

RETAIL

180-210 Hamburg Tpke
Wayne, NJ 07470



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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AVAILABLE:

FOR LEASE OR GROUND LEASE

- Existing Buildings: 3,000 SF & 2,050 SF
- Current Pizzeria & Accounting Office
- Approx 0.71 Acres (3/4 of an Acre)
- Perfect For a QSR with Drive Thru
- Adjacent to QuickChek & Across from Starbucks
- Traffic Count Hamburg Tpke: 24,251 VPD
- Zoning B (Business District): [Click Here For More Info](#)
- Home to William Paterson University w/ Total Enrollment of 10,052 in Spring 2025.
- St. Joseph's Medical Center Reports 5,292 Total Employees.
- Neighboring National Tenants: CVS, Starbucks, Taco Bell, QuickChek.

Please..... **DO NOT** Speak Directly with any Operating Business or Employee

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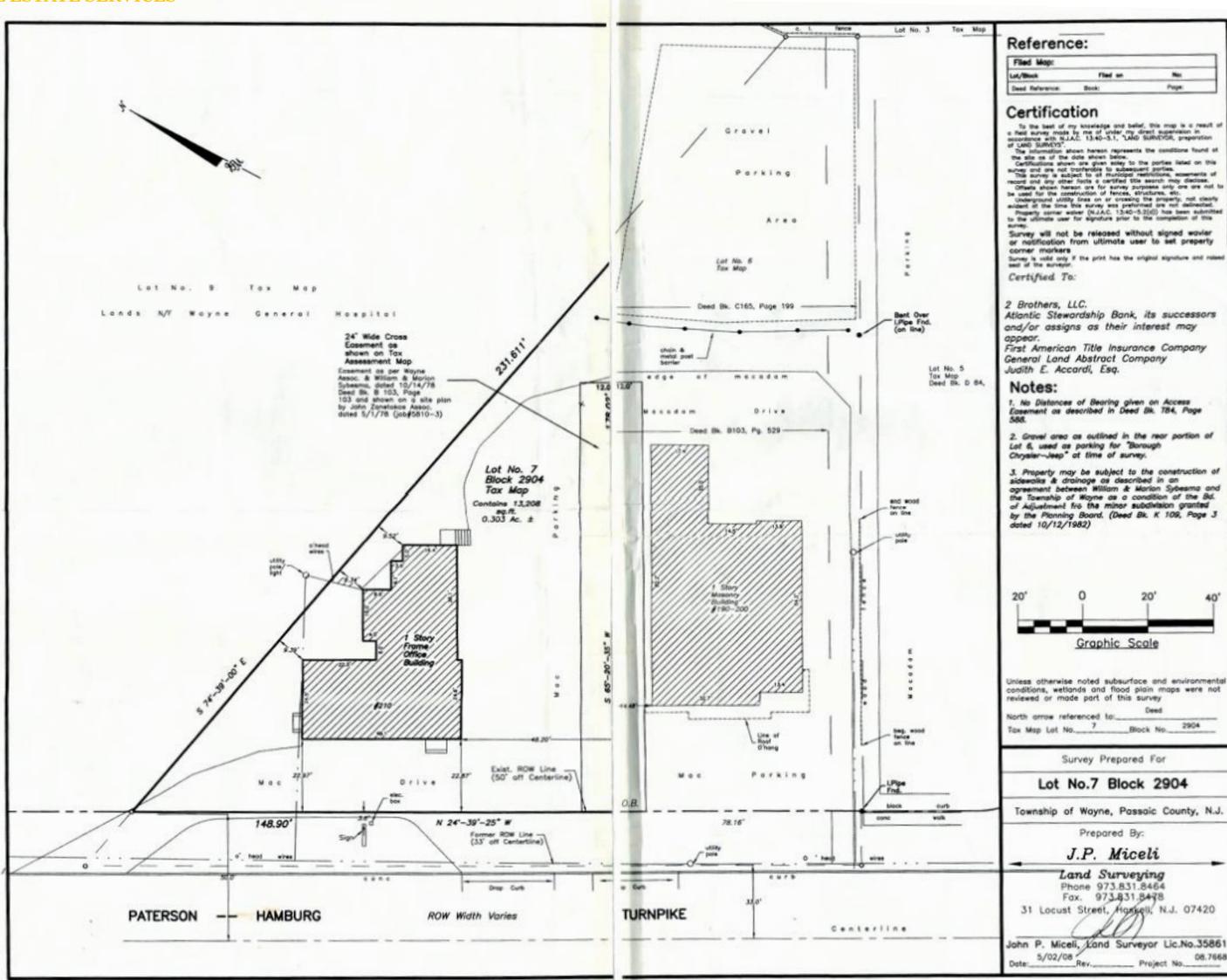
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Reference:

