

# RETAIL

210 Hamburg Tpke  
Wayne, NJ 07470



HAMBURG TPKE TRAFFIC COUNT: 24,251 VPD

North Jersey  
ANIMAL HOSPITAL



SPENCER  
SAVINGS BANK



CVS  
pharmacy

**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:**

**Grace Bosede**

C: 201.960.6888

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**Urszula Zoltek**

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# ZOLTEK

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# AVAILABLE:

## FOR LEASE OR GROUND LEASE

- Existing 2,050 SF Building Available – Ground Lease Preferred
- Current Accountant Office
- Portion of 0.71 AC Site
- Perfect For Coffee or Express Oil Change with Drive Thru
- Adjacent to QuickChek & Across from Starbucks
- Traffic Count Hamburg Tpke: 24,251 VPD
- Zoning B (Business District): [Click Here For More Info](#)
- Home to William Paterson University w/ Total Enrollment of 10,052 in Spring 2025.
- St. Joseph's Medical Center Reports 5,292 Total Employees.
- Neighboring National Tenants: CVS, Starbucks, Taco Bell, QuickChek.

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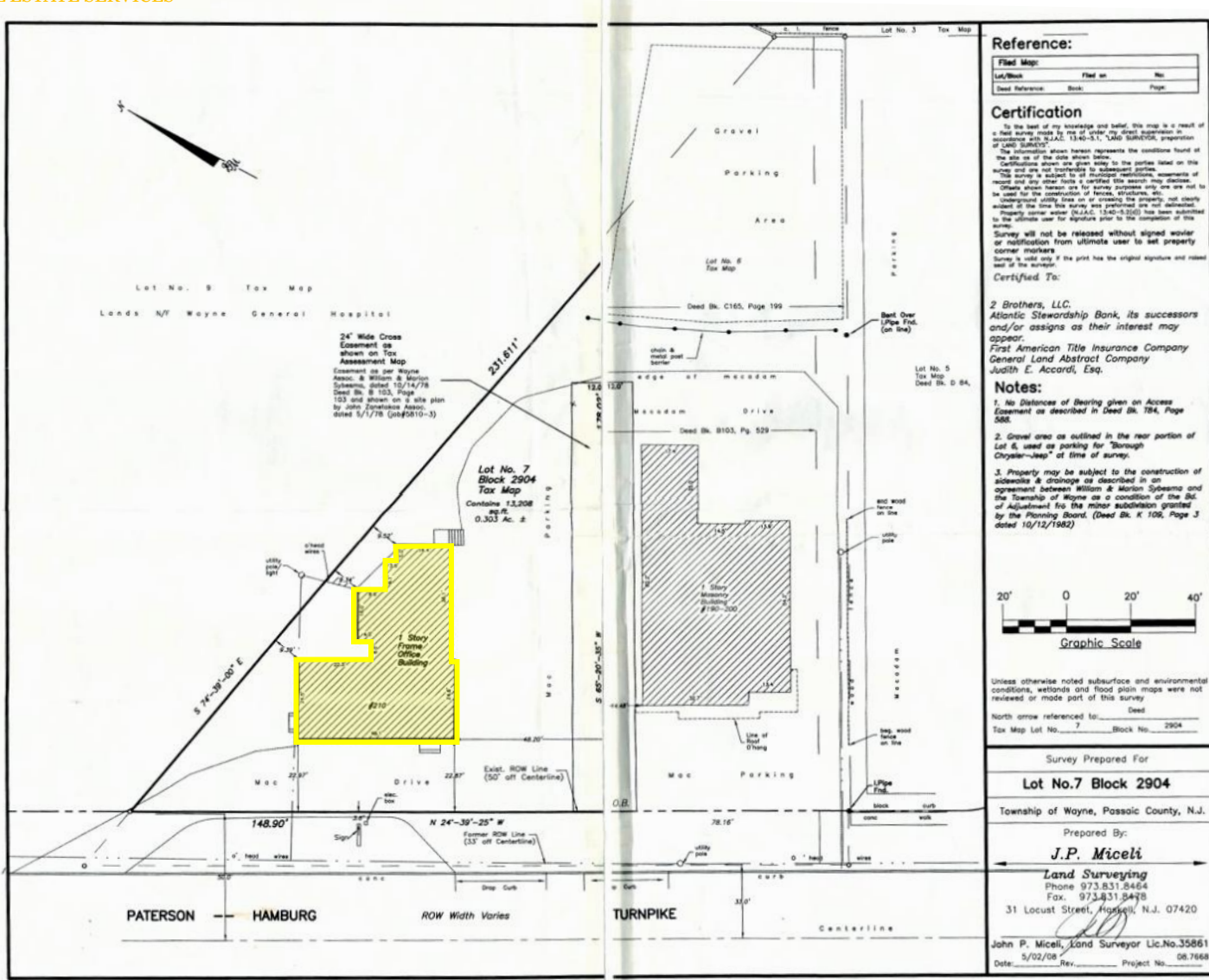
**ZOLTEK COMMERCIAL REAL ESTATE SERVICES**- Licensed Real Estate Broker

