

ENTERTAINMENT/EXPERIENTIAL SPACE AT WILLOWBROOK RETAIL HUB

WILLOWBROOK PLAZA

77 Willowbrook Blvd @ NJ 23 & US-46

WAYNE | NEW JERSEY

Busiest Retail Destination in NJ!
20,000-50,000 SF
Available (3rd Floor)
21' Ceilings!
Great Access, Parking & Signage!



PROPERTY OVERVIEW

MAR 1, 2022 - FEB 28, 2023

Ranking Index

- **Willowbrook Retail Hub**
1842 Willowbrook Mall, Wayne, NJ, 7470

RANK	NAME	VISITS
1	Willowbrook Retail Hub / US-46 & NJ-23, Wayne, NJ	16.26M
2	Westfield Garden State Plaza / Garden State Plz, Paramus, NJ	14.72M
3	Freehold Raceway Mall / Hwy 9, Freehold, NJ	10.44M
4	Menlo Park Mall / Parsonage Rd, Edison, NJ	10.08M
5	American Dream / NJ-3, East Rutherford, NJ	10.1M
6	Cherry Hill Mall / NJ-38, Cherry Hill, NJ	9.23M
7	Deptford Mall / Deptford Center Rd, Deptford, NJ	7.74M
8	Woodbodge Center / Woodbridge Center Drive, Woodbridge, NJ	6.95M
9	Bridgewater Commons / Commons Way, Bridgewater Township, NJ	6.87M
10	Ocean County Mall / Hooper Ave, Toms River, NJ	6.8M
11	The Mall at Short Hills / Morris Tpke, Short Hills, NJ	6.34M
12	Newport Centre / Mall Dr W, Jersey City, NJ	5.89M

IDEAL FOR EXPERIENTIAL & ENTERTAINMENT!

