

RETAIL SPACE

THE YARD

1591 Alps Road @ Hamburg Turnpike

WAYNE | NEW JERSEY

New
Construction
1,200 SF
Former Restaurant



RIPCO
REAL ESTATE

MARKET AERIAL



PREAKNESS SHOPPING CENTER

STOP&SHOP
Bath & Body Works®

DQ **BOW•TIE CINEMAS**

Benjamin Moore
Orangetheory
OLD FASHIONED STYLE
PrimoHoagies
ITALIAN SPECIALTY SANDWICHES

ShopRite **Starbucks**
Burlington **LA FITNESS**

STOP&SHOP **TJ-maxx**
HomeGoods just salad
POPEYES

Smash BURGER **Moe's** **Jersey Mikes** **PLAYA BONIS**

Anthony Francos PIZZA
CITYMD URGENT CARE
TRINITY REHAB

Hilton Garden Inn

Residence INN
BY MARRIOTT

THE YARD

EUROPEAN WAX CENTER **DISTRICT TACO**
nékter **crumbl cookies**
GNC LIVE WELL
MATHNASIUM The Math Learning Center
PILATES ADDICTION

DOLLAR TREE

CHIPOTLE MEXICAN GRILL
SPARK CAR WASH
Coming Soon

WEDGEWOOD PLAZA

KOSTRONG **verizon** **ALPHA FIT CLUB**
PROFESSIONAL PHYSICAL THERAPY
SCHOOL OF ROCK **WAYNE VALLEY DENTAL CARE**
Jersey Mikes **NJ BATTLE ZONES** **ABSOLUTE** MARTIAL ARTS OF NEW JERSEY
Atlantic Health System **Gong cha**

THE PARKE AT HAMBURG

TRADER JOE'S **ULTA**
the paper & store
Habit BURGER GRILL **Panera BREAD** **Everbrook ACADEMY**

McDonald's **planet fitness**

PLAZA SQUARE

ALDI **Kessler** INSTITUTE FOR REHABILITATION
five BELOW
Retro Fitness **MUSIC & ARTS**

