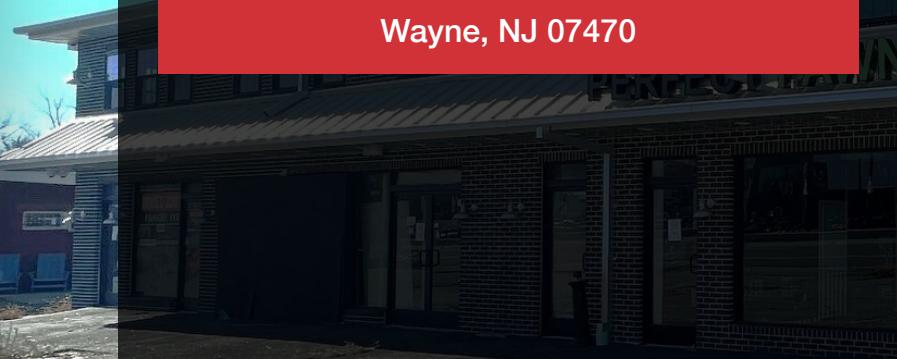


# 1275 Route 23

Wayne, NJ 07470

**NAI James E. Hanson**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE





## 1275 Route 23

Wayne, New Jersey 07470

### Property Highlights

- Total Space: 9,609 SF
- 1st Floor: 7,263 SF
- 2nd Floor: 2,346 SF
- 0.529 Acres
- On-site surface parking available
- State route 23 offers excellent visibility and high traffic volume (72,219 VPD)
- 27-Minute drive to Newark Liberty International Airport
- Taxes approximately: \$41,765 (2024)

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### Offering Summary

Sale Price:	\$2,250,000
Building Size:	9,609 SF
Available SF:	9,609 SF
Lot Size:	0.529 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,772	20,862	76,987

### For More Information

**Dominic Fittizzi**

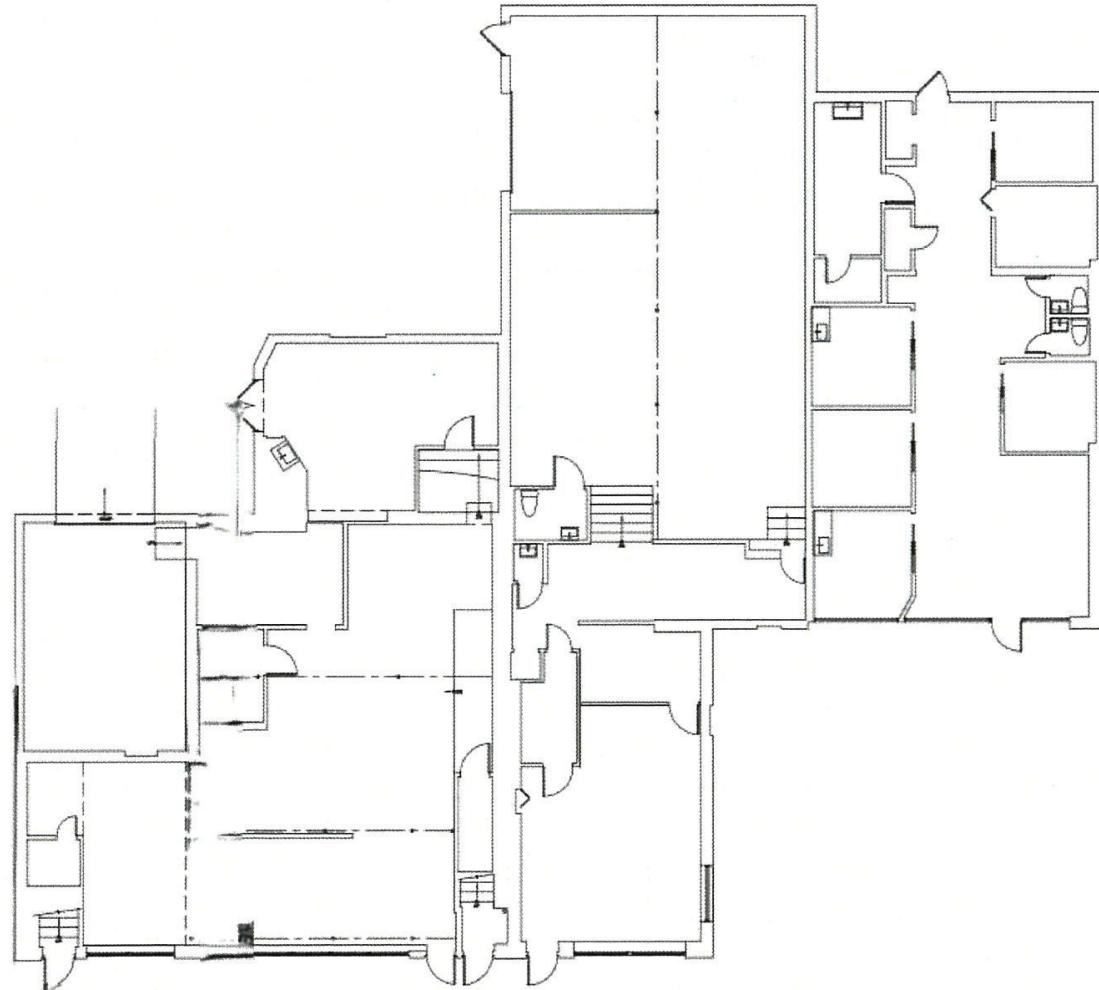
O: 201 488 5800 x135  
dfittizzi@naihanson.com