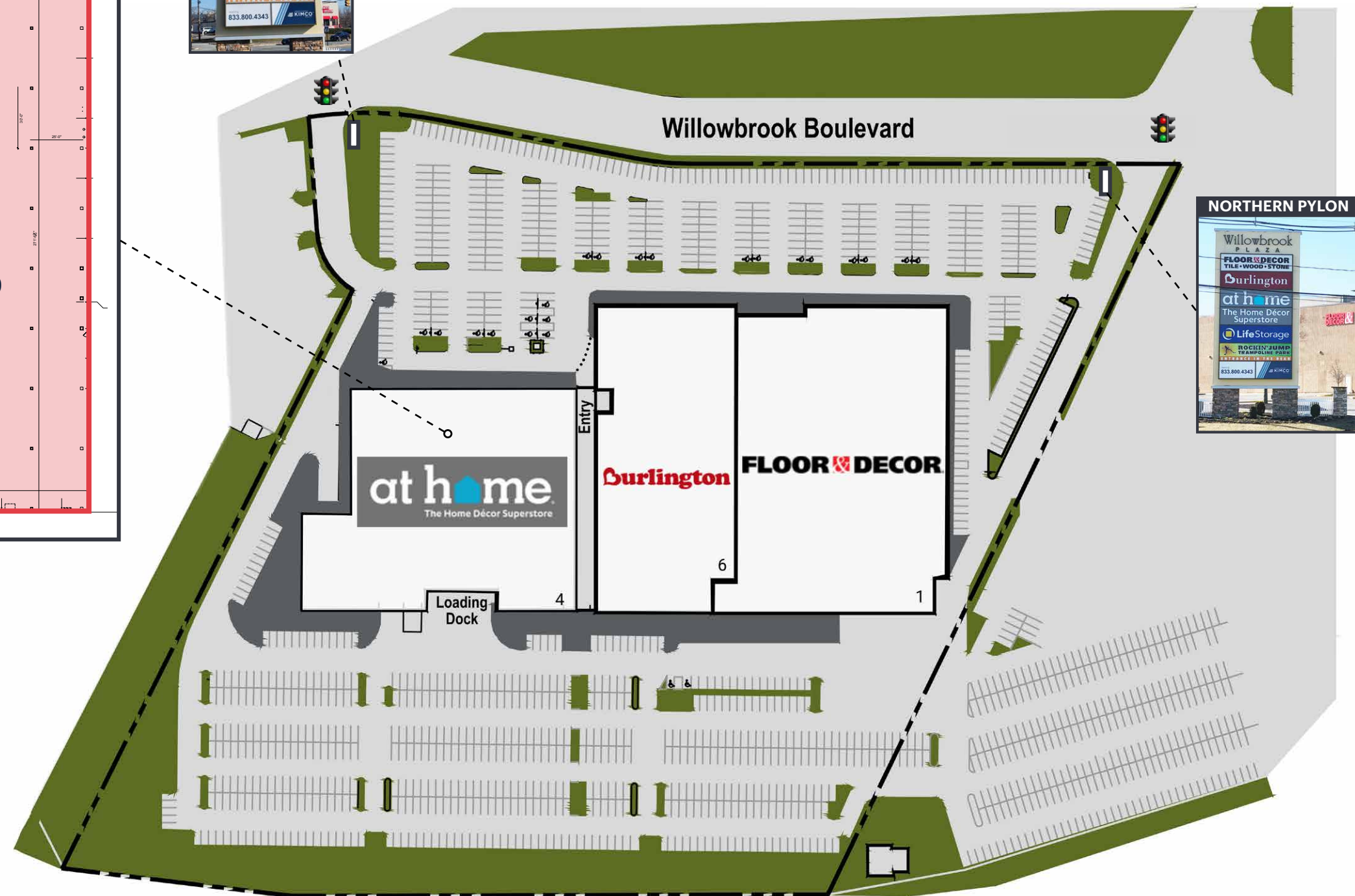
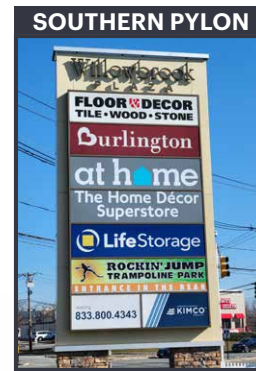
