

**WAYNE, NJ - RETAIL STRIP CENTER**

491 ROUTE 46, WAYNE, NJ 07470



**PRICE REDUCTION**

**OFFERING SUMMARY**

Sale Price: Call For Details  
 Available SF: 6,404 - 13,041 SF  
 Lease Rate: Call for Details

**NEIGHBORING TENANTS**



**PROPERTY OVERVIEW**

Join The Tile Shop And Electronics EXPO In A New Prime Route 46 Retail Strip Center

**PROPERTY HIGHLIGHTS**

- Will Subdivide
- Available: 13,041 SF
- Anchored By The Tile Shop
- Excellent Access and Visibility
- Prime Retail Site in Densely Populated Marketplace
- Nearby to Numerous National Retailers
- Abundant Parking
- 123,000+ Daily Car Count

FOR MORE INFORMATION CONTACT:

**JOHN T. OSTROWSKI**  
201.703.9700 x121  
jostrowski@thegoldsteingroup.com

**NEIL GOLDSTEIN**  
201.703.9700 x112  
ngoldstein@thegoldsteingroup.com



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Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 246 | PARAMUS, NJ 07652

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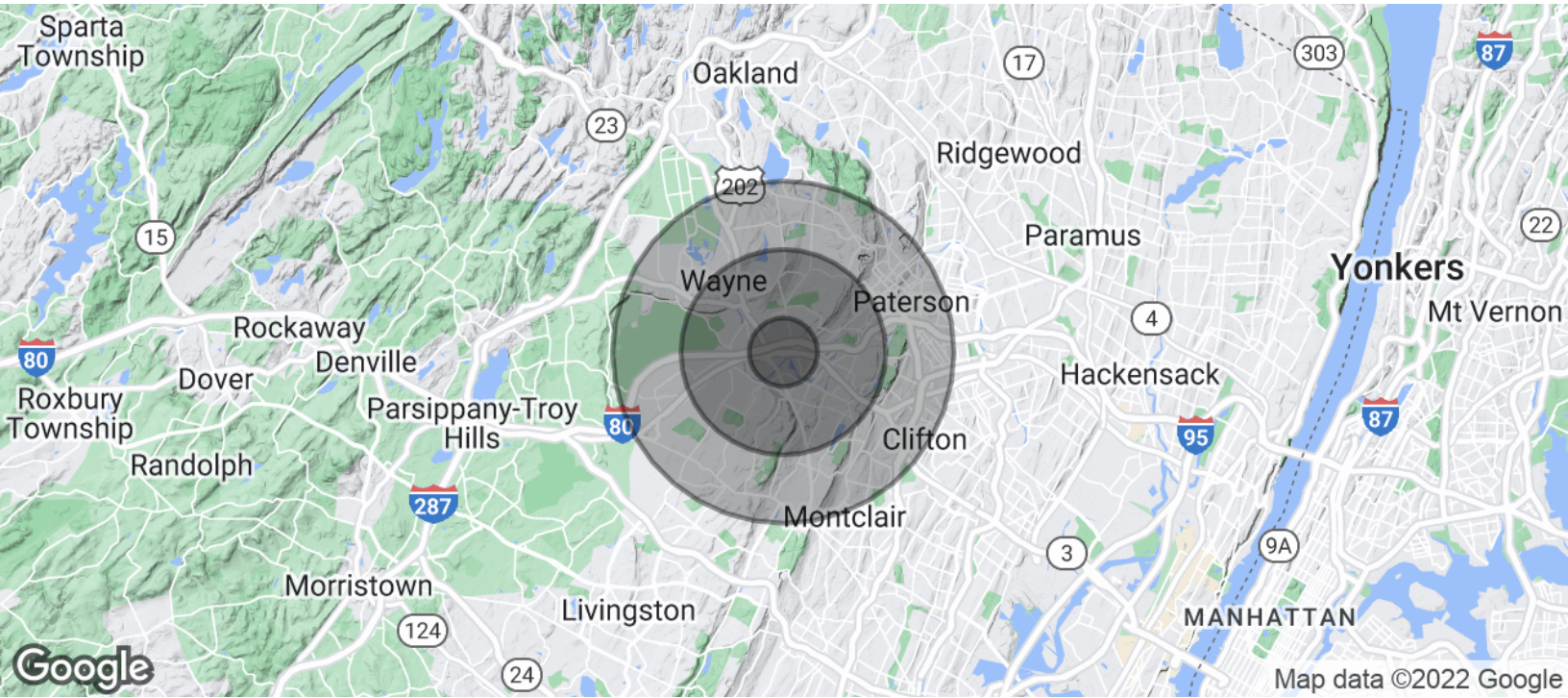


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,665	67,327	263,368
Average age	41.7	43.2	40.5
Average age (Male)	39.8	41.4	38.7
Average age (Female)	42.3	44.3	42.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,939	23,756	90,590
# of persons per HH	2.6	2.8	2.9
Average HH income	\$91,242	\$111,594	\$104,201
Average house value	\$369,887	\$457,901	\$483,611

\* Demographic data derived from 2020 ACS - US Census

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