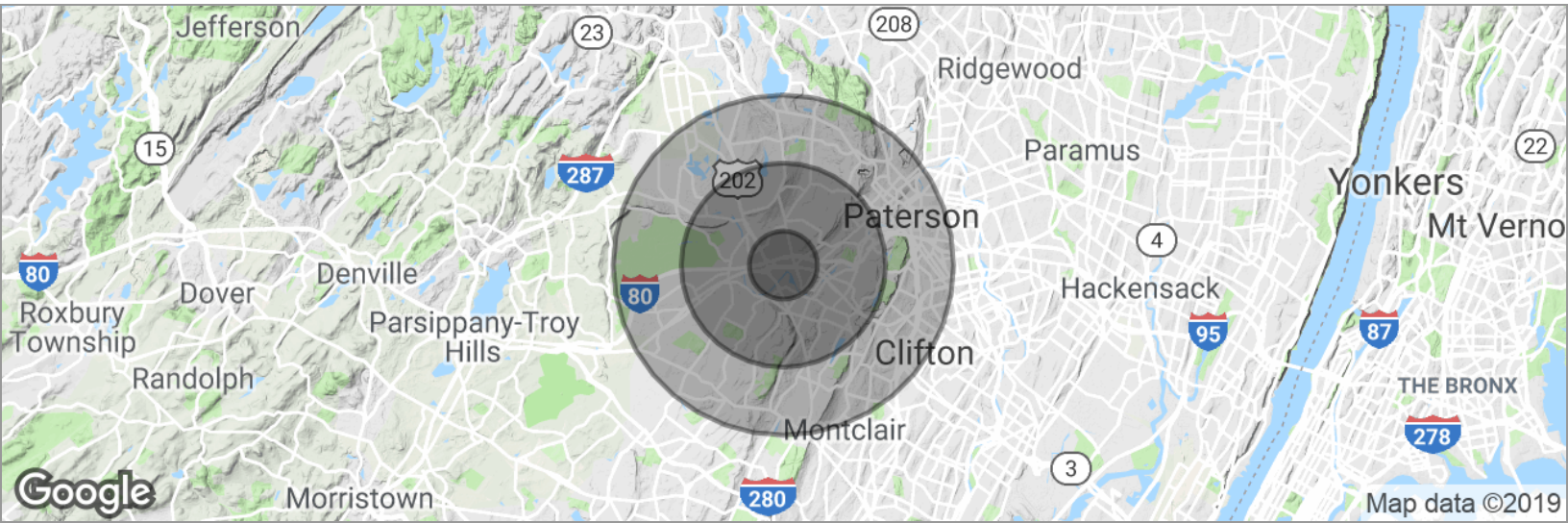
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,665	67,327	263,368
Median age	41.7	43.2	40.5
Median age (Male)	39.8	41.4	38.7
Median age (Female)	42.3	44.3	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,939	23,756	90,590
# of persons per HH	2.6	2.8	2.9
Average HH income	\$91,242	\$111,594	\$104,201
Average house value	\$369,887	\$457,901	\$483,611

\* Demographic data derived from 2010 US Census

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