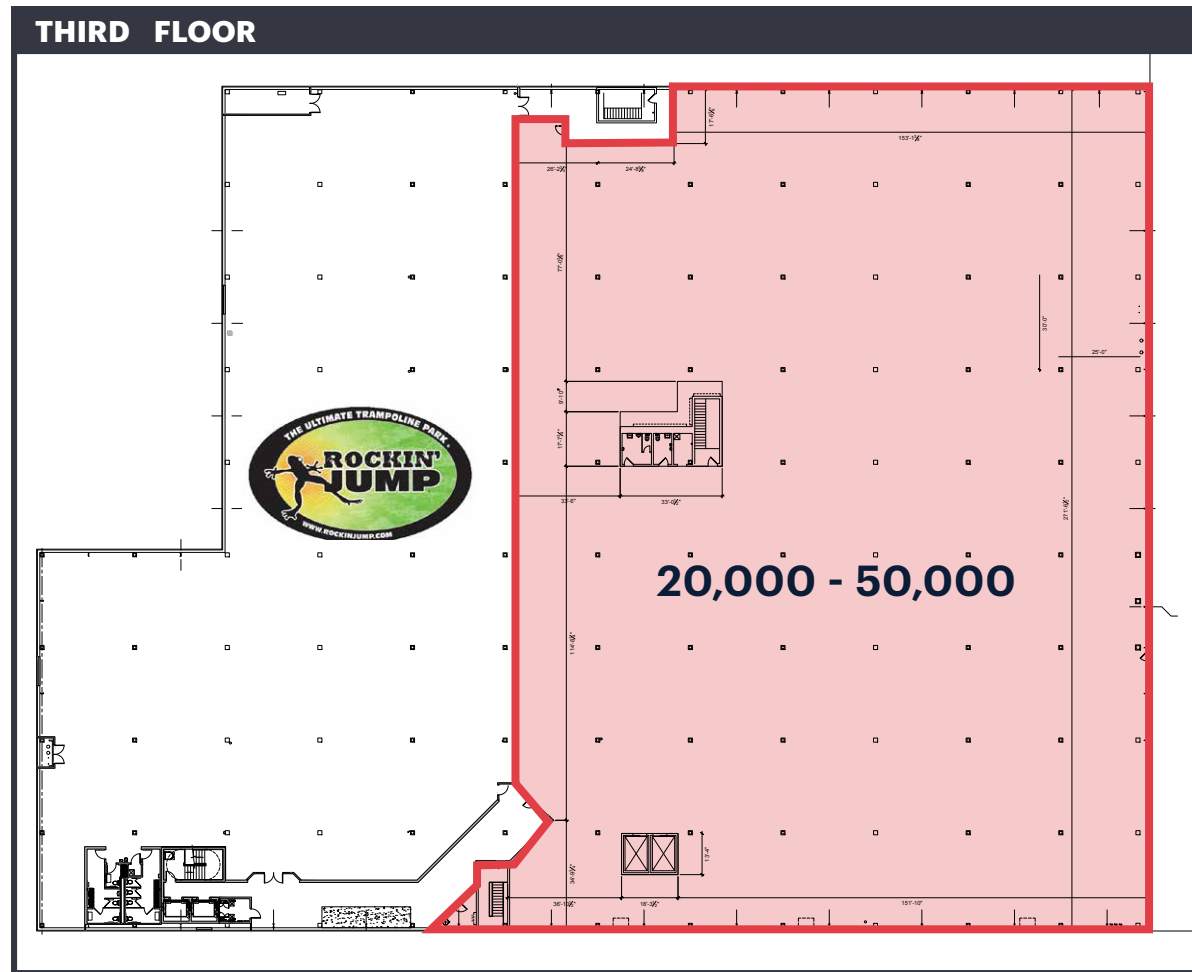
SIZE
3rd Floor, 20,000 - 50,000 SF

