

FOR LEASE

PACKANACK WAYNE SHOPPING CENTER

1484 Route 23 North, Wayne, NJ 07470



PROPERTY DESCRIPTION

2 Spaces Available in 73,000 SF Grocery Anchored Power Center

PROPERTY HIGHLIGHTS

- Available Immediately: 2,650 SF
- Available in 60 Days: 3,419 SF (Fully Built Restaurant)
- Great for Urgent Care, Physical Therapy, Boutique Fitness, Sit down Restaurant, and Wireless Store
- Power Center Anchored by Foodtown and Walgreens
- Prime Route 23 Retail Corridor Location
- Affluent Demographics and Strong Population Density
- Excellent Facade Signage and Exposure on Route 23 North & South
- Jughandle Access to Route 23 South
- Convenient Access to Route 80, Route 46, Route 287, and Route 202
- Nearby to Willowbrook Mall, William Paterson University, and St. Joseph's Medical Center
- 74,000+ VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,650 - 3,419 SF
Lot Size:	5.59 Acres
Building Size:	73,541 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,499	23,035	71,795
Total Population	6,835	62,885	197,378
Average HH Income	\$154,090	\$140,922	\$121,654

CHRISTOPHER CONWAY

(201)-720-5310

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3,419 SF



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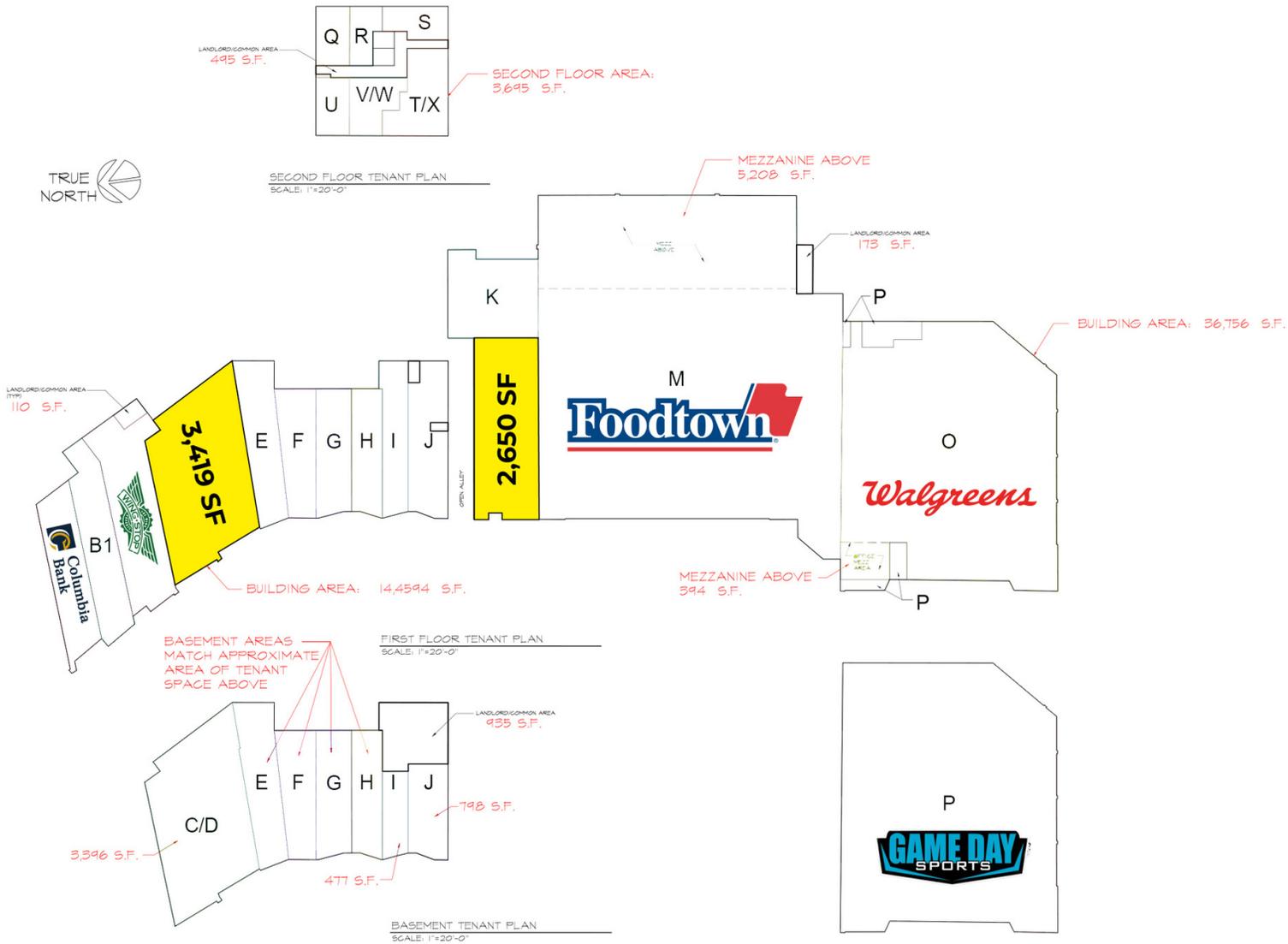
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TENANT ROSTER