Filed Map:	File on:	No.
Lot/Block	Book	Page
Deed Reference:	Book	Page

Certification

To the best of my knowledge and belief, this map is a result of a field survey made by me or under my direct supervision in accordance with N.J.A.C. 13-40-5.1, "LAND SURVEYOR, preparation of LAND SURVEYS".

The information herein represents the conditions found at the site at the date shown below in the parties listed on this survey and are not intended to represent conditions of record and are not intended to be used for any other purpose. A certified title search may disclose conditions shown on this map.

This survey is subject to all municipal regulations, easements of record and any other facts a certified title search may disclose.

Other than herein set forth for survey purposes only one may not be used for the construction of fences, structures, etc.

Underground utility lines or, if existing, the property not clearly depicted on this time line (N.J.A.C. 13-40-3.2(c)) has been submitted to the utility owner or their representative prior to the completion of this survey.

Survey will not be released without signed and/or notification from ultimate user to set property corner markers.

Survey is valid only if the plot has the original signature and related seal of the surveyor.

Certified To:

2 Brothers, LLC
Atlantic Stewardship Bank, its successors and/or assigns as their interest may appear.
First American Title Insurance Company
General Land Abstract Company
Judith E. Accardi, Esq.

- Notes:**
1. No Distances of Bearing given on Access Easement as described in Deed Bl. 794, Page 588.
 2. Gravel area as outlined in the rear portion of Lot 6, used as parking for "Borough Chrysler-Jeep" at time of survey.
 3. Property may be subject to the construction of sidewalks & drainage as described in an agreement between William & Marion Sybesma and the Township of Wayne as a condition of the Bl. of Adjustment for the major subdivision granted by the Planning Board, (Deed Bl. K 109, Page J dated 10/12/1982)



Unless otherwise noted subsurface and environmental conditions, wetlands and flood plain maps were not reviewed or made part of this survey.

North arrow referenced to: _____ Deed _____

Tax Map Lot No. _____ Block No. 2904

Survey Prepared For

Lot No.7 Block 2904

Township of Wayne, Passaic County, N.J.

Prepared By:

J.P. Miceli

Land Surveying
 Phone 973.831.8464
 Fax 973.831.8478
 31 Locust Street, Hudson, N.J. 07420

John P. Miceli, Land Surveyor Lic.No.35861
 Date 5/02/08 Rev. _____ Project No. _____

N.J.A. 424107

ZOLTEK COMMERCIAL REAL ESTATE SERVICES - Licensed Real Estate Broker - 15 Furler Street, Totowa, New Jersey 07512 * T: 973.798.6130

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Wayne Commons



- Wayne Foot 7 Ankle Center
- Aesthetic Smile Design

St. Josephs Wayne Medical Center

Wayne General Hospital



TRAFFIC COUNT HAMBURG TPKE: 24,261 VPD



SITE



Anthony Wayne Middle School

Preakness Healthcare Center

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DEMO-GRAPHICS	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	8,902	153,404	375,335
Daytime Employees	6,478	57,142	132,408
Households	2,675	51,186	126,449
Average Age	38.1	37.6	39.2
Average HH Income	\$142,110	\$104,776	\$116,079