

**BLOOMINGDALE'S OUTLET BUILDING**

469 ROUTE 46 WEST, WAYNE, NJ 07470



**OFFERING SUMMARY**

Available SF: 10,000 - 49,367 SF  
Lease/Sale Price: Call For Details

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Free Standing Building - For Lease and Sale

**PROPERTY HIGHLIGHTS**

- Up to 49,367 SF
- Former Ethan Allen Building - 18,000 SF Also Available
- Strong Retail Corridor Adjacent To Willowbrook Mall & Wayne Town Center
- Over 200 Feet Of Store Frontage
- Great Signage and Abundant Parking
- Excellent Location For Retail and/or Entertainment Venue
- Easy Access - Crossroads of Route 23, Route 80 and Route 46
- Over 123,000 Vehicles Per Day

FOR MORE INFORMATION CONTACT:

**LEW FINKELSTEIN**

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lfinkelstein@thegoldsteingroup.com

**CJ HUTER**

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**ROY PARET**

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THEGOLDSTEINGROUP.COM

Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | 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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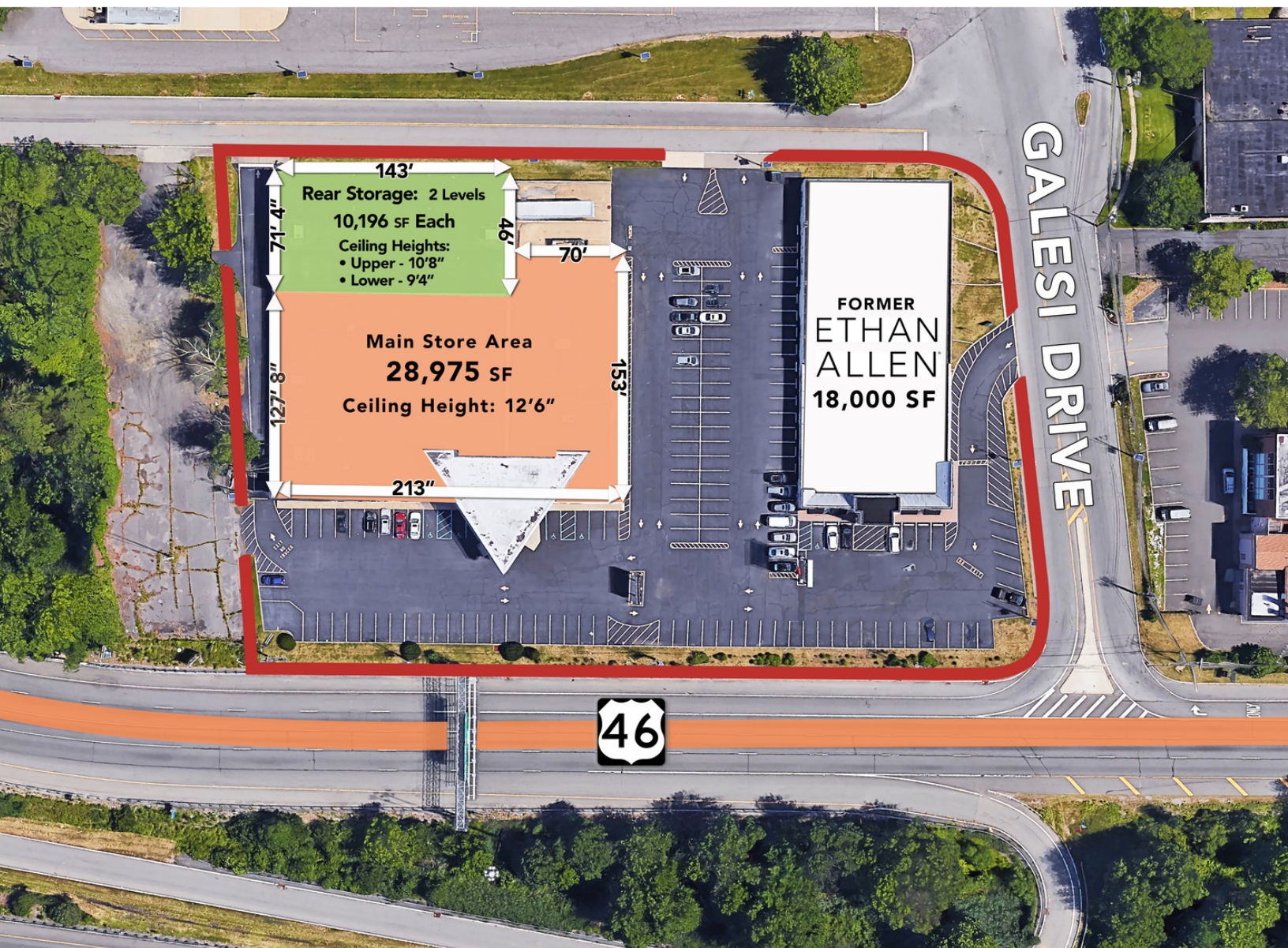
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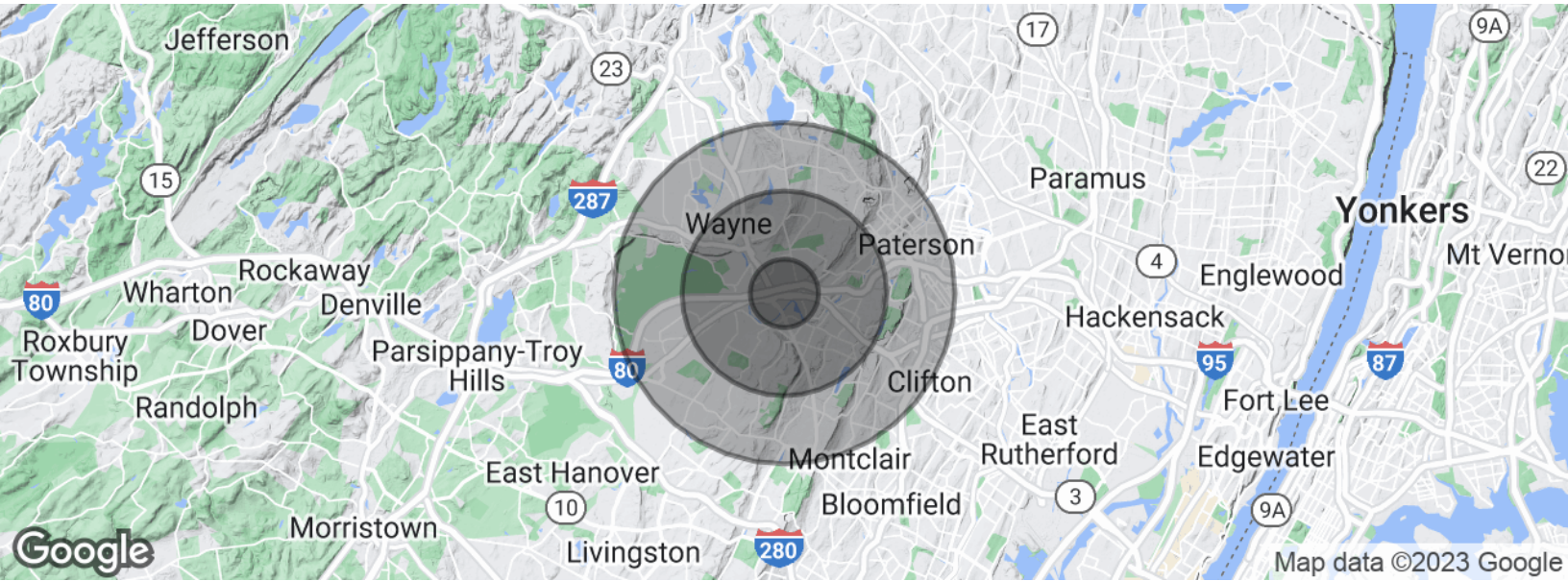
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,376	65,578	254,113
Median age	41.3	43.2	40.7
Median age (Male)	39.6	41.4	39.0
Median age (Female)	41.8	44.2	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,849	23,163	87,695
# of persons per HH	2.6	2.8	2.9
Average HH income	\$90,245	\$112,499	\$105,137
Average house value	\$368,979	\$459,199	\$484,253

\* Demographic data derived from 2020 ACS - US Census

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