



COMMERCIAL LAND

FOR SALE

±10.79 ACRES COMMERCIAL LAND

263 Us Highway 46, Wayne, NJ 07470

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

NICHOLAS A. SAVASTANO

Sales Associate

nsavastano@blauberg.com

973.379.6644 x234

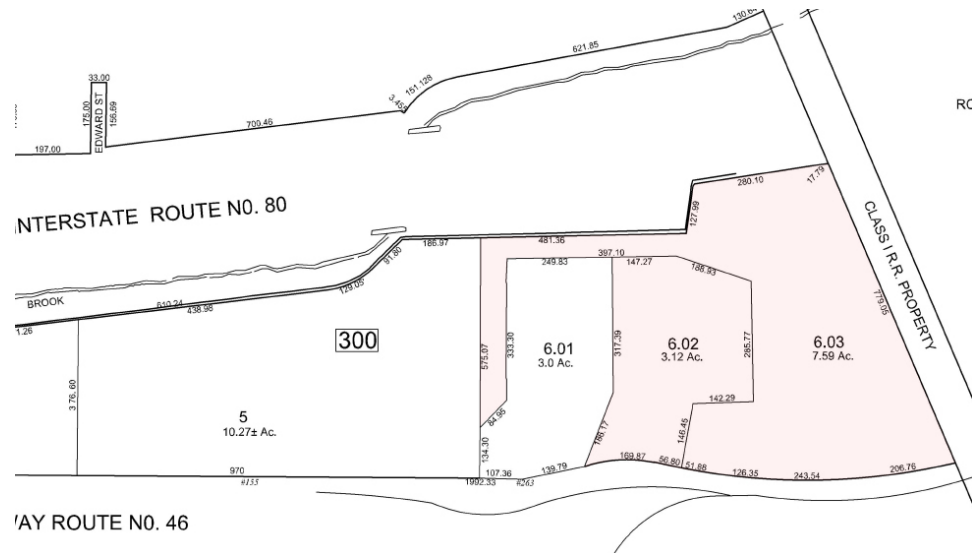


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±10.79 ACRES COMMERCIAL LAND

263 Us Highway 46, Wayne, NJ 07470

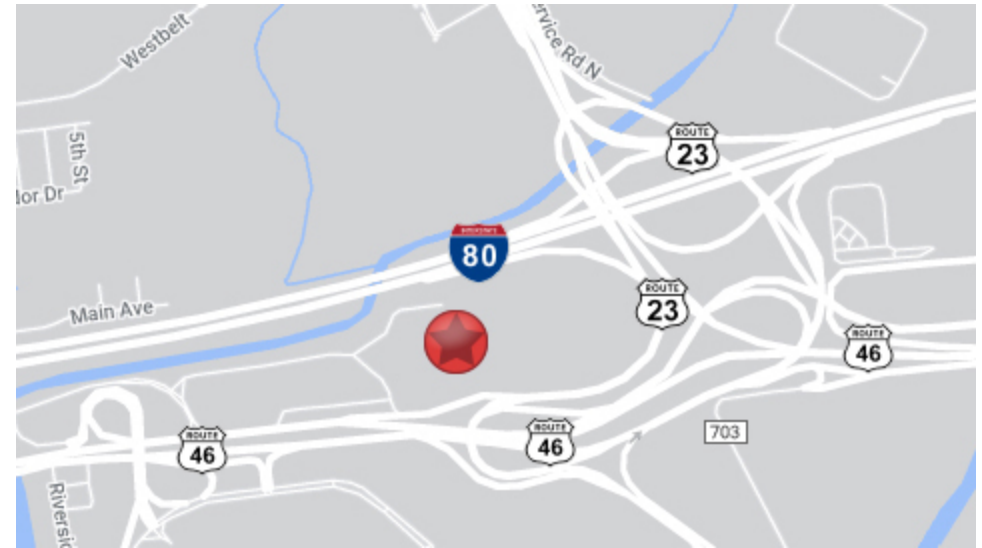


LOCATION DESCRIPTION

Less Than 1 Mile to Routes 23, 46 and I-80
 Approx. 9.17 Miles to I-280
 Approx. 20 Miles West of George Washington Bridge

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	10.79 Acres



PROPERTY HIGHLIGHTS

- Total Lot Size at ±10.71 Acres
- Block 300, Lot 6.02 at ±3.12 Acres
- Block 300, Lot 6.03 at ±7.59 Acres
- Highway Frontage Property on Route 46 - Route 23 Extension
- Visible from I-80 and Accessible from Route 46
- Zoned B20
- Daily Traffic at 104,256 on I-80 and 59,440 on Route 46
- Across from Willowbrook Mall

