



RETAIL PROPERTY

FOR LEASE

WILLOW SQUARE

113 Route 46 West, Wayne, NJ 07470

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets
sgsavastano@blauberg.com
973.379.6644 x147



THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±26,430 SF Free Standing One-Story Retail Building

LOCATION DESCRIPTION

- ±1 Mile to I-80
- ±6.23 Miles to I-280
- ±9.02 Miles to I-287
- ±17.1 Miles to Lincoln Tunnel
- ±20.5 Miles to George Washington Bridge
- ±20.9 Miles to Holland Tunnel
- ±24.1 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,750 - 5,000 SF

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Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
US Rte 46	-	57,410	2017	0.08 mi
US Rte 46	State Rte 23 E	58,094	2018	0.08 mi
US Hwy 46	State Rte 23 E	55,029	2014	0.08 mi
US Rte 46	State Rte 23 E	56,434	2020	0.08 mi
Riverside Dr	US Rte 46 W	4,398	2020	0.09 mi
US Rte 46	Riverside Dr W	4,352	2020	0.09 mi
Riverside Dr	US Rte 46 W	4,327	2020	0.13 mi
Not Available	Not Available No	7,083	2020	0.16 mi
Not Available	Not Available No	4,415	2020	0.16 mi
US Rte 46	Riverside Dr NW	6,876	2020	0.18 mi

PROPERTY HIGHLIGHTS

- Willow Square Mall
- ±26,430 SF Free Standing One-Story Retail Building
- Unit 2: Approx. 5,000 SF, 4 Bathrooms, Storage, 11 Feet Clear
- Unit 3: Approx. 1,750 SF, 2 Bathrooms, 1 Shower, Office, Storage
- Built in 1970
- High Visibility Oversized Pylon Sign
- 150 Surface Spaces Available for Parking
- 4-Acre Lot Size
- Zoned Highway Commercial
- Across from Willowbrook Mall
- Serviced by NJ Transit Buses 194, 197, 198, 748, 871