15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

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**Reference:**

| Filed Map:      | File on: | No.  |
|-----------------|----------|------|
| Lot/Block       | Book     | Page |
| Deed Reference: | Book     | Page |

**Certification**

To the best of my knowledge and belief, this map is a result of a field survey made by me or under my direct supervision in accordance with N.J.A.C. 13-40-5.1, "LAND SURVEYOR, preparation of LAND SURVEYS".

The information shown herein represents the conditions found at the site at the date shown below in the parties listed on this certificate. It is not intended to be used for any other purpose and any other facts or certified title search may disclose.

This survey is subject to all municipal regulations, easements of record and any other facts a certified title search may disclose.

Other than those set for survey purposes only one may not be used for the construction of fences, structures, etc.

Underground utility lines on or crossing the property are not clearly depicted on this map. Any practical and not otherwise readily ascertainable utility lines on or crossing the property have been submitted to the ultimate user for signature in order to the construction of the survey.

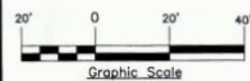
Survey will not be released without signed and/or notification from ultimate user to set property corner markers.

Survey is valid only if the plot has the original signature and related seal of the surveyor.

Certified To:

**2 Brothers, LLC**  
*Atlantic Stewardship Bank, its successors and/or assigns as their interest may appear.*  
**First American Title Insurance Company**  
*General Land Abstract Company*  
**Judith E. Accardi, Esq.**

- Notes:**
- No Distances of Bearing given on Access Easement as described in Deed Bl. 794, Page 588.
  - Gravel area as outlined in the rear portion of Lot 6, used as parking for "Borough Chrysler-Jeep" at time of survey.
  - Property may be subject to the construction of sidewalks & drainage as described in an agreement between William & Marion Syszema and the Township of Wayne as a condition of the Bl. of Adjustment for the major subdivision granted by the Planning Board, (Deed Bl. K 109, Page J dated 10/12/1982)



Unless otherwise noted subsurface and environmental conditions, wetlands and flood plain maps were not reviewed or made part of this survey.

North arrow referenced to: \_\_\_\_\_ Deed \_\_\_\_\_

Tax Map Lot No. \_\_\_\_\_ Block No. 2904

Survey Prepared For  
**Lot No.7 Block 2904**  
 Township of Wayne, Passaic County, N.J.

Prepared By:  
**J.P. Miceli**  
*Land Surveying*  
 Phone 973.831.8464  
 Fax 973.831.8478  
 31 Locust Street, Hudson, N.J. 07420

John P. Miceli, Land Surveyor Lic.No.35861  
 Date 5/02/08 Rev. \_\_\_\_\_ Project No. \_\_\_\_\_