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

NICHOLAS A. SAVASTANO

Sales Associate

nsavastano@blauberg.com

973.379.6644 x234

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±10.79 ACRES COMMERCIAL LAND

263 Us Highway 46, Wayne, NJ 07470



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

NICHOLAS A. SAVASTANO

Sales Associate

nsavastano@blauberg.com

973.379.6644 x234

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

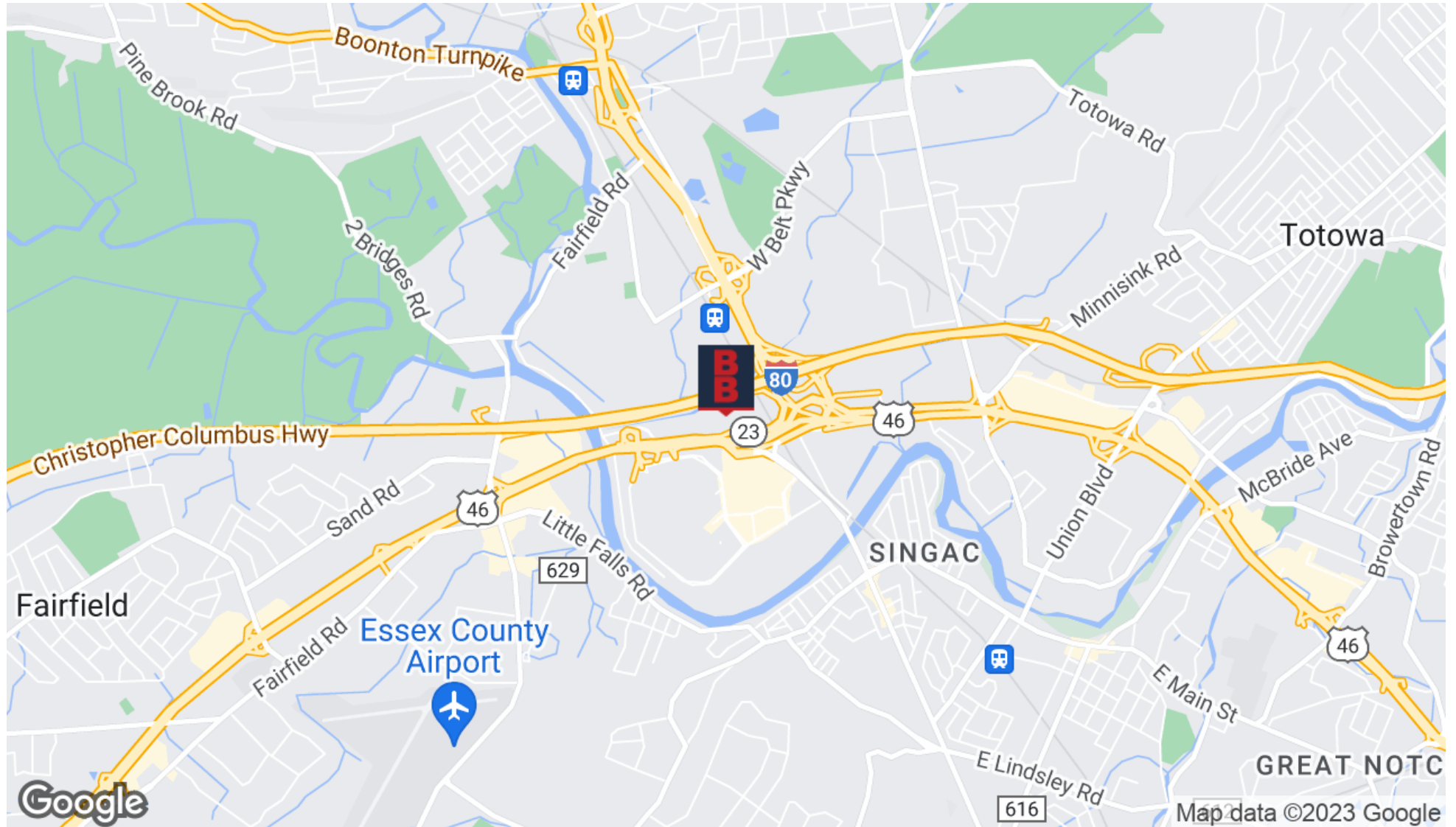
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±10.79 ACRES COMMERCIAL LAND