RENT
Upon Request

CEILING HEIGHT
21' Clear

ELEVATOR
Yes

PARKING
1,210 Spaces



LOD/SPACE PLAN

DIMENSIONS

271' x 203' (approximately)

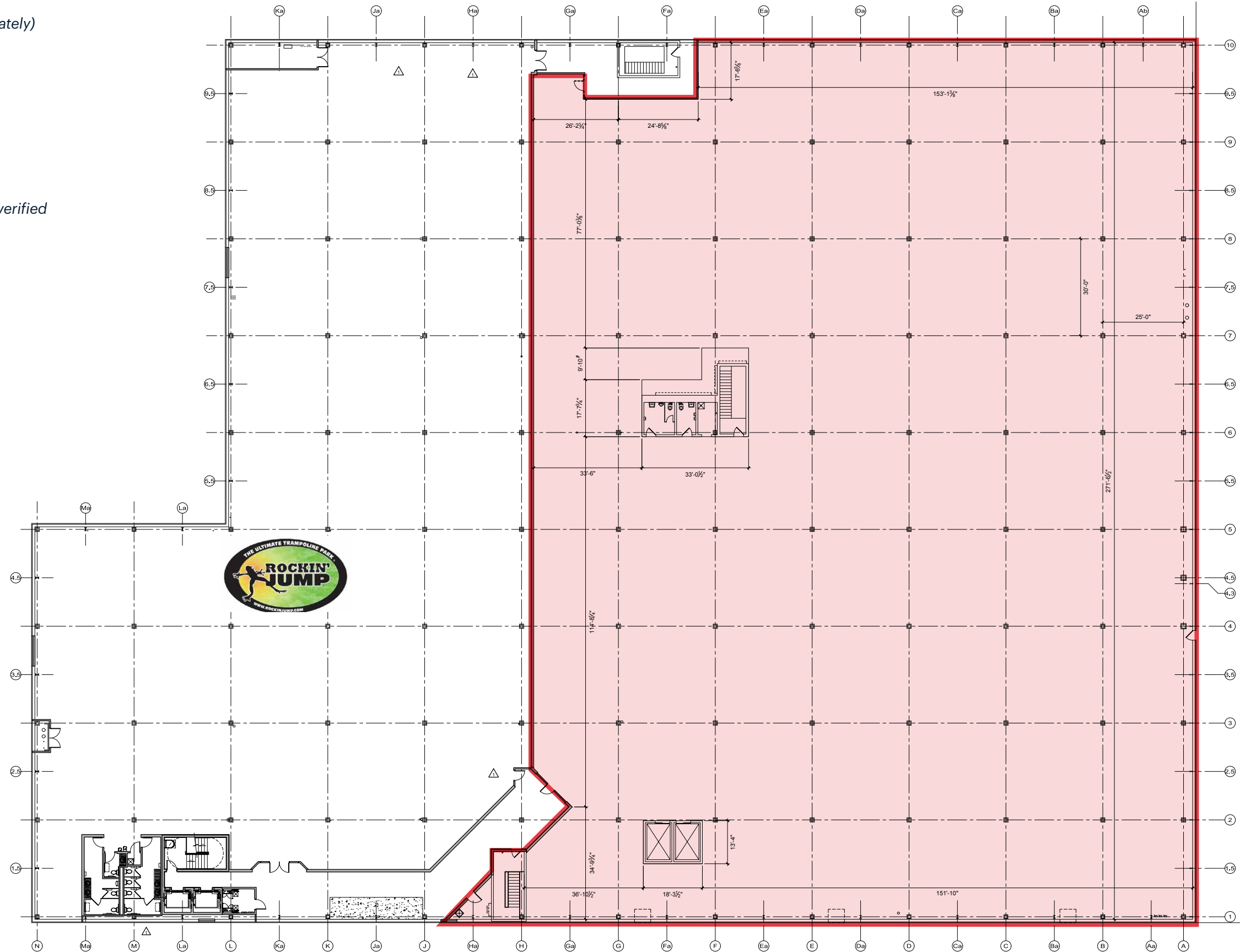
COLUMN SPACING

30'