WILLIAM PATERSON UNIVERSITY OF NEW JERSEY
ST. JOSEPH'S WAYNE HOSPITAL **QuickChek**
Starbucks **CVS** **TACO BELL**

ZOOM AERIAL



Breckenridge
Condos

STOP & SHOP

ETD DISCOUNT
TIRE & SERVICE

Beauty Salon

PREAKNESS SHOPPING CTR

CVS
pharmacy

The Gallery
at Style Haus

Lightbridge
Academy
Innovators in Educational Child Care

23,740
VPD

THE YARD

ATHNASIUM
The Math Learning Center

crumbl
cookies

DISTRICT
TACO

néktar
JUICE BAR

EUROPEAN
WAX CENTER

GNC
LIVE WELL

PILATES
ADDICTION

ExxonMobil

DOLLAR TREE

12,831
VPD

ALPS ROAD

Summit Health
CityMD

SPARK
CAR WASH
Coming Soon

CHIPOTLE
MEXICAN GRILL

DE PAUL CATHOLIC
HIGH SCHOOL

Brightview
Senior Living

CIRCLE K

Gulf

Starbucks

Burlington

Benjamin Moore

Orangetheory

PrimoHoagies
ITALIAN SPECIALTY SANDWICHES

CITYMD
URGENT CARE

TRINITY
REHAB

Anthony
Francos
PIZZA

ELITE
ORTHODONTICS

CENTURY 21
Edward Jones

NORIX

ShopRite

WAYNE HILLS MALL

HAZEN COURT

BERDAN AVENUE

ALPS ROAD EXT

MANOR DRIVE

