

# BUILT TO SUIT OR GROUND LEASE OPPORTUNITY

1195-1207 Hamburg Turnpike, Wayne, NJ

FOR LEASE



**VanRockCRE**  
COMMERCIAL REAL ESTATE



 1195-1207 Hamburg Turnpike • Wayne, NJ 07470

## PROPERTY HIGHLIGHTS

### .8 Acre Pad Site Opportunity

- Join Chipotle and Spark Car Wash at this high-visibility retail location
- Ground Lease or Build-to-Suit opportunity available
- Flexible building size from 2,000 SF to 10,000 SF
- Approximately 0.8 acres available for development
- Prime retail site with excellent access and circulation
- Traffic counts exceeding 25,000 vehicles per day (VPD)

.8 Acres or 2,000 - 10,000 SF

**FOR LEASE**

### OFFERING SUMMARY

**Lease Price:** Call for Details

**Available:** 2,000 - 10,000 SF

**Lot Size:** .8 Acres

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,925	62,611	197,651
<b>Median Age</b>	41.7	42.2	40.1
<b>Total Households</b>	2,376	19,975	64,488
<b>Average HH Income</b>	\$128,937	\$130,304	\$111,427

### EXCLUSIVELY OFFERED BY:

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# OFFICE BUILDING - IMAGES



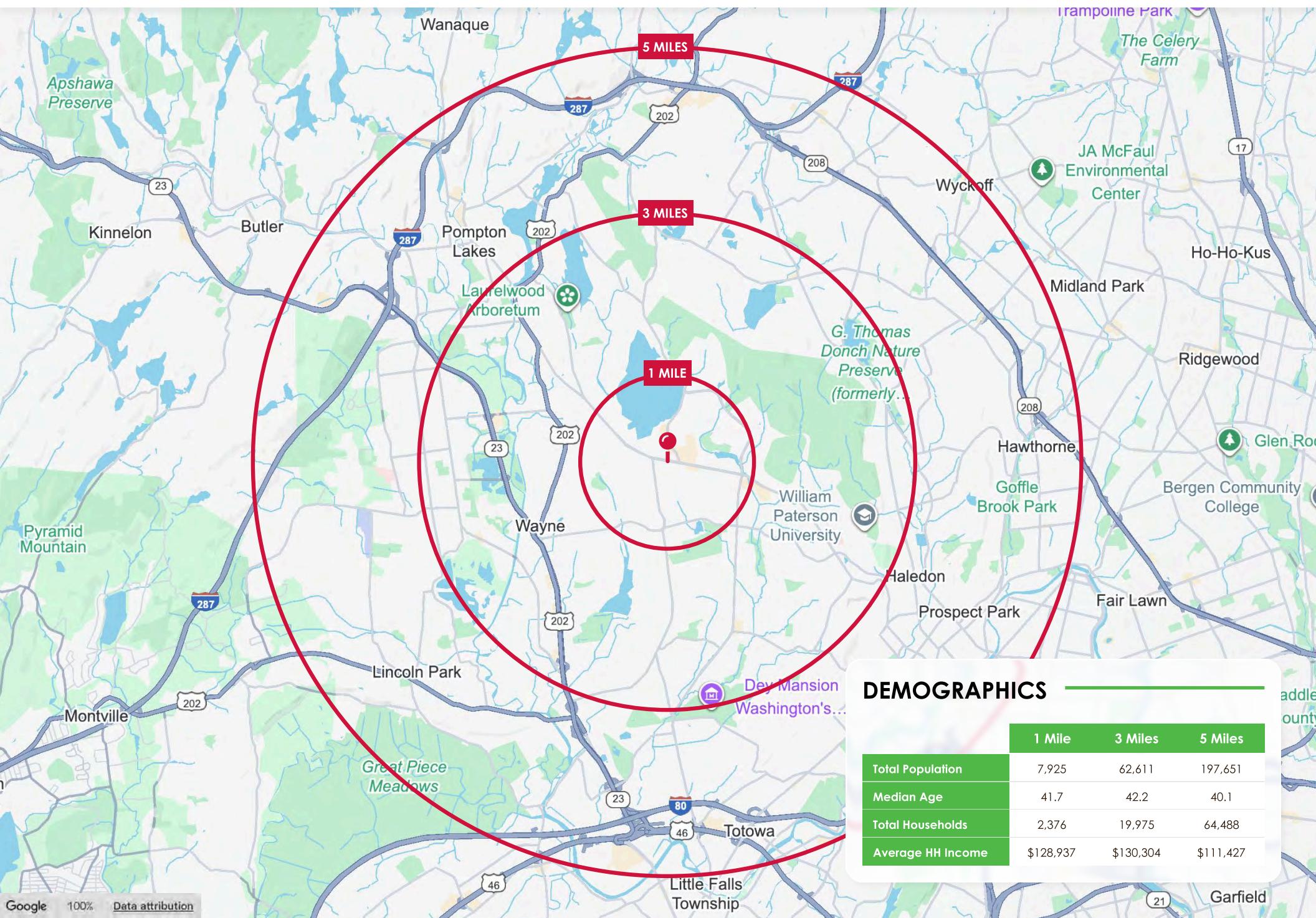
# SITE AERIAL



# MARKET AERIAL



# LOCATION MAP



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