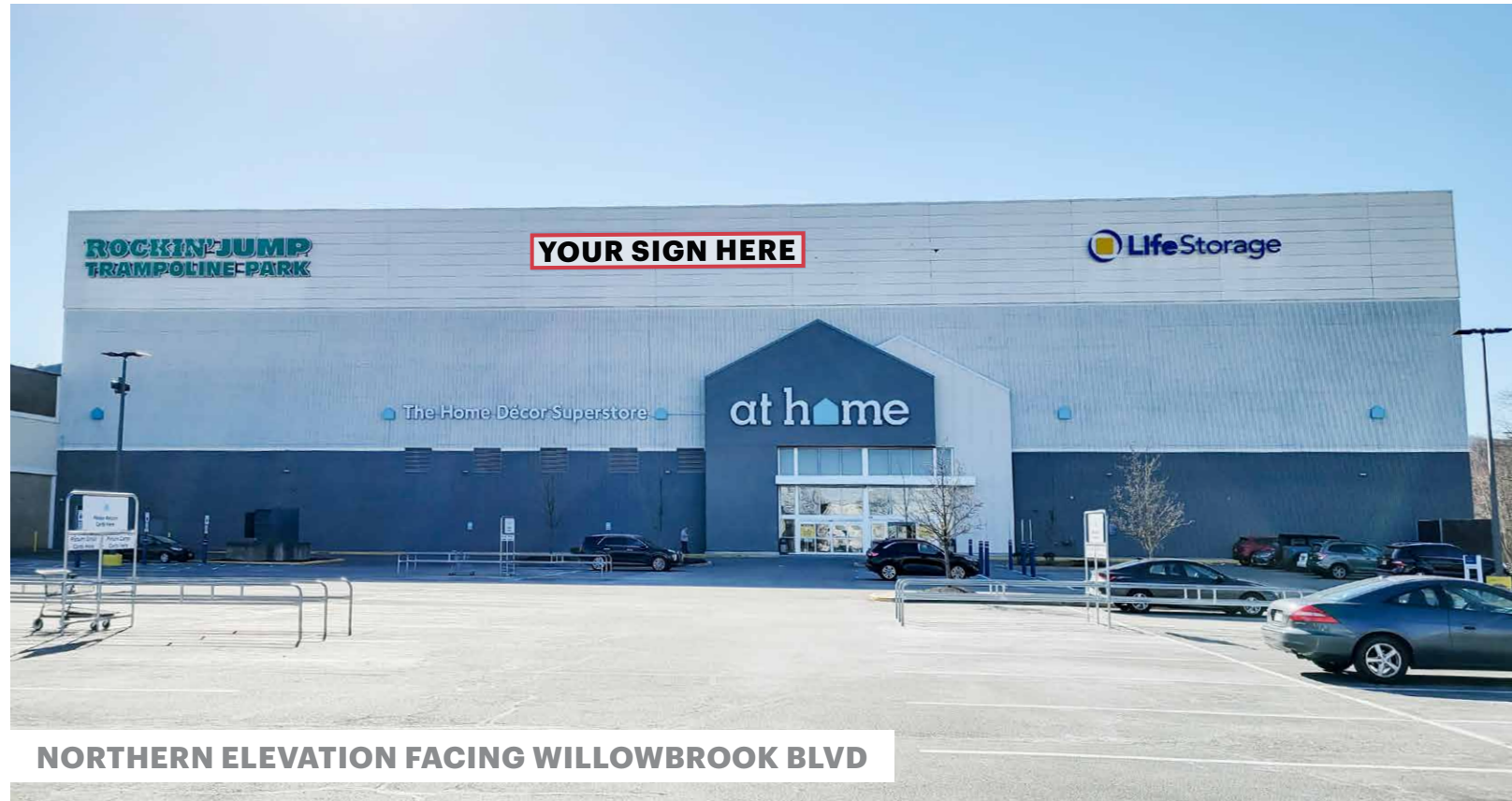
CEILING HEIGHTS

21' CLEAR

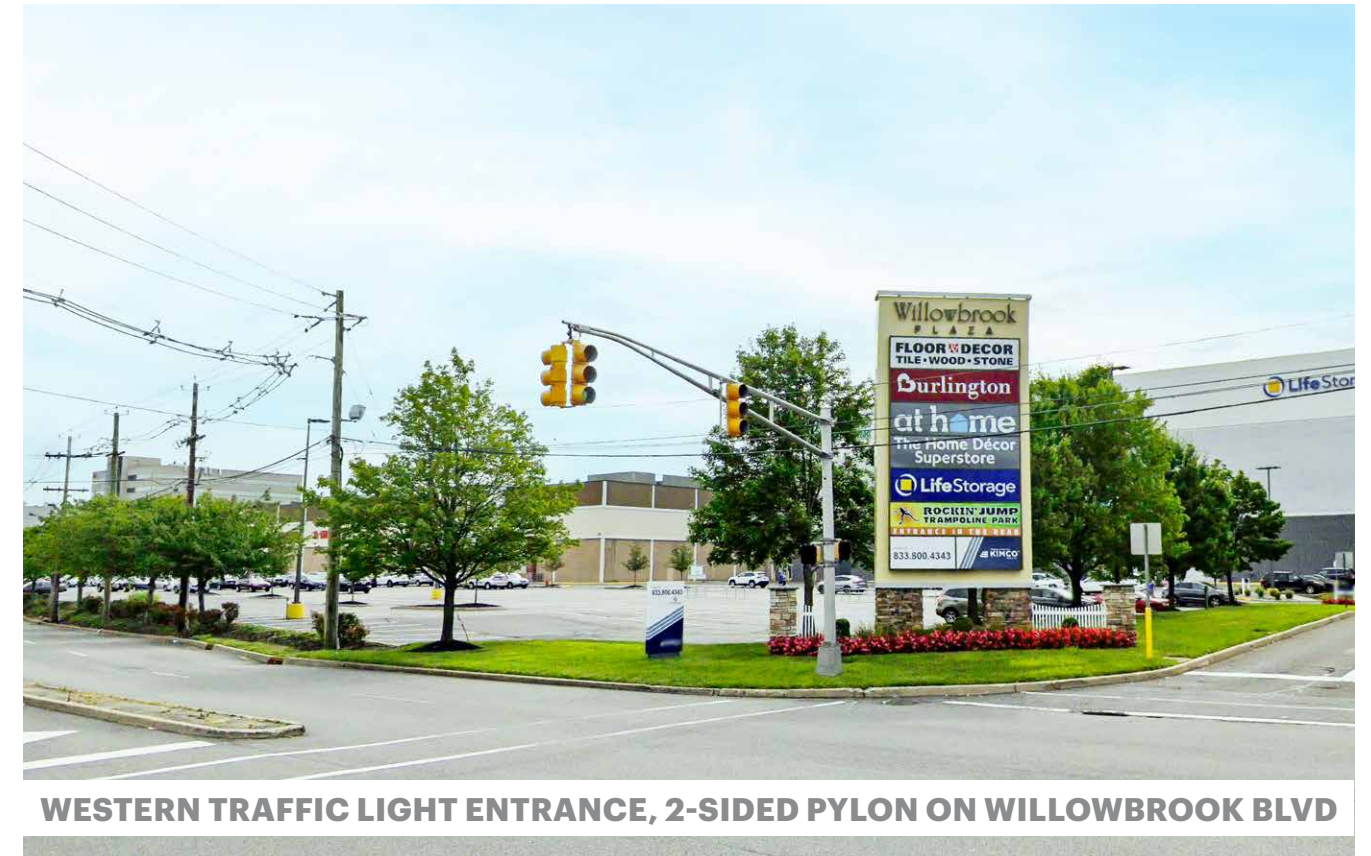