BRECKENRIDGE

HAMBURG TURNPIKE

OLD HOMESTEAD ROAD

JOAN STREET

BRECKENRIDGE

MOUNTAIN RIDGE DRIVE

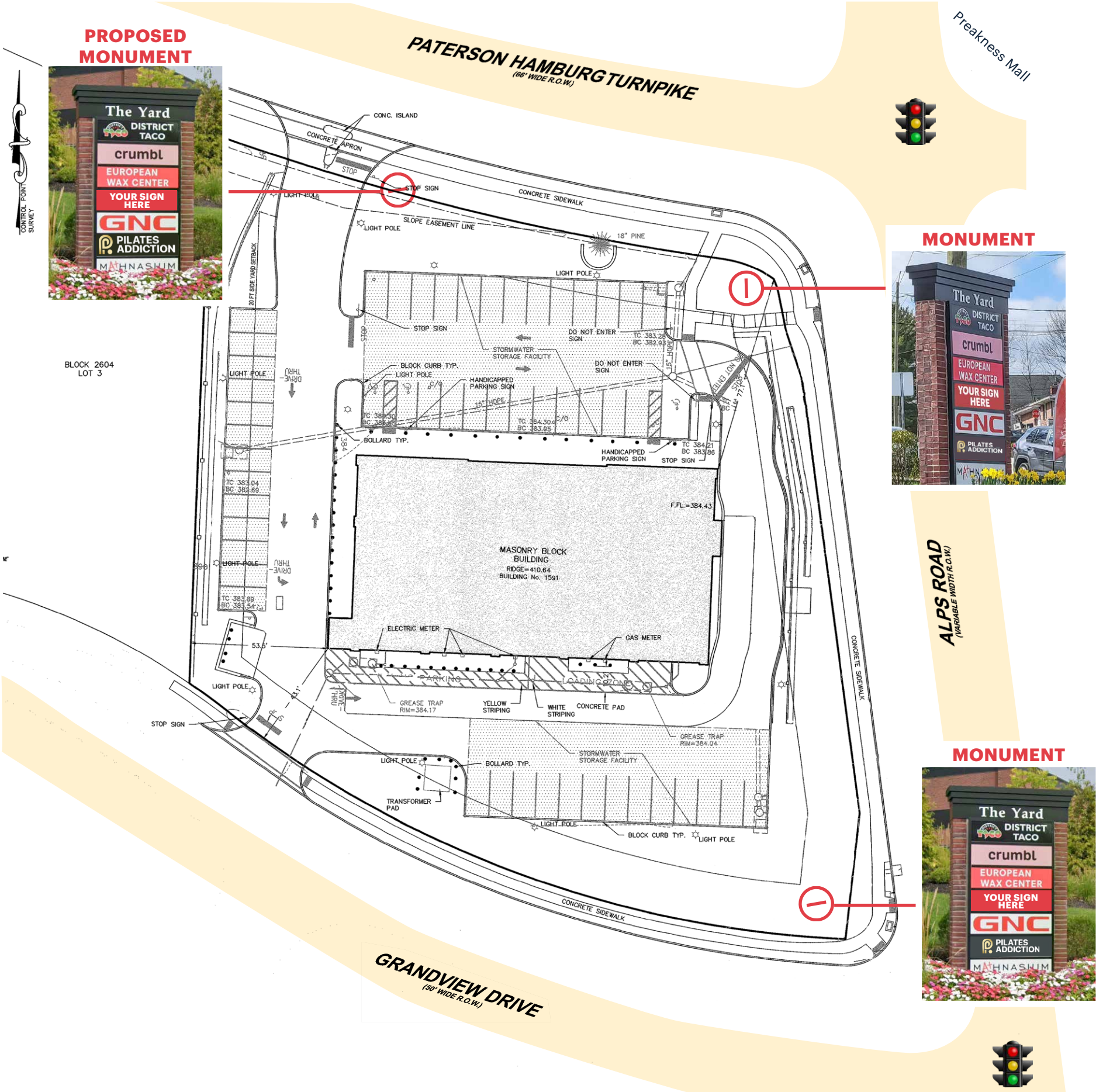
SUNRISE DRIVE

JEAN TER

BYRNE COURT

BRITTANY DRIVE

SITE PLAN & SPACE DETAILS



LOCATION

The Yard, 1591 Alps Road, Wayne, Passaic County, NJ

SIZE

1,200 SF (Approx 16' x 75') - Available

RENT

Available Upon Request

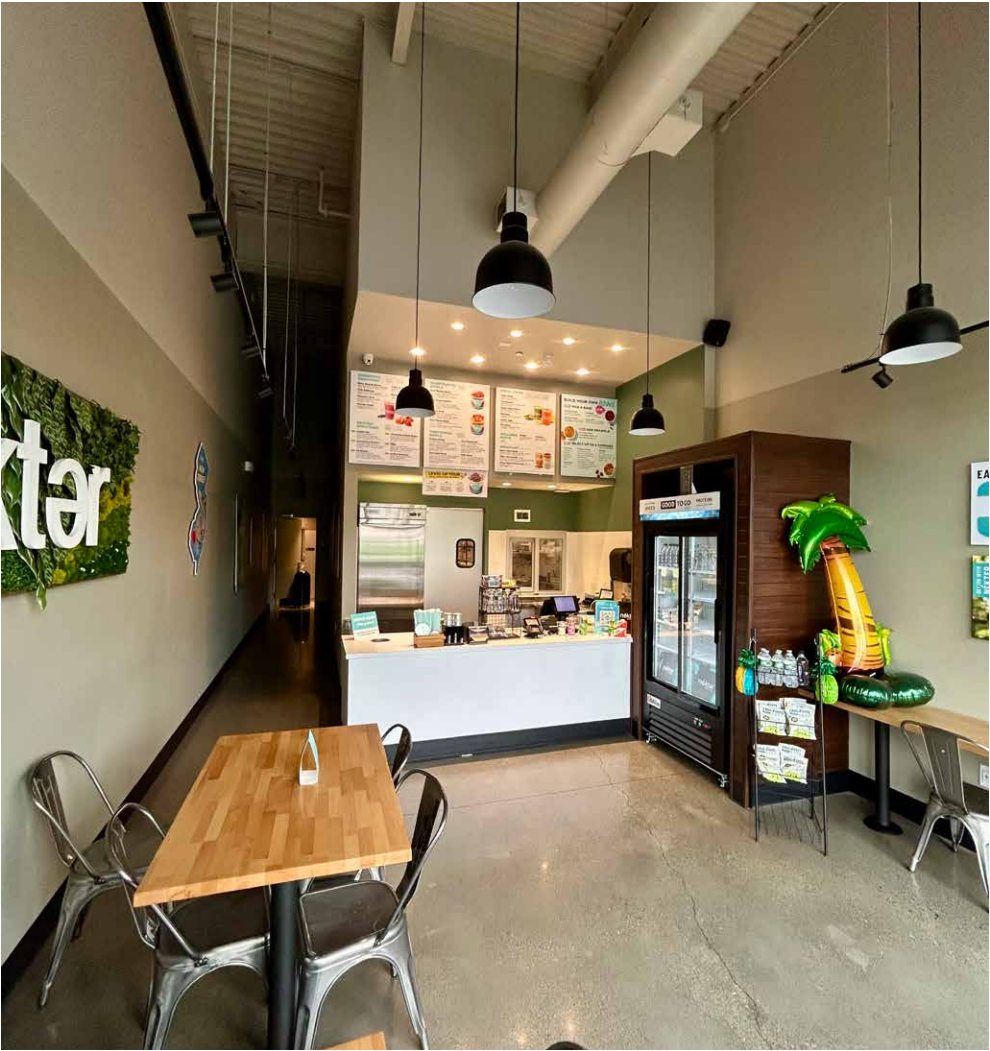
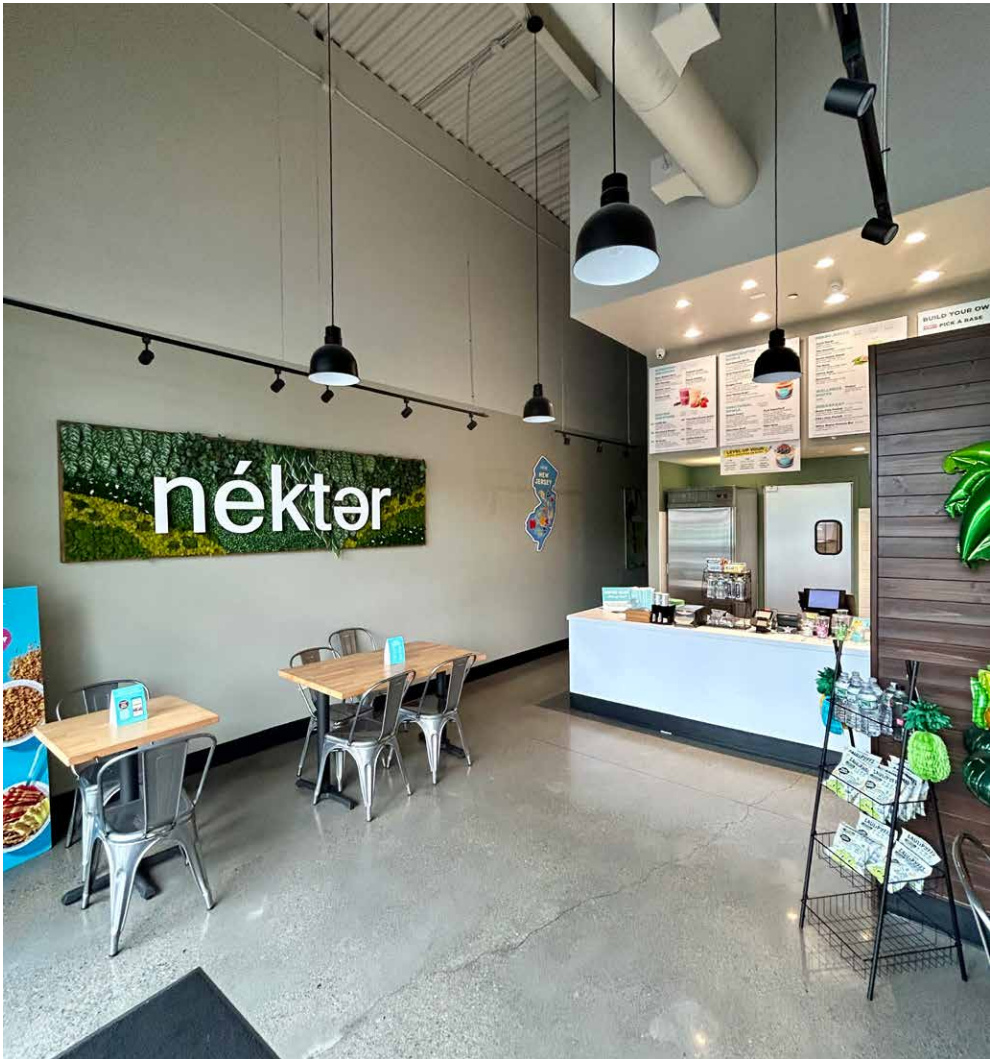
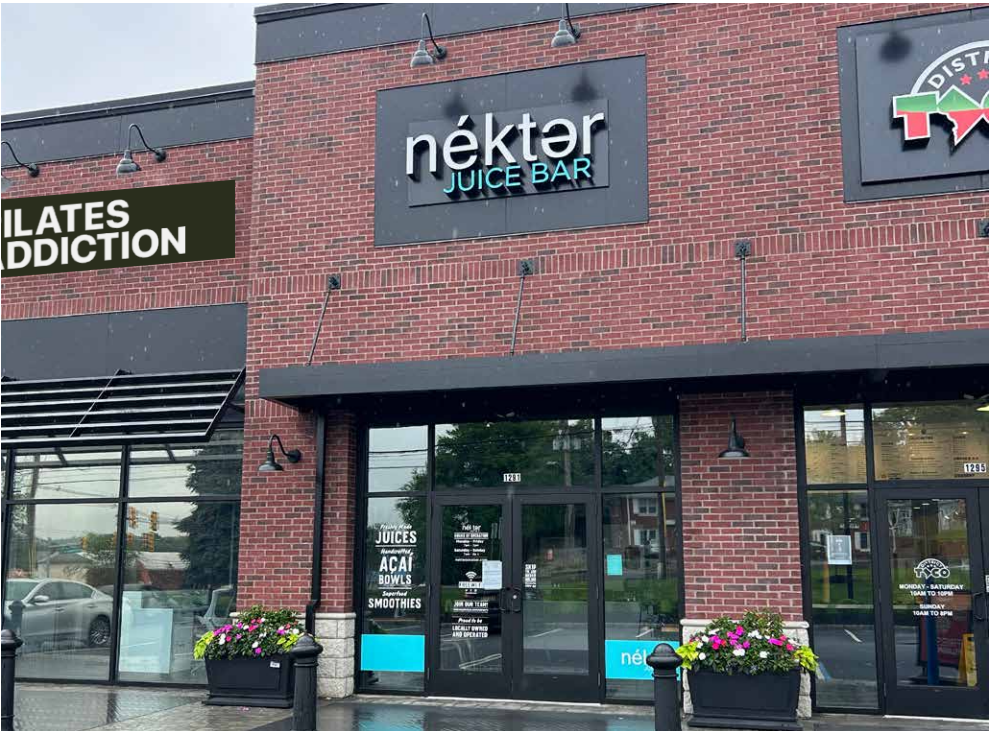
NEIGHBORS

