

WAYNE, NJ

1483 ROUTE 23, WAYNE, NJ 07470

PRE-LEASING



OFFERING SUMMARY

Available SF: 23,720 SF
Lease Rate: Call For Details
Building Size: 44,023 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

PRE-LEASING Prime Retail Property

PROPERTY HIGHLIGHTS

- 23,720 SF
- 14' Clear Ceiling Height
- Access to Traffic Light
- Prime Route 23 Strip Center
- Excellent Access and Visibility
- Abundant Parking

FOR MORE INFORMATION CONTACT:

CJ HUTER

201.703.9700 x118
cjhuter@thegoldsteingroup.com

LEW FINKELSTEIN

201.703.9700 x122
lfinkelstein@thegoldsteingroup.com

ROY PARET

201.703.9700 x132
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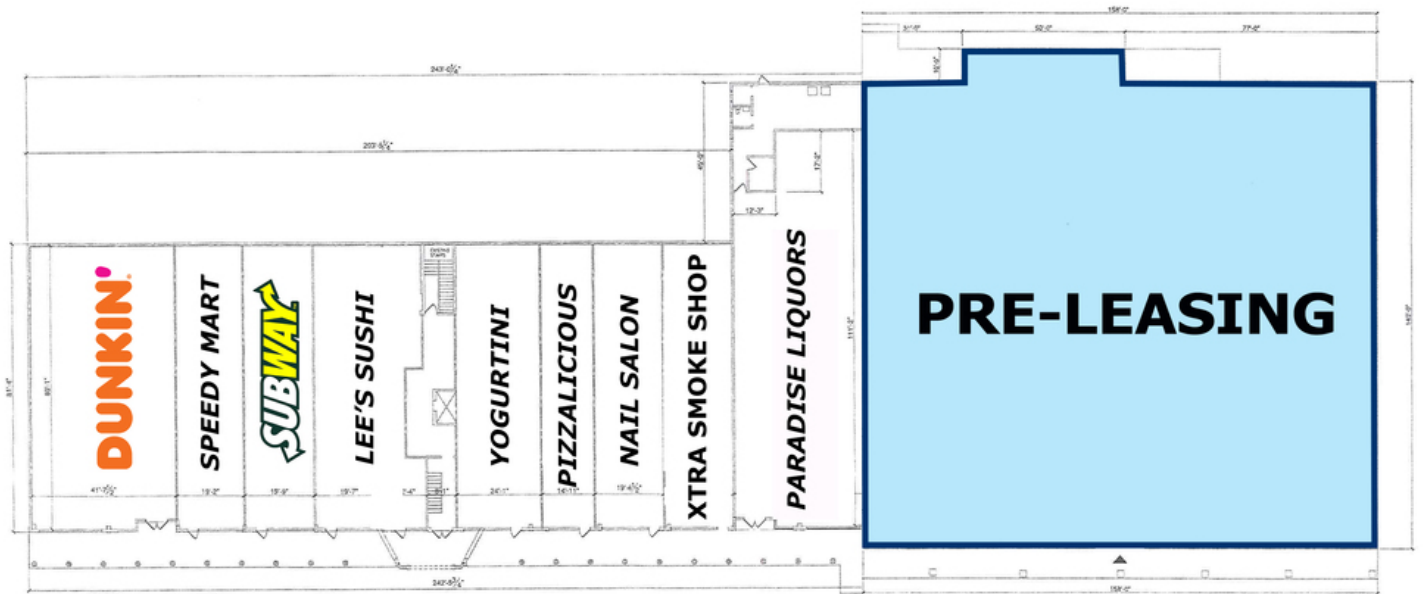
THEGOLDSTEINGROUP.COM

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

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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STAPLES OFFICE SUPPLYS 23,720
SATELLITE STORES 20,303

GROUND FLOOR = 44,023 SF

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Google

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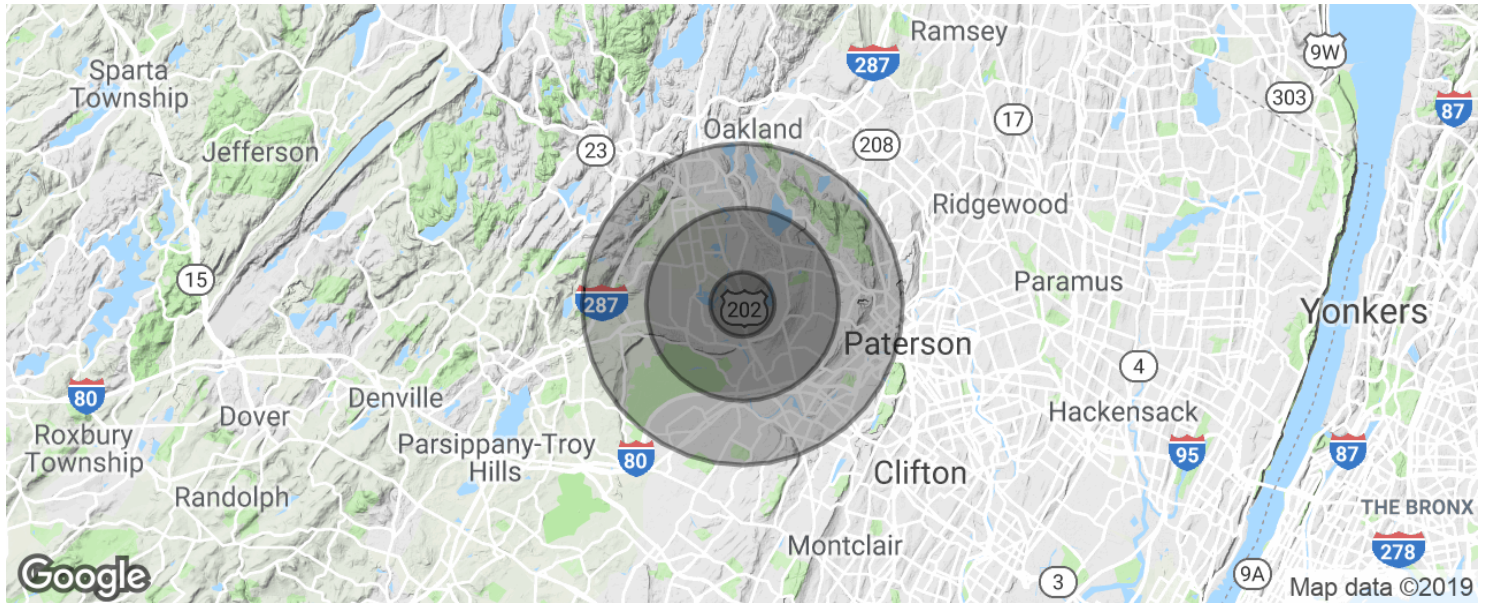
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,470	60,821	155,835
Median age	40.6	42.6	42.7
Median age (Male)	40.6	41.2	40.8
Median age (Female)	41.0	43.8	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,107	20,207	54,191
# of persons per HH	3.1	3.0	2.9
Average HH income	\$118,869	\$115,282	\$114,471
Average house value	\$501,889	\$510,332	\$496,431

* Demographic data derived from 2010 US Census

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