* measurements to be verified



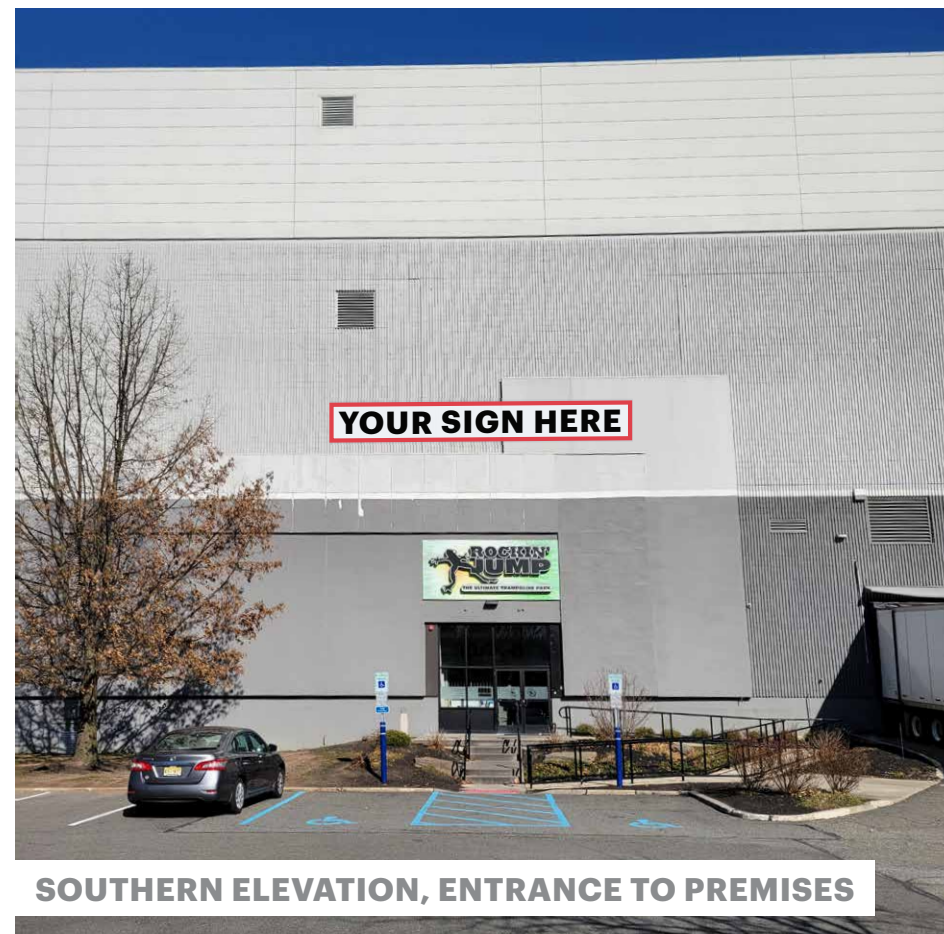
GREAT SIGNAGE - 4 SIDES OF BUILDING!



