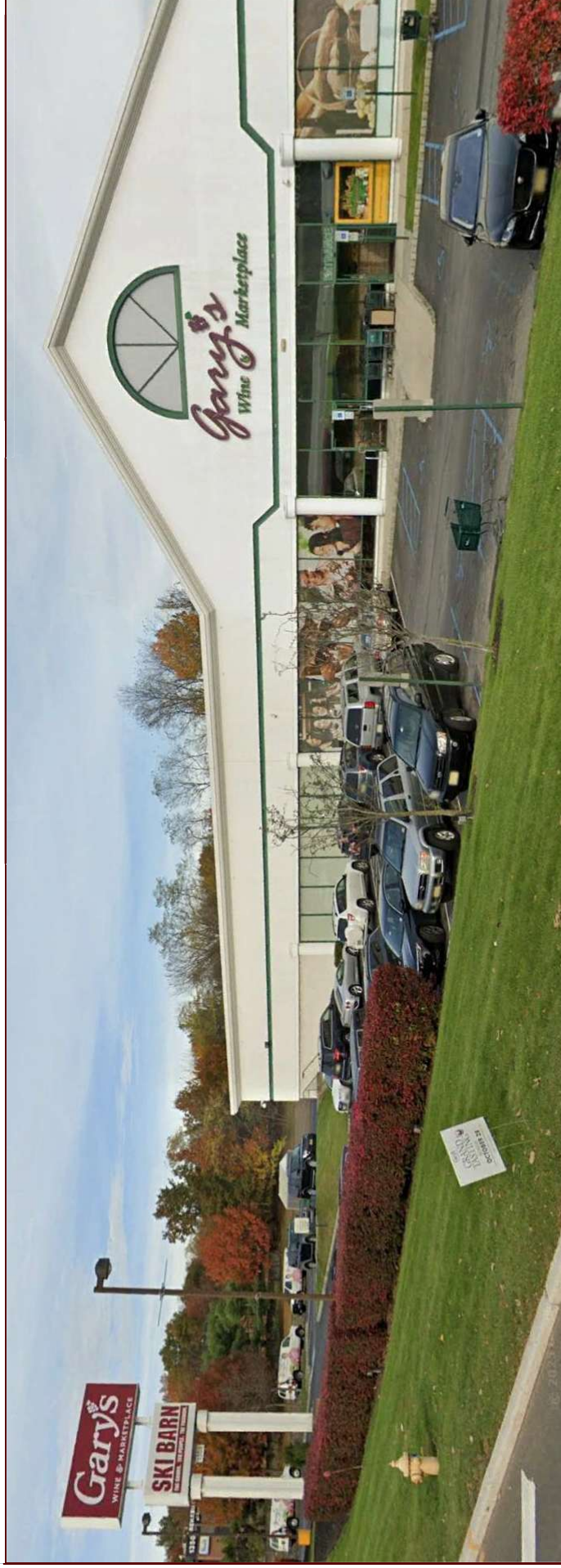


**BERKSHIRE** | **FOX & ROACH,**  
**HATHAWAY** | **REALTORS®**  
HOMESERVICES

**COMMERCIAL DIVISION**

James DiOrio  
Broker  
201.696.5363  
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Connor Newman  
Salesperson  
201.468.1499  
connor.newman@foxroach.com



**FOR LEASE**

Prime Retail/Restaurant Space off of Route 202 - 82,000 VPD!  
1308 NJ-23, Wayne, NJ 07470