ShopRite, LA Fitness, Stop & Shop, Trader Joe's, Ulta, CVS, Dollar Tree, Planet Fitness, and Burlington Coat Factory, Pilates Addiction

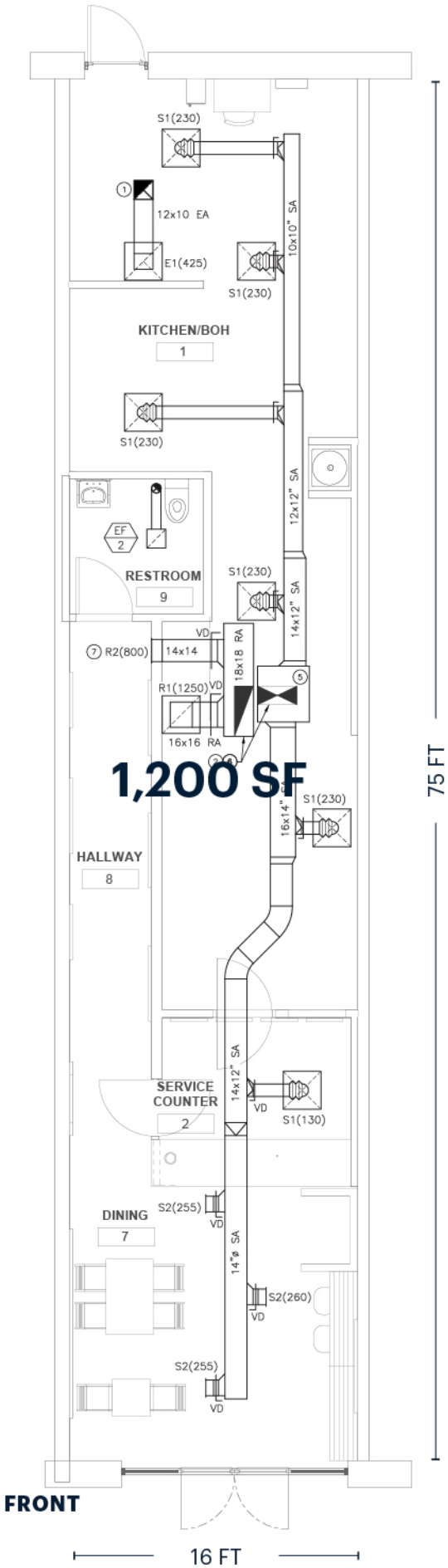
AREA DRIVERS

- St Joseph's Medical Center - 150,000 patient visits per year
- William Paterson - Approx 12,000 Faculty & Students
- Passaic County Technical Institute - 3,735 Students
- Wayne Hills High School - 1,285 Students
- Wayne Valley High School - 1,250 Students
- DePaul High School - 546 Students
- Wayne YMCA, Wayne Boys & Girls Club, Wayne PAL
- Ice Vault Indoor Skating Rink, Bow Tie Movie Theater
- Hilton Residence Garden Inn, Marriott Residence Inn
- 2000 additional approved/under construction residential units in Wayne