NORTHERN ELEVATION FACING WILLOWBROOK BLVD



WESTERN TRAFFIC LIGHT ENTRANCE, 2-SIDED PYLON ON WILLOWBROOK BLVD



SOUTHERN ELEVATION, ENTRANCE TO PREMISES



EASTERN TRAFFIC LIGHT, 2-SIDED PYLON ON WILLOWBROOK BLVD

SUPER REGIONAL RETAIL DESTINATION



3 MILE RADIUS

POPULATION	67,286
HOUSEHOLDS	23,877
MEDIAN AGE	45.0
COLLEGE GRADUATES (Bachelor's +)	24,644 - 51%

TOTAL BUSINESSES	4,747
TOTAL EMPLOYEES	56,794
AVERAGE HOUSEHOLD INCOME	\$177,971
MEDIAN HOUSEHOLD INCOME	128,074

5 MILE RADIUS

POPULATION	281,289
HOUSEHOLDS	99,680
MEDIAN AGE	41.3
COLLEGE GRADUATES (Bachelor's +)	93,026 - 48%

TOTAL BUSINESSES	12,704
TOTAL EMPLOYEES	149,347
AVERAGE HOUSEHOLD INCOME	\$159,546
MEDIAN HOUSEHOLD INCOME	108,447

10 MILE RADIUS

POPULATION	1,490,284
HOUSEHOLDS	535,966
MEDIAN AGE	39.6
COLLEGE GRADUATES (Bachelor's +)	430,665 - 42%

TOTAL BUSINESSES	54,409
TOTAL EMPLOYEES	620,825
AVERAGE HOUSEHOLD INCOME	\$136,151
MEDIAN HOUSEHOLD INCOME	91,691

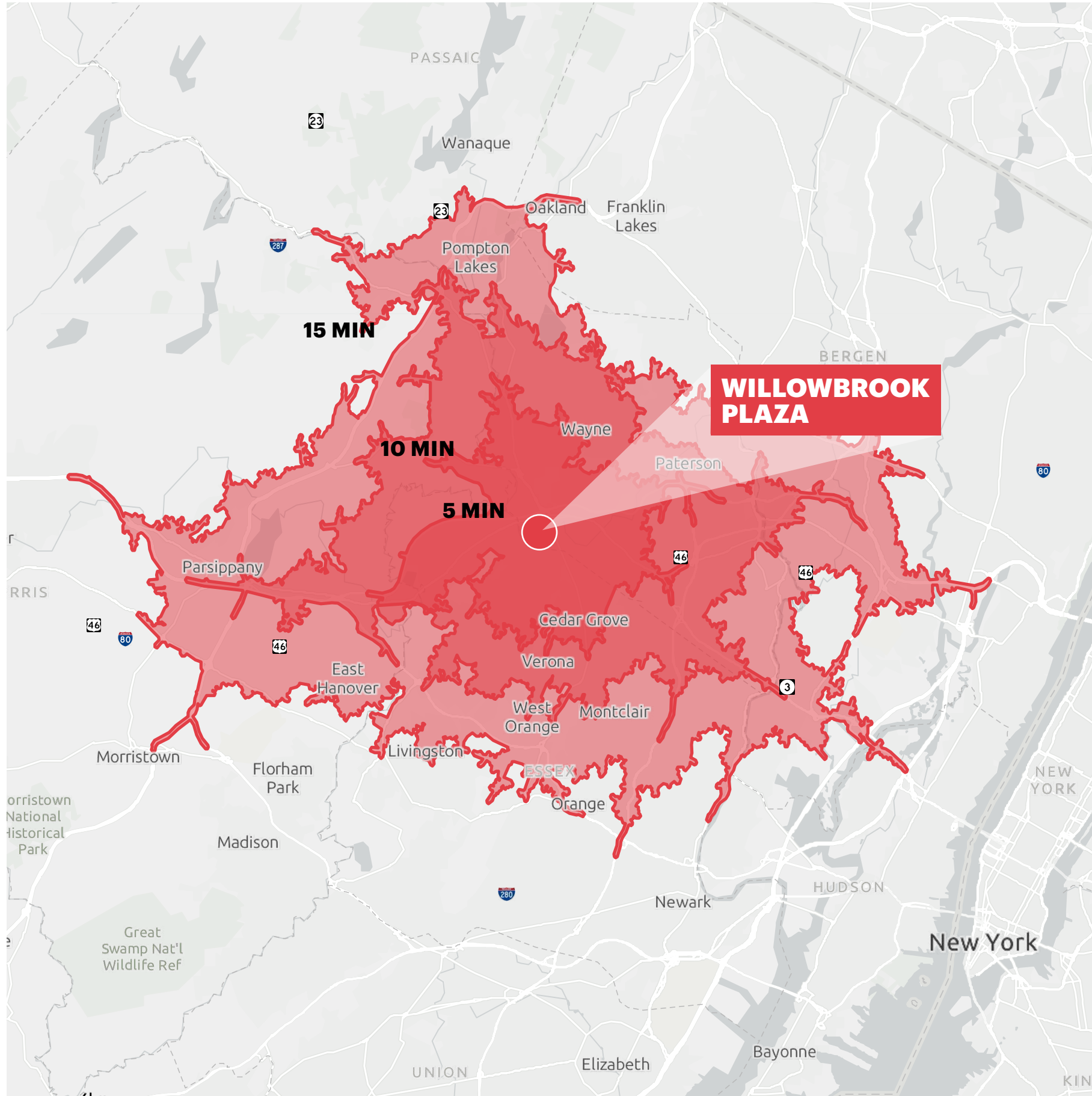