**10,000-12,000 SQUARE FT**

## Information

**TRAFFIC:**  
82,000 VPD

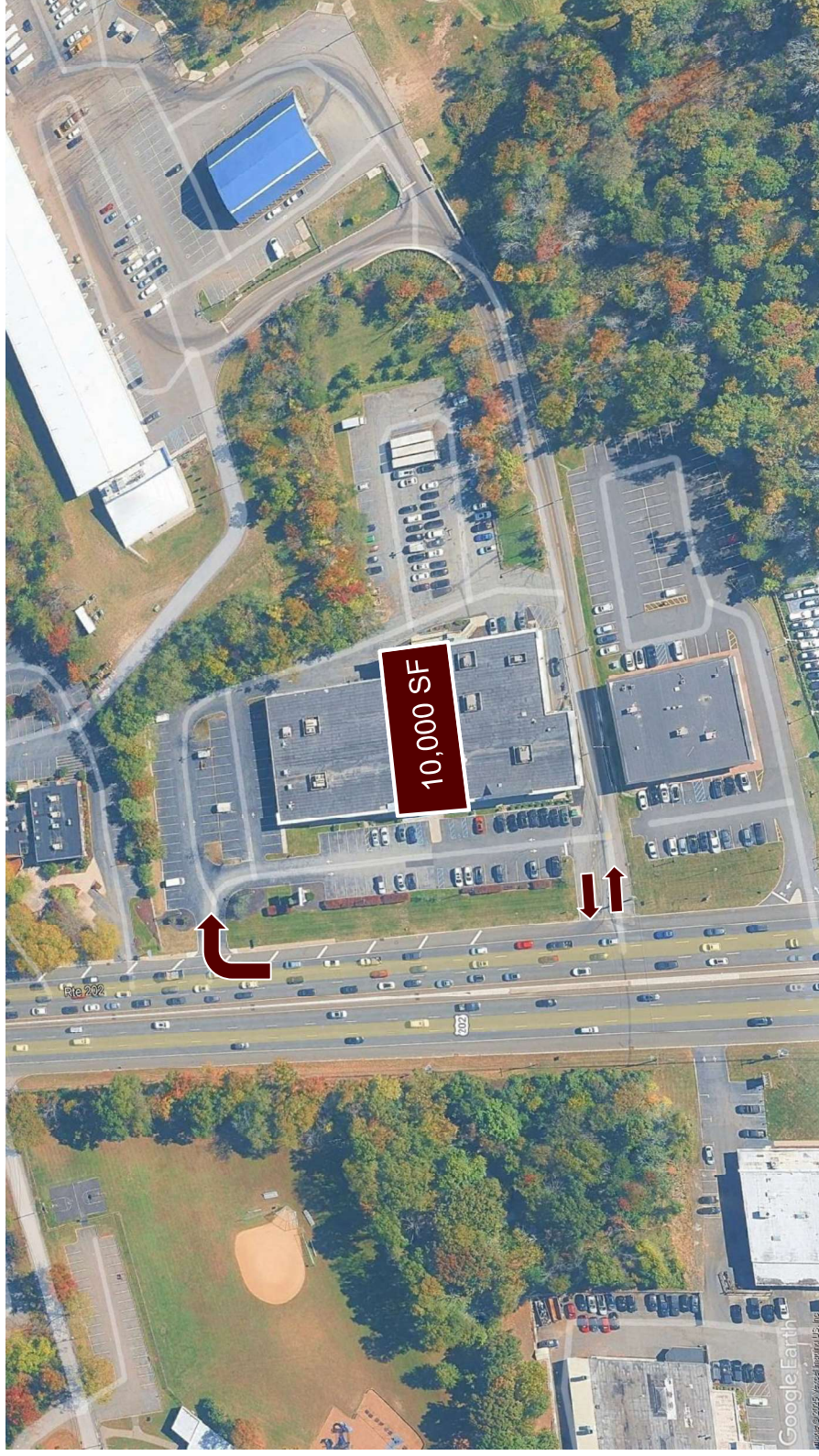
**LEASE TYPE:**  
NNN

**ASKING RENT:**  
\$29.5 PSF

**DELIVERY  
CONDITION:**  
Negotiable

**POSSESSION:**  
10,000 SF  
Existing -  
Immediate after  
build out of space

**TERM:**  
Negotiable



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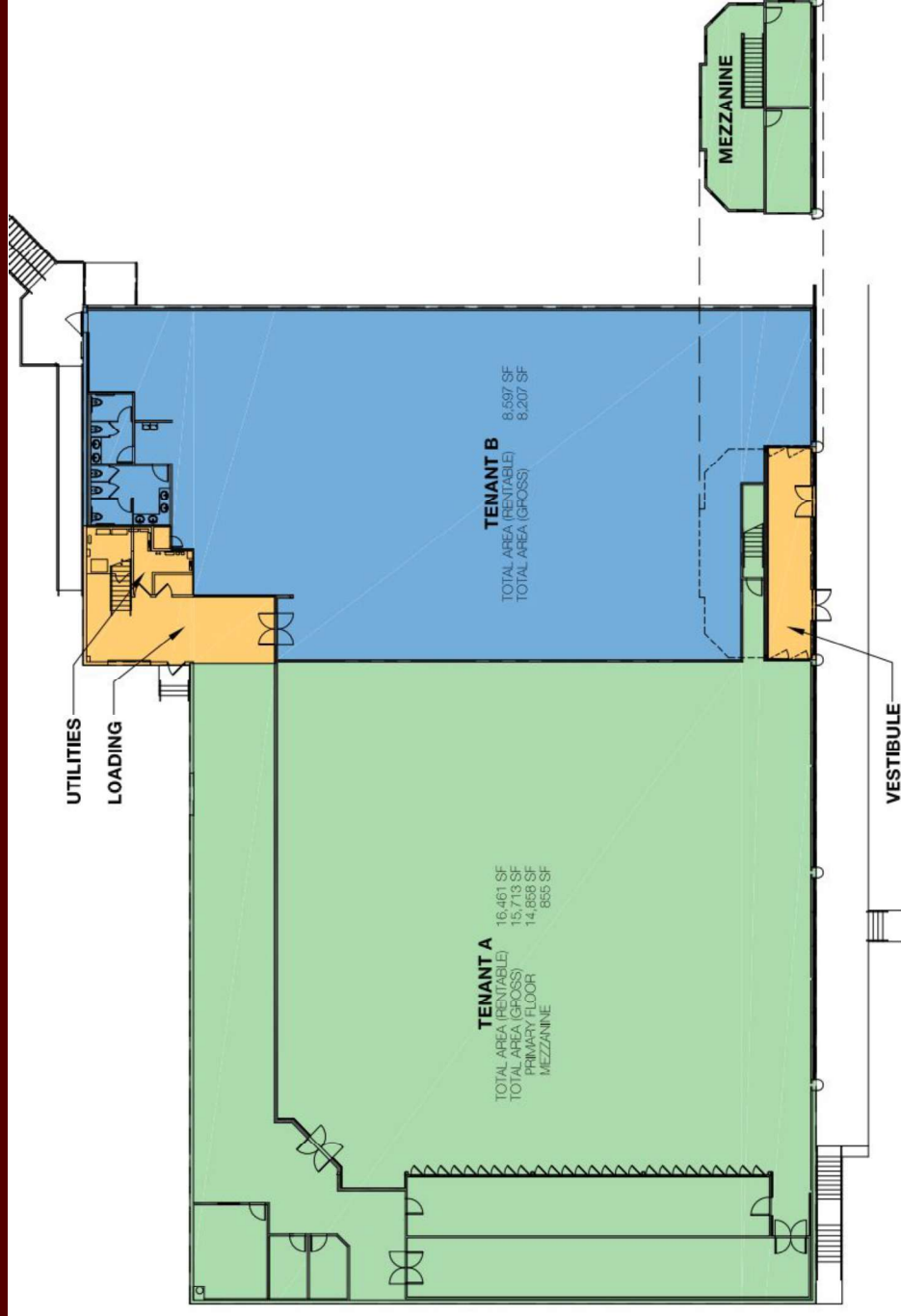
## Floor Plan

**TENANT B:**  
+/- 10,000 SF existing space

**COMMON AREA:**  
Shared with Tenant A and added to SF based on the ratio of space occupied

**ASKING RENT:**  
Very attractive asking price of \$29.5 NNN in a highly desirable market

**DELI BUSINESS:**  
Cash flowing deli/cheese business for sale if tenant is interested, reach out to broker for more details



