

**BLOOMINGDALE'S OUTLET BUILDING**

469 ROUTE 46 WEST, WAYNE, NJ 07470



**OFFERING SUMMARY**

Available SF: 10,000 - 49,367 SF  
 Lease Rate: Call For Details  
 Building Size: 49,367 SF

**NEIGHBORING TENANTS**



ETHAN ALLEN



**PROPERTY OVERVIEW**

Free Standing Building - For Lease

**PROPERTY HIGHLIGHTS**

- Up to 49,367 SF For Lease
- Will Consider Dividing to 10,000 SF
- 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**

201.703.9700 x122  
 lfinkelstein@thegoldsteingroup.com

**CJ HUTER**

201.703.9700 x118  
 cjhuter@thegoldsteingroup.com

**ROY PARET**

201.703.9700 x132  
 rparet@thegoldsteingroup.com



THEGOLDSTEINGROUP.COM



**BLOOMINGDALE'S OUTLET BUILDING**

469 ROUTE 46 WEST, WAYNE, NJ 07470



FOR MORE INFORMATION CONTACT:

**LEW FINKELSTEIN**  
 201.703.9700 x122  
 lfinkelstein@thegoldsteingroup.com

**CJ HUTER**  
 201.703.9700 x118  
 cjhuter@thegoldsteingroup.com

**ROY PARET**  
 201.703.9700 x132  
 rparet@thegoldsteingroup.com



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.



**BLOOMINGDALE'S OUTLET BUILDING**

469 ROUTE 46 WEST, WAYNE, NJ 07470



FOR MORE INFORMATION CONTACT:

**LEW FINKELSTEIN**

201.703.9700 x122  
lfinkelstein@thegoldsteingroup.com

**CJ HUTER**

201.703.9700 x118  
cjhuter@thegoldsteingroup.com

**ROY PARET**

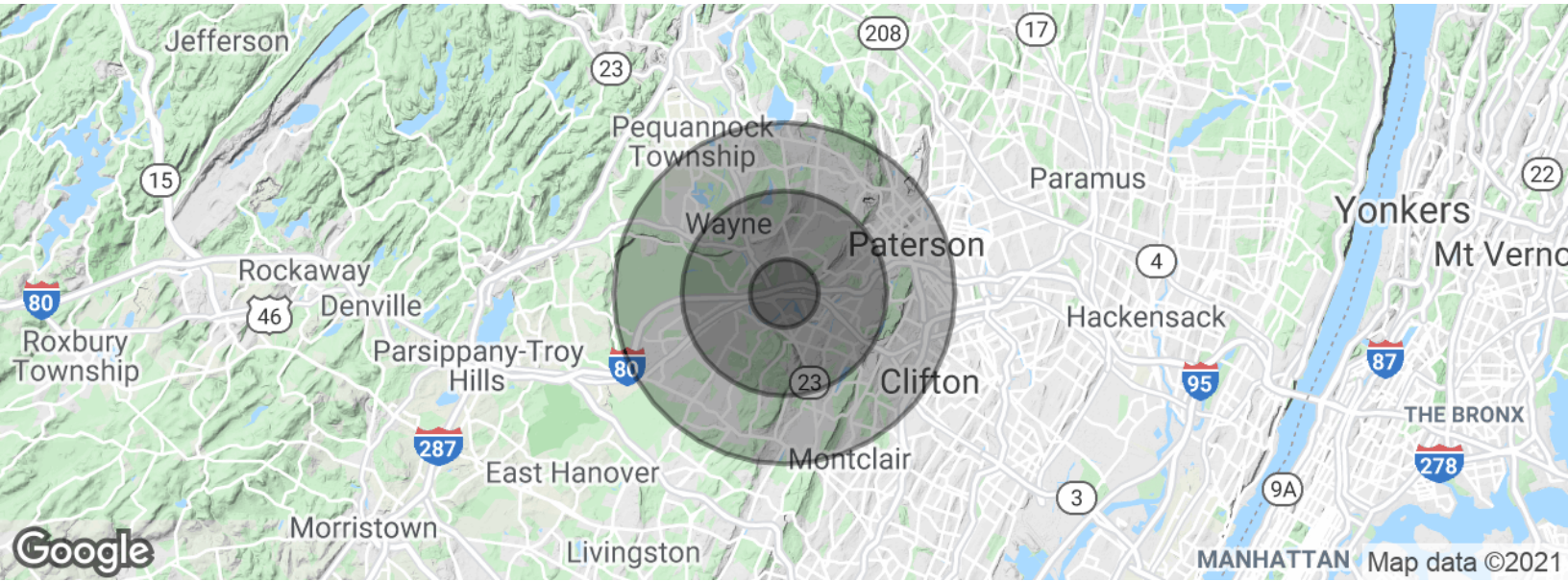
201.703.9700 x132  
rparet@thegoldsteingroup.com





**BLOOMINGDALE'S OUTLET BUILDING**

469 ROUTE 46 WEST, WAYNE, NJ 07470



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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 2010 US Census

FOR MORE INFORMATION CONTACT:

**LEW FINKELSTEIN**  
201.703.9700 x122  
lfinkelstein@thegoldsteingroup.com

**CJ HUTER**  
201.703.9700 x118  
cjhuter@thegoldsteingroup.com

**ROY PARET**  
201.703.9700 x132  
rparet@thegoldsteingroup.com