For Sale  
9,609 SF | \$2,250,000  
Retail Space



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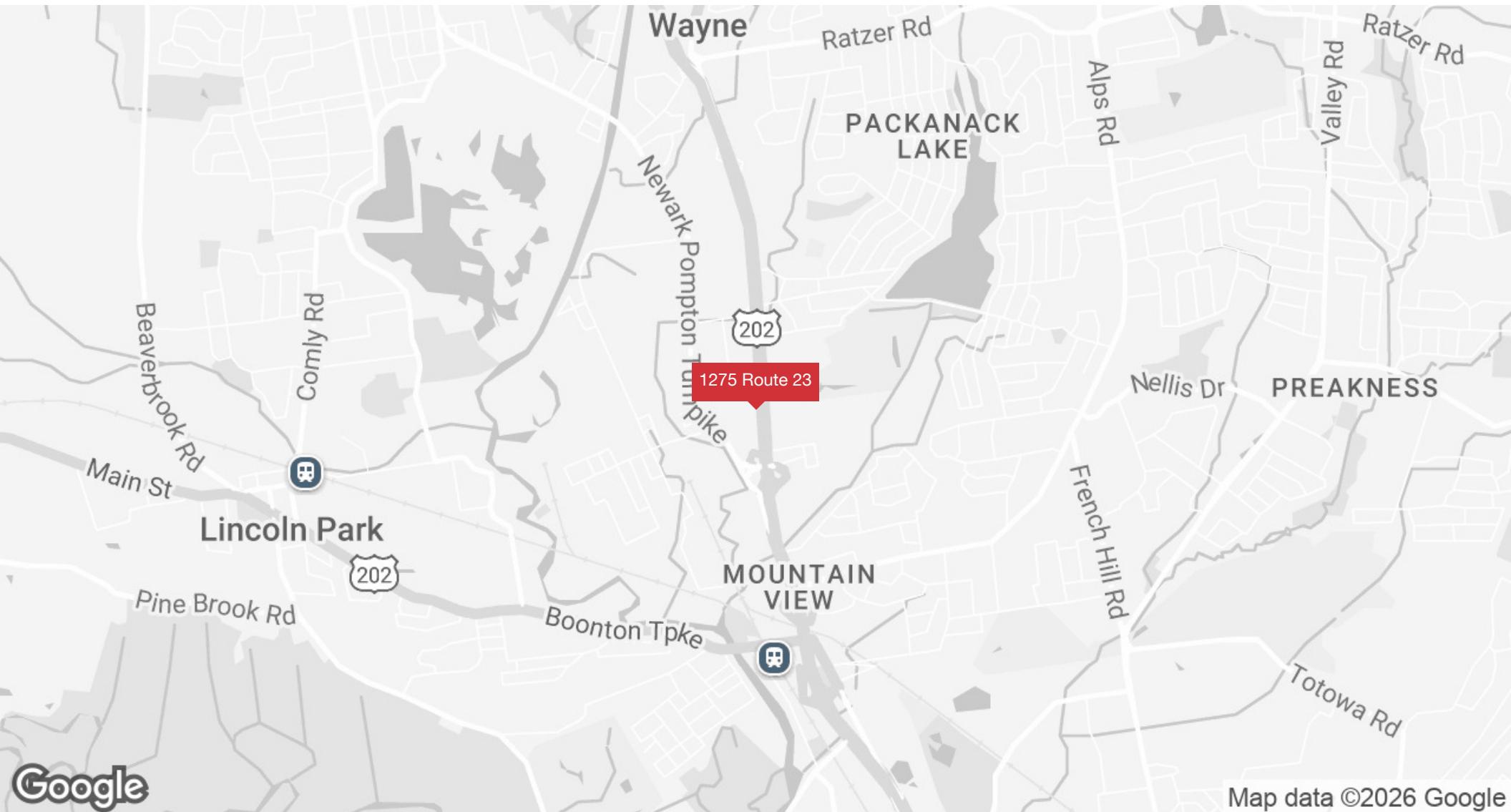
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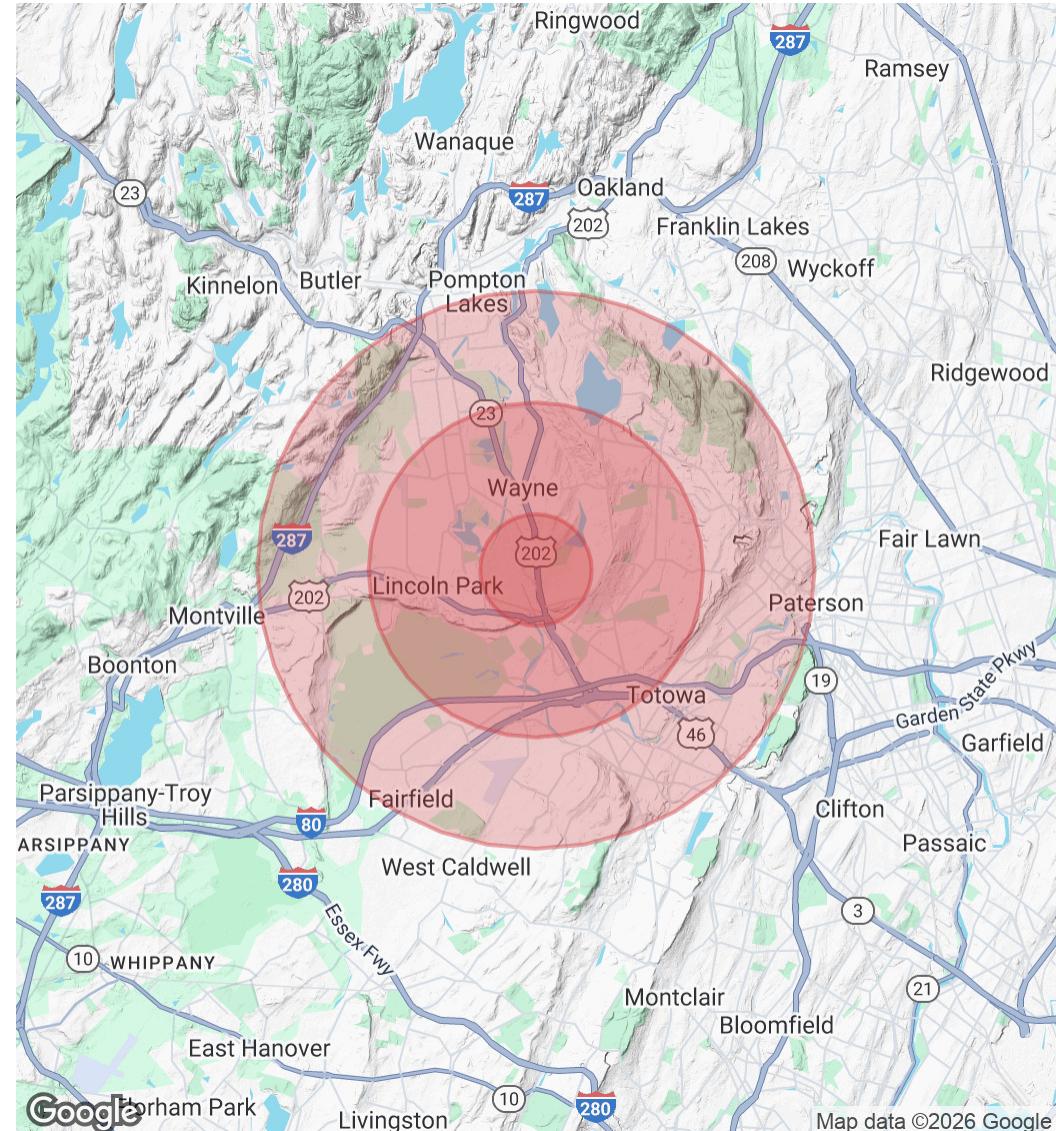
For Sale  
9,609 SF | \$2,250,000  
Retail Space

Population	1 Mile	3 Miles	5 Miles
Total Population	5,097	58,212	222,858
Average Age	41	43	41
Average Age (Male)	40	42	40
Average Age (Female)	43	45	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,772	20,862	76,987
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$191,769	\$184,538	\$147,064
Average House Value	\$618,062	\$625,467	\$547,895

Demographics data derived from AlphaMap



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