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## Drawings

### ADDITION:

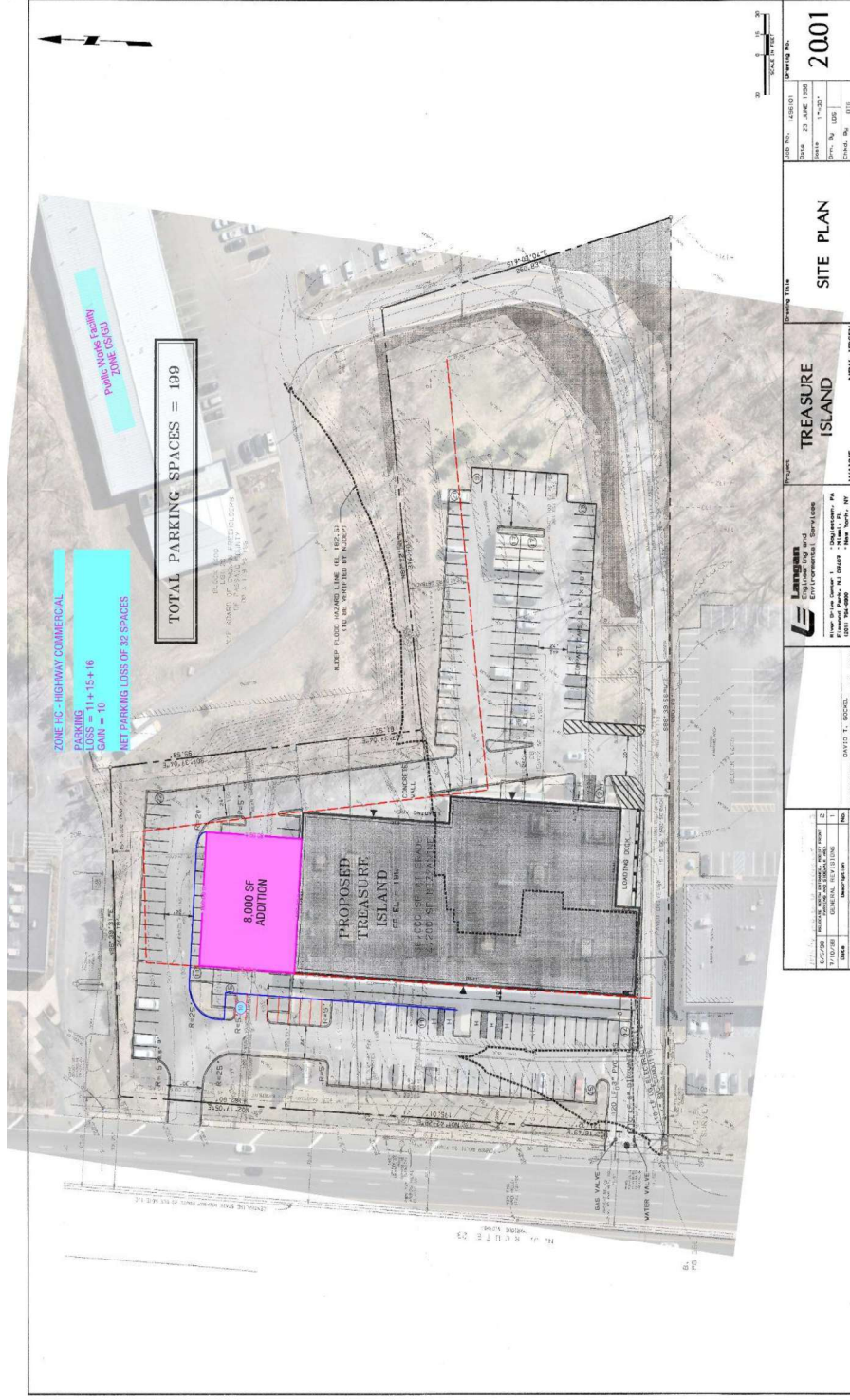
+/- 8,000 SF  