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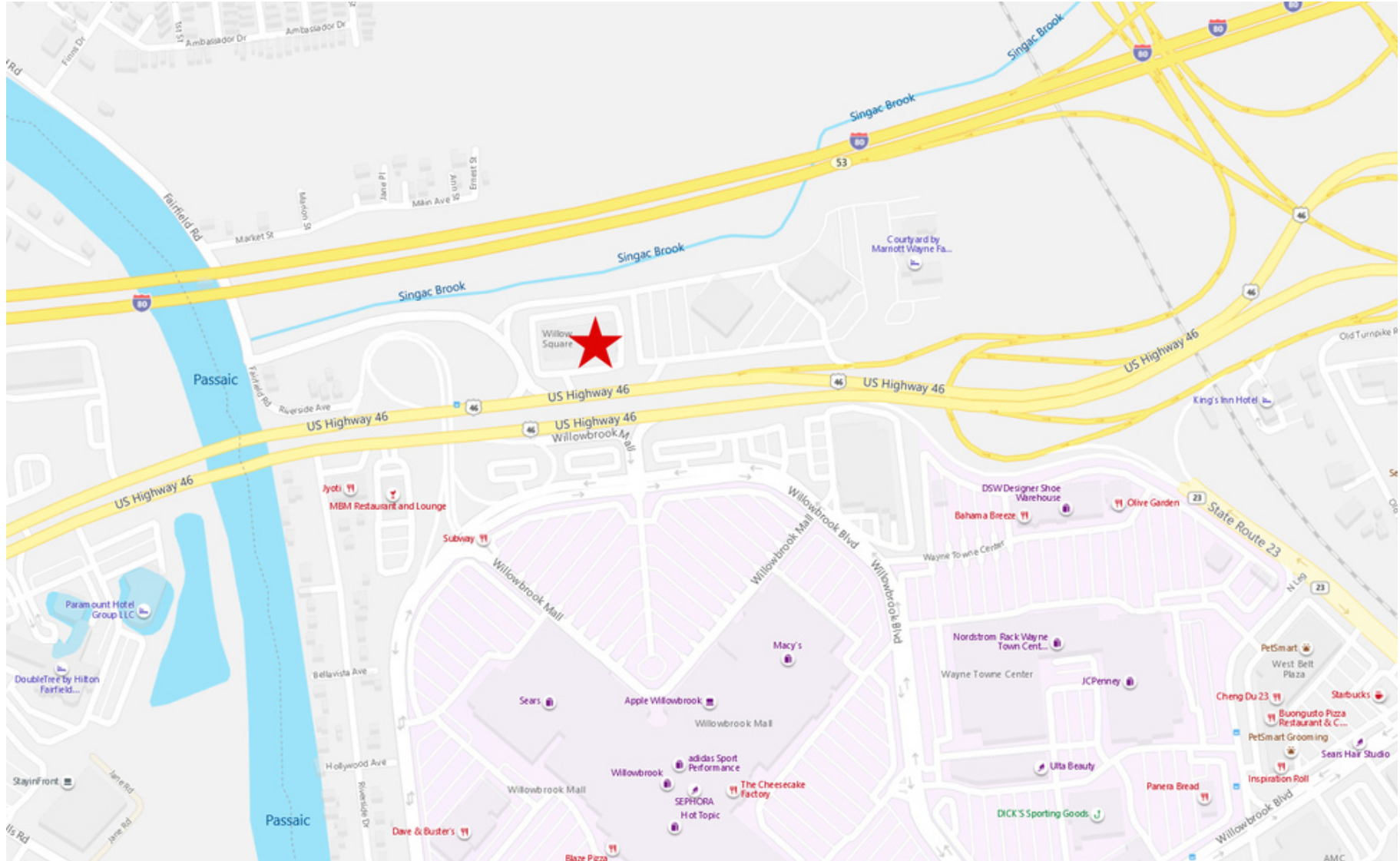
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Radius	1 Mile	3 Mile	10 Mile
Population:			
2025 Projection	4,234	56,253	1,344,429
2020 Estimate	4,218	56,112	1,333,995
2010 Census	4,173	56,246	1,313,315
Growth 2020-2025	0.38%	0.25%	0.78%
Growth 2010-2020	1.08%	(0.24%)	1.57%
2020 Population Hispanic Origin	638	6,906	383,757
2020 Population by Race:			
White	3,664	49,826	952,422
Black	134	1,351	218,362
Am. Indian & Alaskan	15	135	11,551
Asian	310	3,860	117,164
Hawaiian & Pacific Island	4	24	1,853
Other	92	916	32,642
U.S. Armed Forces:	0	0	213
Households:			
2025 Projection	1,715	20,562	483,322
2020 Estimate	1,707	20,511	479,486
2010 Census	1,681	20,512	471,894
Growth 2020 - 2025	0.47%	0.25%	0.80%
Growth 2010 - 2020	1.55%	0.00%	1.61%
Owner Occupied	1,057	16,702	276,767
Renter Occupied	650	3,809	202,720
2020 Avg Household Income	\$124,954	\$141,827	\$113,333
2020 Med Household Income	\$90,735	\$114,398	\$84,965
2020 Households by Household Inc:			
<\$25,000	199	1,551	76,461
\$25,000 - \$50,000	204	2,103	73,062
\$50,000 - \$75,000	291	2,667	66,390
\$75,000 - \$100,000	255	2,539	59,783
\$100,000 - \$125,000	170	2,423	50,099
\$125,000 - \$150,000	108	1,734	32,599
\$150,000 - \$200,000	156	3,088	47,934
\$200,000+	326	4,406	73,159

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PROFESSIONAL BACKGROUND

Scott Savastano, Director of Capital Markets at The Blau & Berg Company, is responsible for representing clients in all positions of real estate transactions, as well as managing investments between investors, businesses, government and individual clients. He has more than 25 years of real estate experience as a transaction specialist. He is highly experienced in the successful acquisition, financing, development and disposition of more than \$1 billion in commercial real estate nationwide. Scott is a true problem solver. He brings an entrepreneurial approach to clients.

EDUCATION

Montclair State University – B.A. in Accounting (Minor in Paralegal Studies)

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