

# BUILT TO SUIT OR GROUND LEASE OPPORTUNITY

1195-1207 Hamburg Turnpike, Wayne, NJ

FOR LEASE

2,000 - 10,000 SF  
**.8 ACRES**



**VanRockCRE**  
COMMERCIAL REAL ESTATE



.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
Total Population	7,925	62,611	197,651
Median Age	41.7	42.2	40.1
Total Households	2,376	19,975	64,488
Average HH Income	\$128,937	\$130,304	\$111,427

## 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)

### EXCLUSIVELY OFFERED BY:

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Approved  
244 Unit  
Apartment  
Building

CVS  
pharmacy

AT&T

Stop & Shop

ME

ANNIE SEZ

WELLS FARGO

EUROPEAN BANK CENTER

BOW-TIE

CINEMAS

CITY MD

TRINITY REHAB

WAYNE SURGICAL CENTER LLC

PRIMO HOAGIES

BENJAMIN MOORE

ORANGETHEORY FITNESS

SleepRite

LA FITNESS

HAMBURG TURNPIKE

25,000+ VPD

HAMBURG TURNPIKE

Dollar Tree

Medical  
Offices

Wayne  
Municipal  
Fields

2,000 - 10,000 SF  
.8 ACRES

190 Unit  
Brightview  
Senior Living

Crunch

Jersey Mike's

MATTRESS FIRM

DUNKIN'

BANK OF AMERICA

St. Paul Catholic High School





ULTA  
BEAUTY  
TRADER JOE'S  
Everbrook  
ACADEMY

ShopRite

LA FITNESS

Burlington

DUNKIN'

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WAX  
CENTER  
BOW-TIE  
CINEMAS

CityMD  
TRINITY  
REHAB  
WAYNE  
SURGICAL  
CENTER  
PrimoHoagies  
BENJAMIN MOORE  
Paints  
Orangetheory  
FITNESS

HAMBURG TURNPIKE

2,000 - 10,000 SF  
.8 ACRES

Medical  
Offices

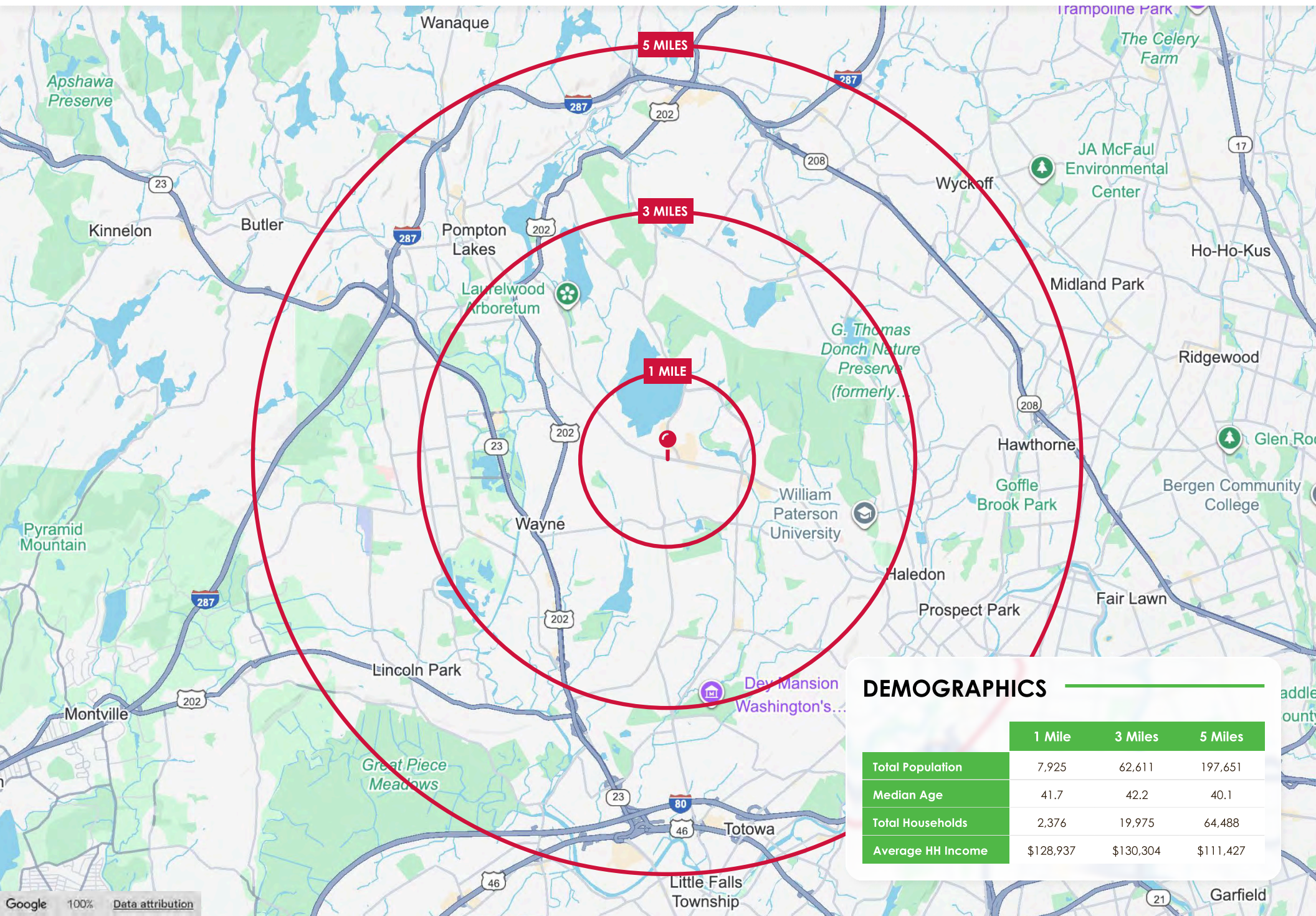
Wayne  
Municipal  
Fields



Dollar Tree



# LOCATION MAP



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