Permitted

### BUILD TO SUIT:

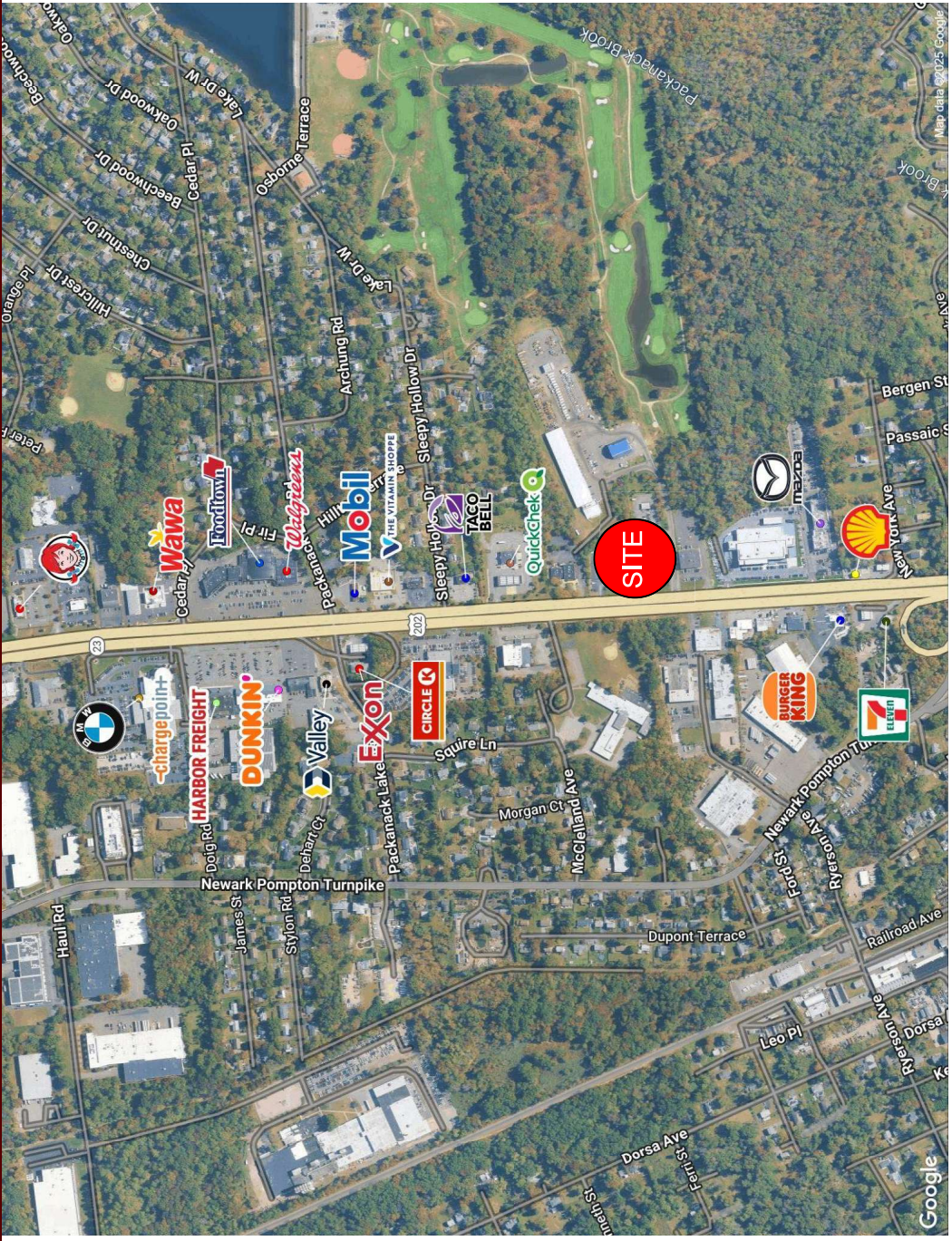
Space can be  
customized according  
to the tenants needs