263 Us Highway 46, Wayne, NJ 07470



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

NICHOLAS A. SAVASTANO

Sales Associate

nsavastano@blauberg.com

973.379.6644 x234

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



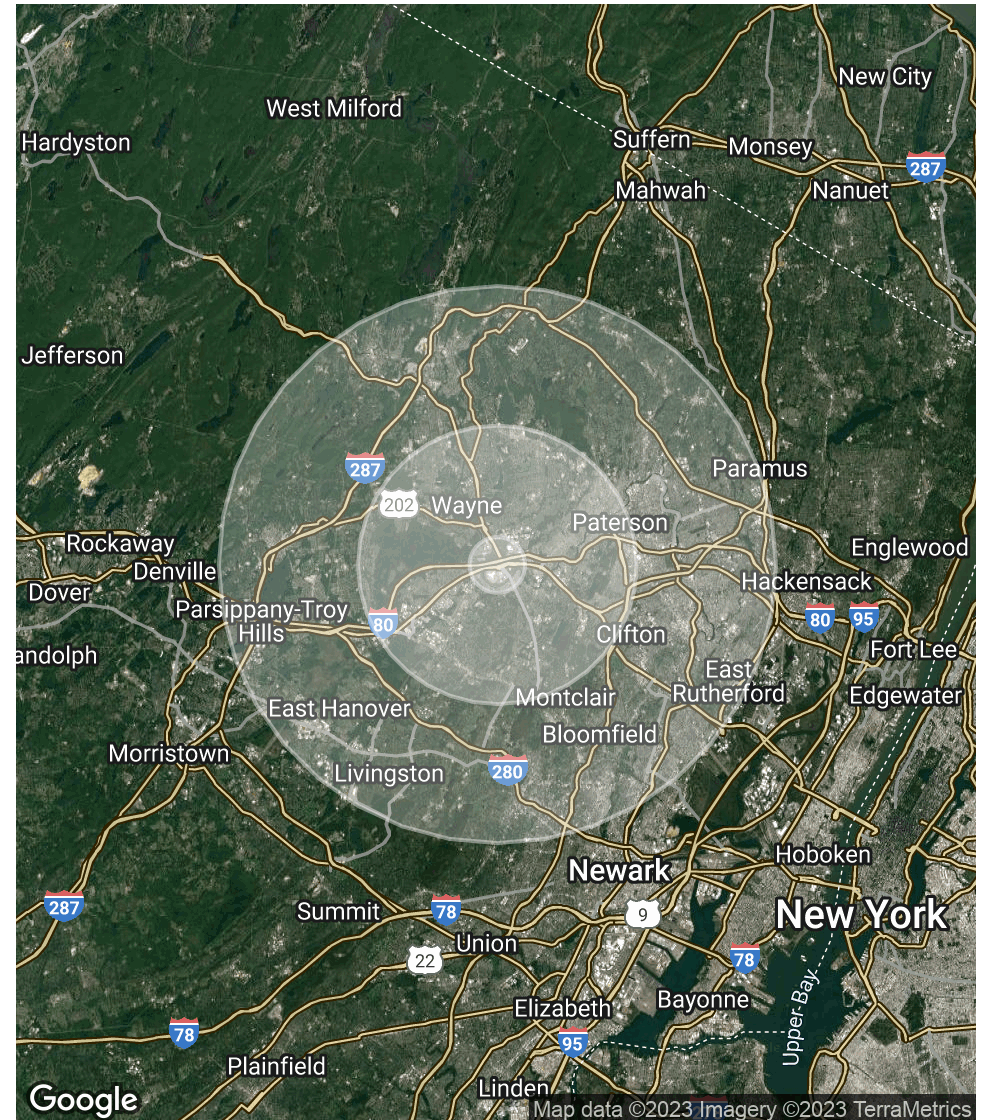
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

±10.79 ACRES COMMERCIAL LAND

263 Us Highway 46, Wayne, NJ 07470

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,205	258,482	1,335,145
Average Age	45.2	42.0	40.2
Average Age (Male)	44.6	39.5	38.6
Average Age (Female)	46.1	43.5	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,203	93,938	502,853
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$99,086	\$126,772	\$112,601
Average House Value	\$317,714	\$409,133	\$384,417

* Demographic data derived from 2020 ACS - US Census



For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Executive Director

sgsavastano@blauberg.com

973.379.6644 x147

NICHOLAS A. SAVASTANO

Sales Associate

nsavastano@blauberg.com

973.379.6644 x234

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.