N.J.A. 424107

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Wayne Commons



- Wayne Foot 7 Ankle Center  
- Aesthetic Smile Design

St. Josephs Wayne Medical Center

Wayne General Hospital



TRAFFIC COUNT HAMBURG TPKE: 24,261 VPD



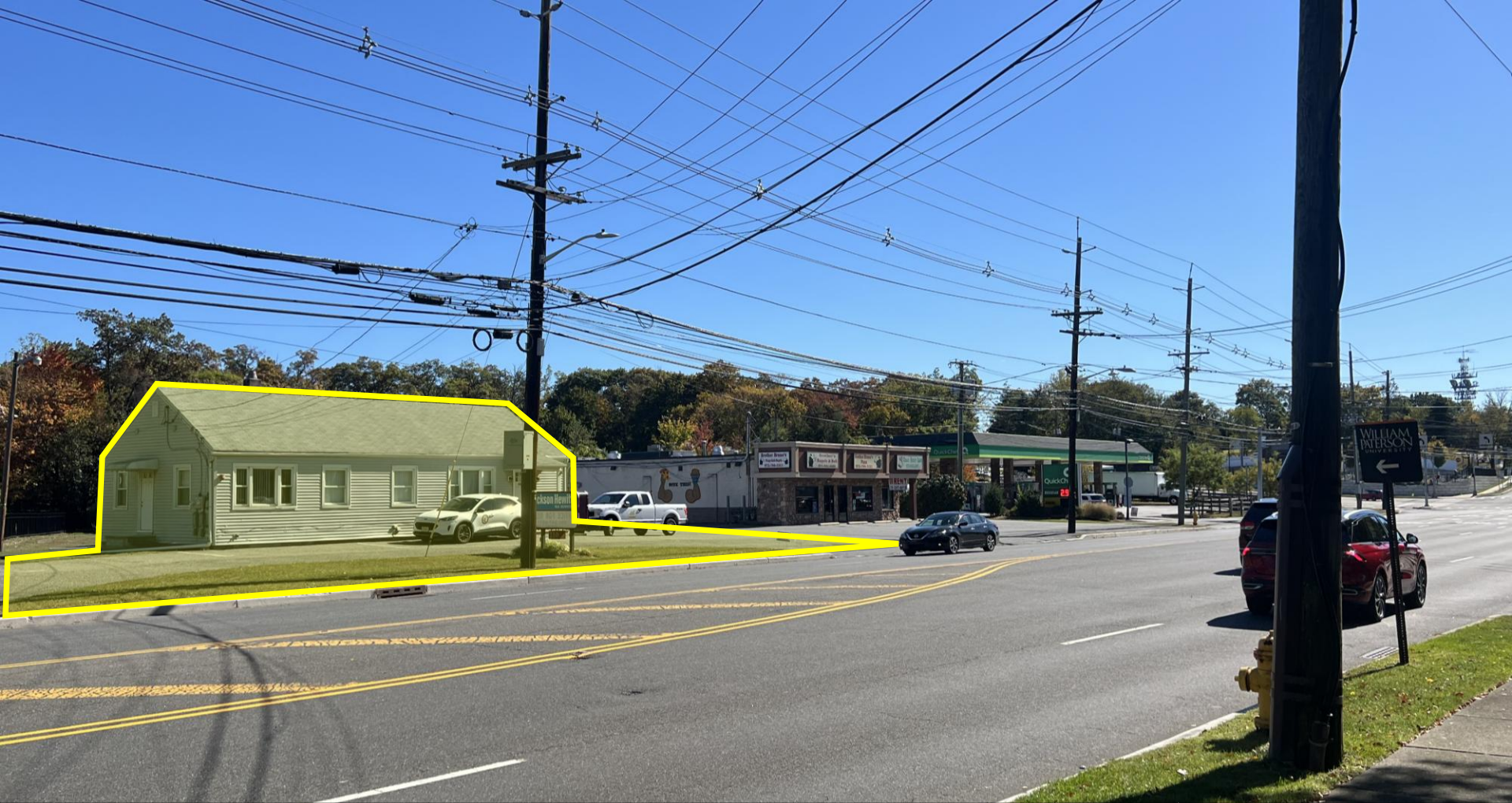
**SITE**



Anthony Wayne Middle School

Preakness Healthcare Center

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| <b>DEMOGRAPHICS</b> | <i>1 Mile</i> | <i>3 Miles</i> | <i>5 Miles</i> |
|---------------------|---------------|----------------|----------------|
| Population          | 8,902         | 153,404        | 375,335        |
| Daytime Employees   | 6,478         | 57,142         | 132,408        |
| Households          | 2,675         | 51,186         | 126,449        |
| Average Age         | 38.1          | 37.6           | 39.2           |
| Average HH Income   | \$142,110     | \$104,776      | \$116,079      |