### ASKING RENT:

Upon request

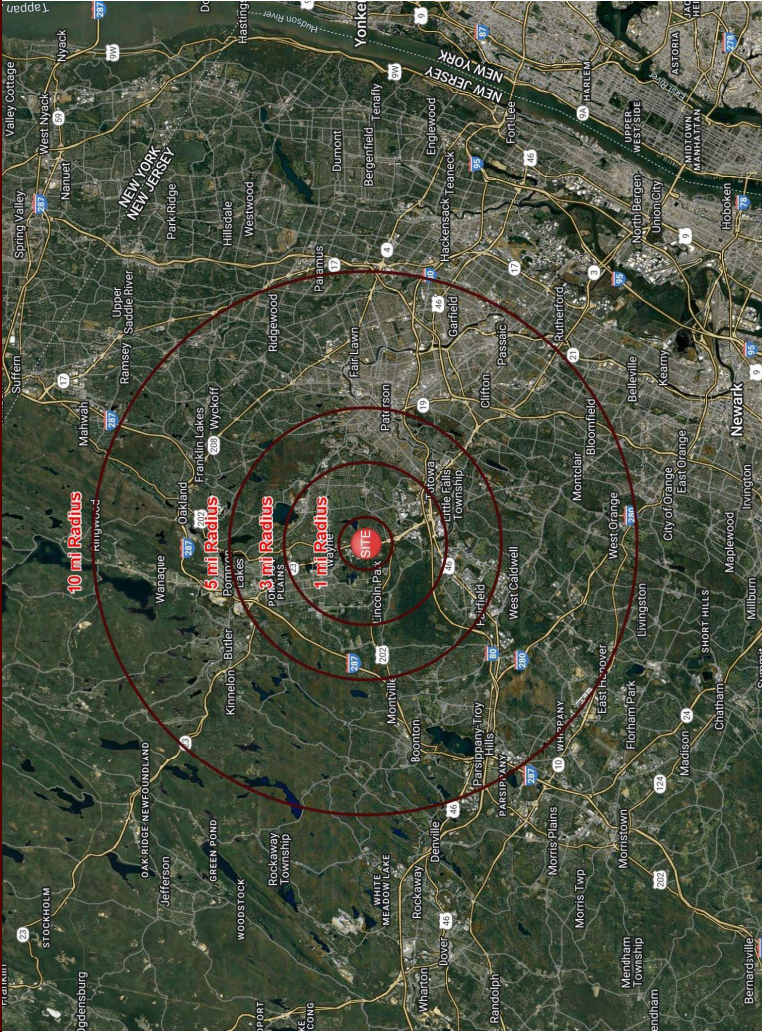


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Market

Demographics



| 1308 NJ-23<br>Wayne, NJ 07470 |  | 1 mi Radius |  | 3 mi Radius |  | 5 mi Radius |  | 10 mi Radius |  |
|-------------------------------|--|-------------|--|-------------|--|-------------|--|--------------|--|
| Population                    |  | 5,698       |  | 61,206      |  | 207,871     |  | 1,080,450    |  |
| Average HH Income             |  | \$215,273   |  | \$185,387   |  | \$161,731   |  | \$166,466    |  |
| Employees                     |  | 4,651       |  | 36,994      |  | 107,227     |  | 470,804      |  |
| Households                    |  | 1,968       |  | 22,193      |  | 73,158      |  | 384,865      |  |
| Total Businesses              |  | 508         |  | 3,647       |  | 11,270      |  | 52,640       |  |
| Total Employees               |  | 4,651       |  | 36,994      |  | 107,227     |  | 470,804      |  |

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Position your business in one of Wayne's most high-traffic corridors with this exceptional leasing opportunity at 1308 NJ-23. With daily exposure to over 81,000 vehicles, this location offers unmatched visibility in a thriving retail and dining corridor. The property includes an existing 8,600 SF space available for immediate occupancy, as well as an approved 8,000 SF addition that can be built to suit—perfect for expanding businesses looking for a custom layout.

Situated in a highly desirable market and offered at a very competitive \$29.50 PSF NNN, this property is ideal for national brands, local retailers, or restaurant operators seeking a strategic foothold in Northern New Jersey. Flexible lease terms, negotiable delivery conditions, and the ability to tailor the additional space to your business needs make this a rare and compelling opportunity. Reach out to us today for more information!