A	Columbia Bank	1,475 SF	K	Mr. Handyman	1,600 SF
B1	Grandma's Pizza	1,375 SF	L	Available Immediately	2,650 SF
B2	Wingstop	1,416 SF	M	Super Foodtown	18,000 SF
C/D	Available in 60 Days	3,419 SF	O	Walgreens	11,416 SF
E	Packanack Bakery	1,325 SF	P	Game Day Sports	7,600 SF
F	Esthetic Nails	925 SF	Q/U	Dealer Prep Services	750 SF
G	Max's Deli	860 SF	R	Classic Appraisal Services	325 SF
H	Sound Exchange	840 SF	S	The Pool Boss	450 SF
I	Watch Tower	850 SF	T/X	Dr. Baghal Family Dentistry	750 SF
J	X-Salon's	1,200 SF	V	Skorton Insurance Agency	650 SF

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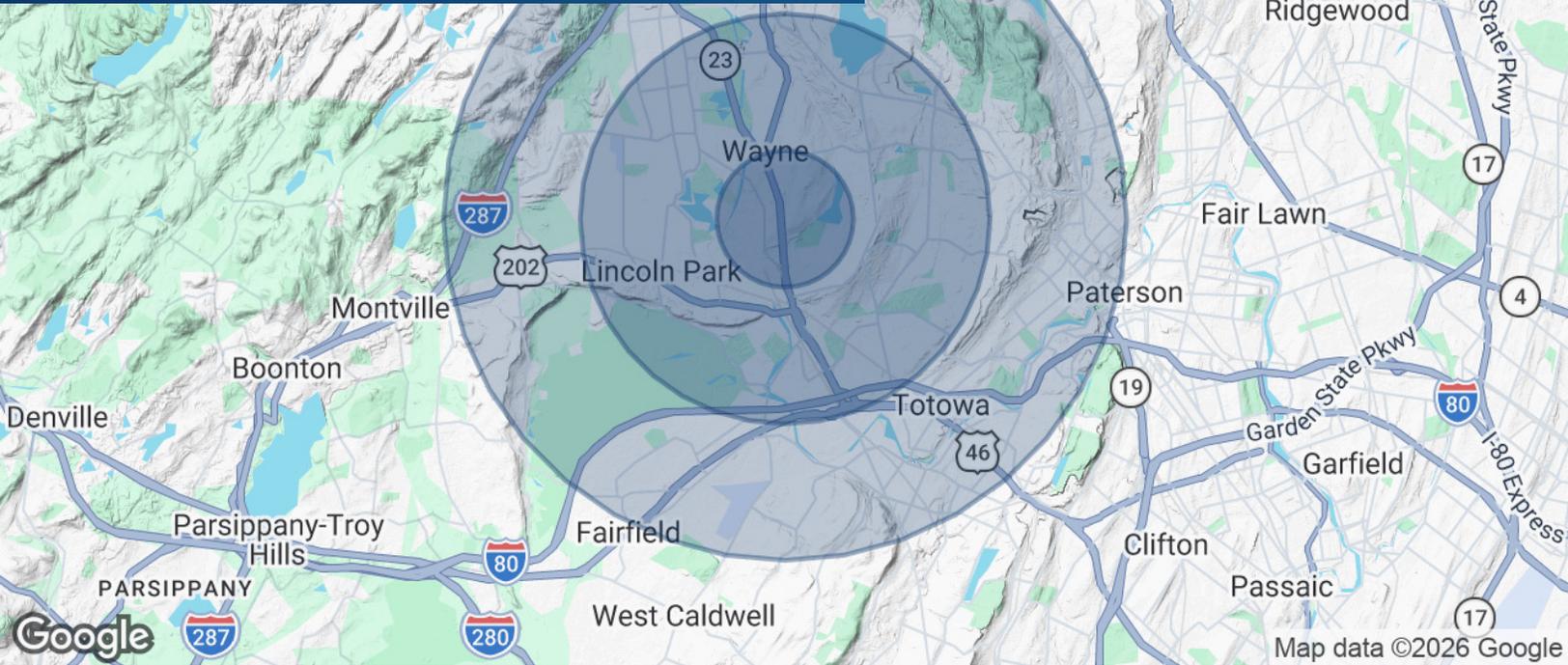
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,835	62,885	197,378
Average Age	44.2	43.8	42.8
Average Age (Male)	41.4	40.9	40.1
Average Age (Female)	46.6	45.6	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,499	23,035	71,795
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$154,090	\$140,922	\$121,654
Average House Value	\$461,244	\$436,134	\$399,901

2020 American Community Survey (ACS)

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