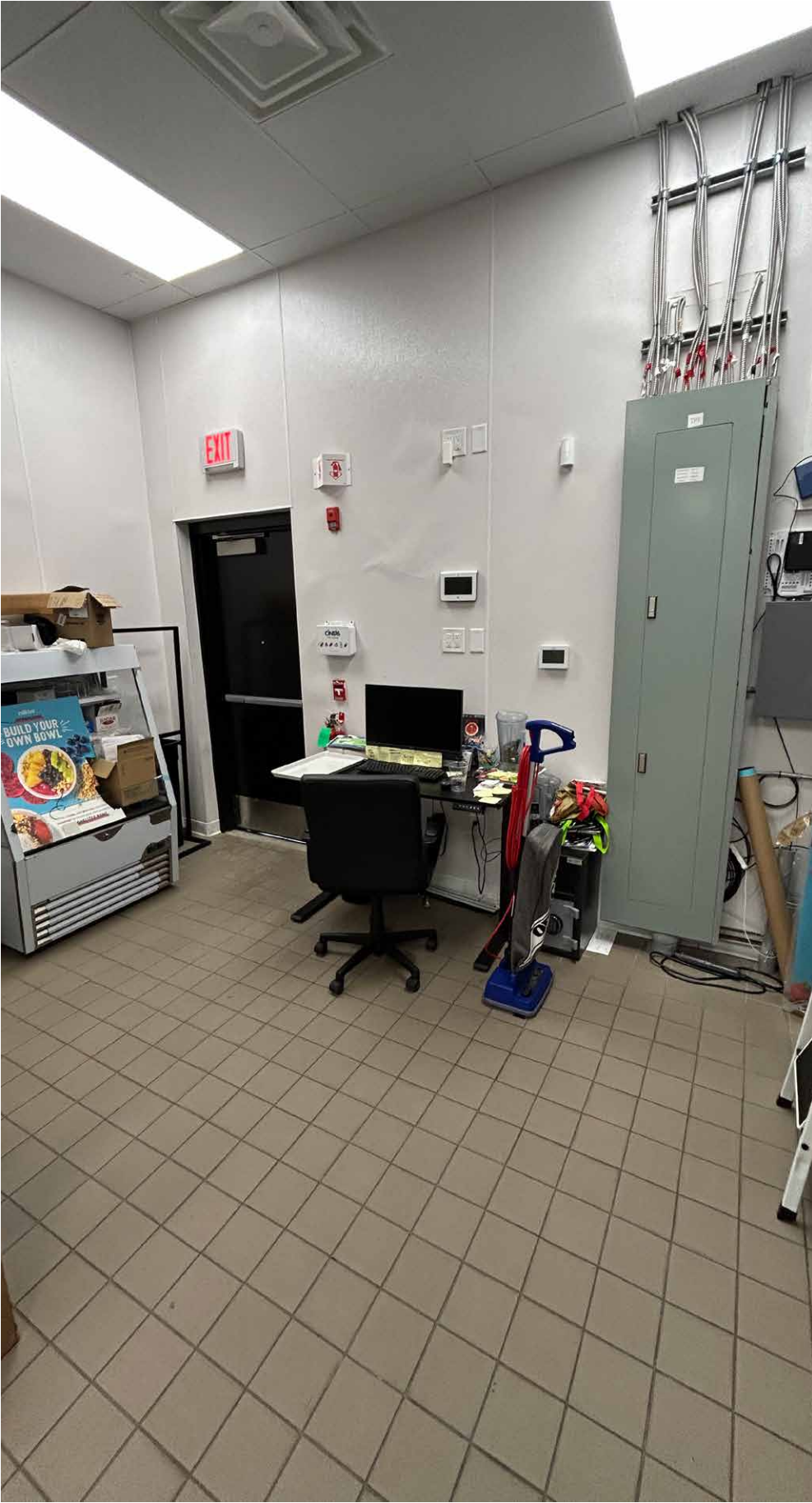
FORMER RESTAURANT SPACE - 1,200 SF



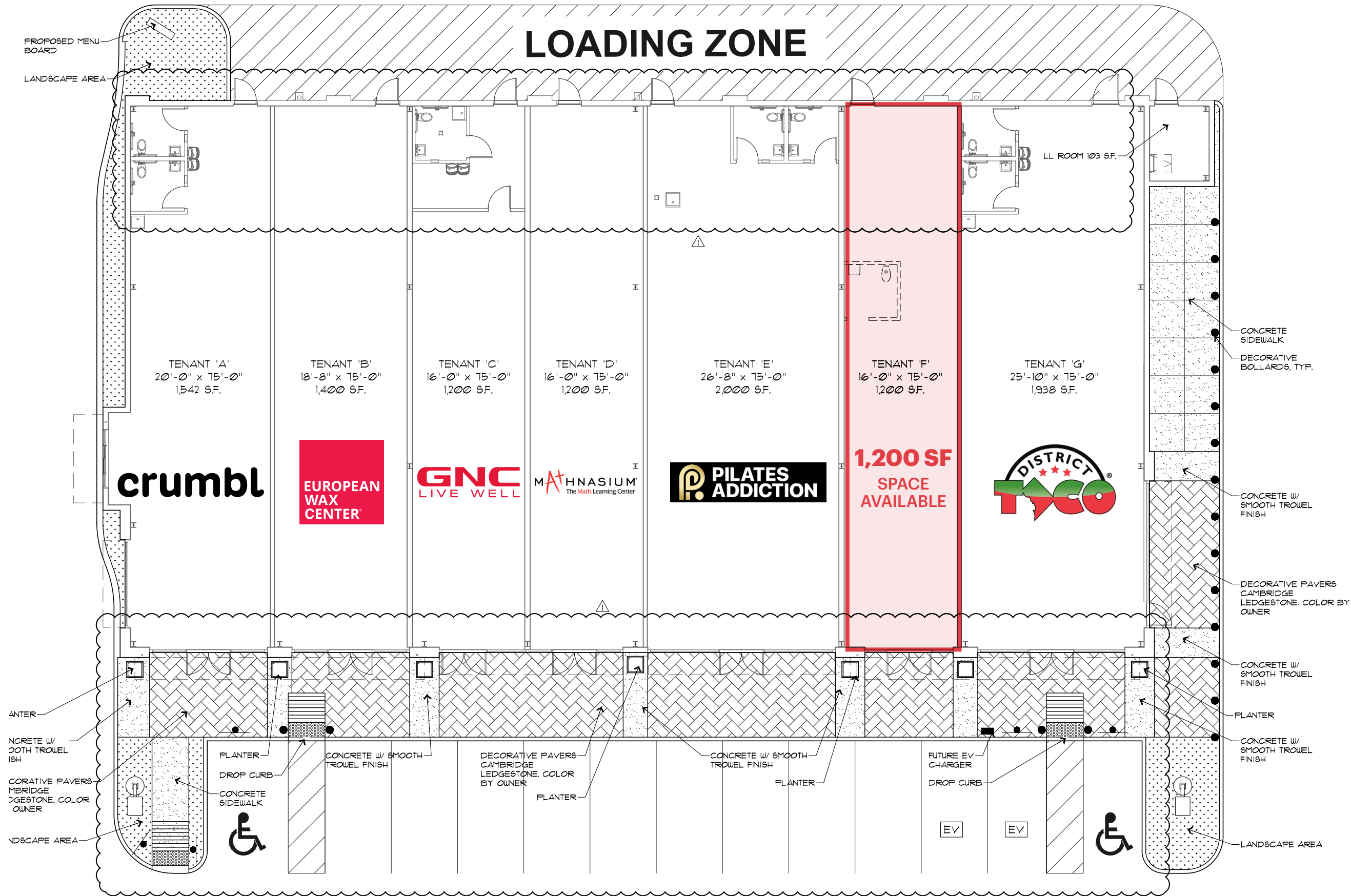
FLOOR PLAN



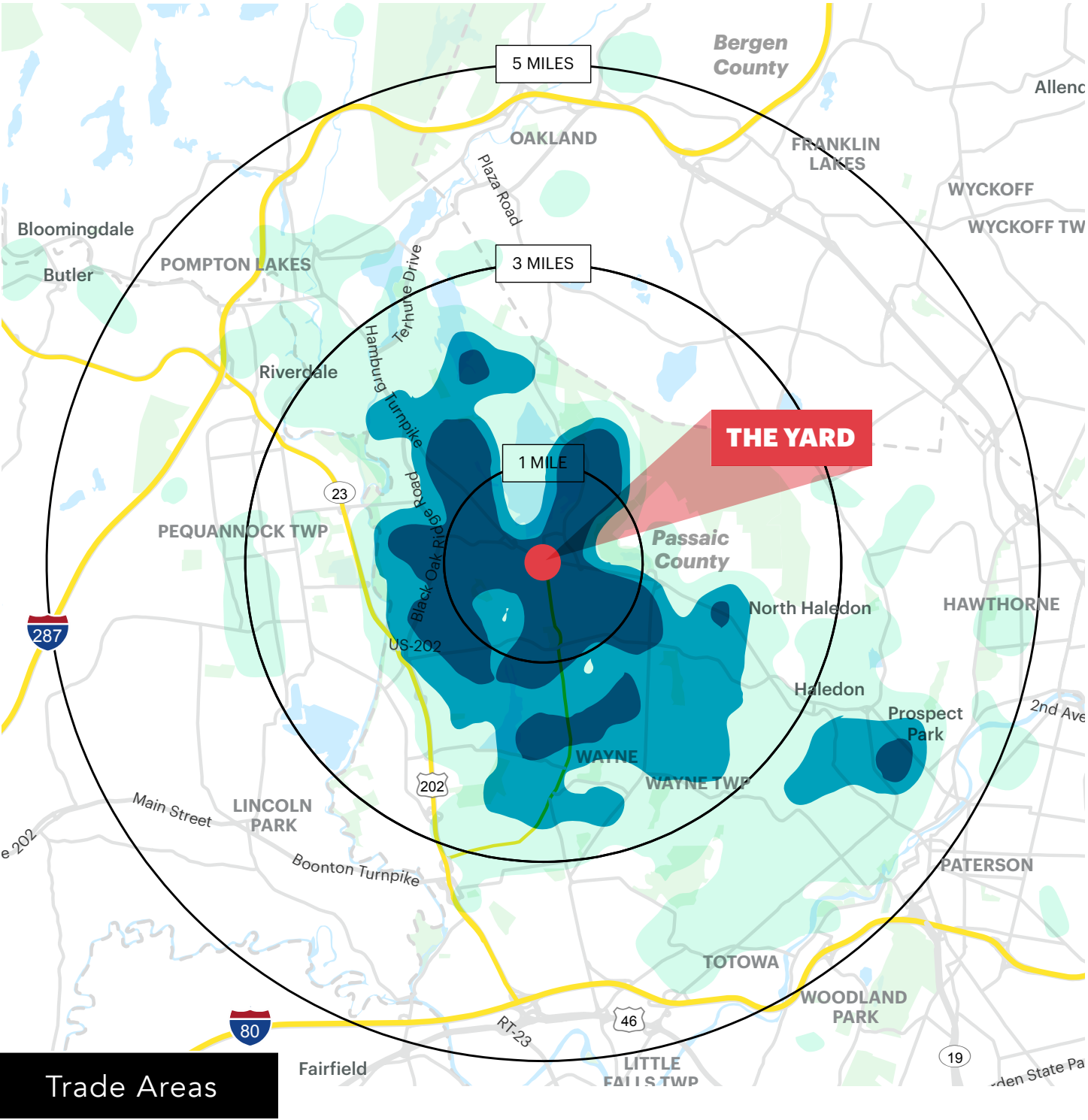
FORMER RESTAURANT SPACE - 1,200 SF



FLOOR PLAN



STRONG REGIONAL TRAFFIC



TOTAL POPULATION

7,429	62,281	218,419	162,140
1 mile	3 miles	5 miles	Trade Area*

MEDIAN HOUSEHOLD INCOME

\$136,206	\$143,988	\$107,869	\$99,755
1 mile	3 miles	5 miles	Trade Area*

TOTAL EMPLOYEES

7,015	35,592	112,206	38,470
1 mile	3 miles	5 miles	Trade Area*

NUMBER OF COLLEGE GRADUATES

3,212	66,116	222,864	36,368
1 mile	3 miles	5 miles	Trade Area*

*2025 estimates

TRADE AREA - PLACER.AI (CELL PHONE TRACKING DATA)

	30% OF VISITS	50% OF VISITS	70% OF VISITS*
Population	21,605	57,478	162,140
Employees	1,928	6,944	13,007
Median Household Income	\$129,560	\$115,946	\$99,755
Bachelor’s Degree or Higher	7,720	17,564	38,368



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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.