15 MILE RADIUS

POPULATION	3,169,816
HOUSEHOLDS	1,152,335
MEDIAN AGE	39.3
COLLEGE GRADUATES (Bachelor's +)	957,390 - 44%

TOTAL BUSINESSES	114,282
TOTAL EMPLOYEES	1,428,095
AVERAGE HOUSEHOLD INCOME	\$136,848
MEDIAN HOUSEHOLD INCOME	\$90,503

*2023 estimates

SUPER REGIONAL RETAIL DESTINATION



5 MIN DRIVETIME

POPULATION	5,707
HOUSEHOLDS	2,375
MEDIAN AGE	43.4
COLLEGE GRADUATES (Bachelor's +)	1,830 - 44%

TOTAL BUSINESSES	720
TOTAL EMPLOYEES	7,892
AVERAGE HOUSEHOLD INCOME	\$161,691

10 MIN DRIVETIME

POPULATION	84,043
HOUSEHOLDS	30,111
MEDIAN AGE	43.6
COLLEGE GRADUATES (Bachelor's +)	28,746 - 48%

TOTAL BUSINESSES	6,095
TOTAL EMPLOYEES	69,277
AVERAGE HOUSEHOLD INCOME	\$167,670

15 MIN DRIVETIME

POPULATION	394,527
HOUSEHOLDS	138,189
MEDIAN AGE	40.5
COLLEGE GRADUATES (Bachelor's +)	120,137 - 43%

TOTAL BUSINESSES	18,070
TOTAL EMPLOYEES	205,870
AVERAGE HOUSEHOLD INCOME	\$147,333

*2023 estimates

SITE PHOTOS



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