



Now Open!



Now Open!

3,127 SF Available
for Lease

3,646 SF Available
for Lease



Gurland Pavilion

1471 – 1491 State Route 23
Wayne, NJ



Property Highlights

- 3,646 SF available for lease with a new retail storefront adjacent to Harbor Freight
- 3,127 SF available on the second floor (Former office space)
- Impact Fitness and a vet urgent care are both open for business
- Located at a traffic signalized intersection on a busy Route 23 retail corridor
- Over 400 car parking spaces
- Co-tenants include Harbor Freight, Dunkin', Paradise Liquors, Xtra Smoke Shop, Nail Salon, Pizza One, Yogurtini, My Salad, Baskin Robbins, The Vet Urgent Care
- Asking Rent: Upon request
- NNN: \$9.00 per SF

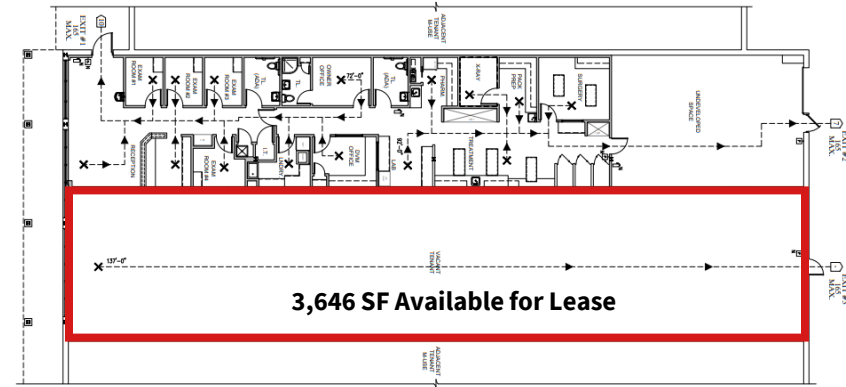
Traffic Counts

- State Route 23: 72,219 VPD
- Newark Pompton Turnpike: 14,716 VPD

IMPACT Now Open!
FITNESS SOLUTIONS

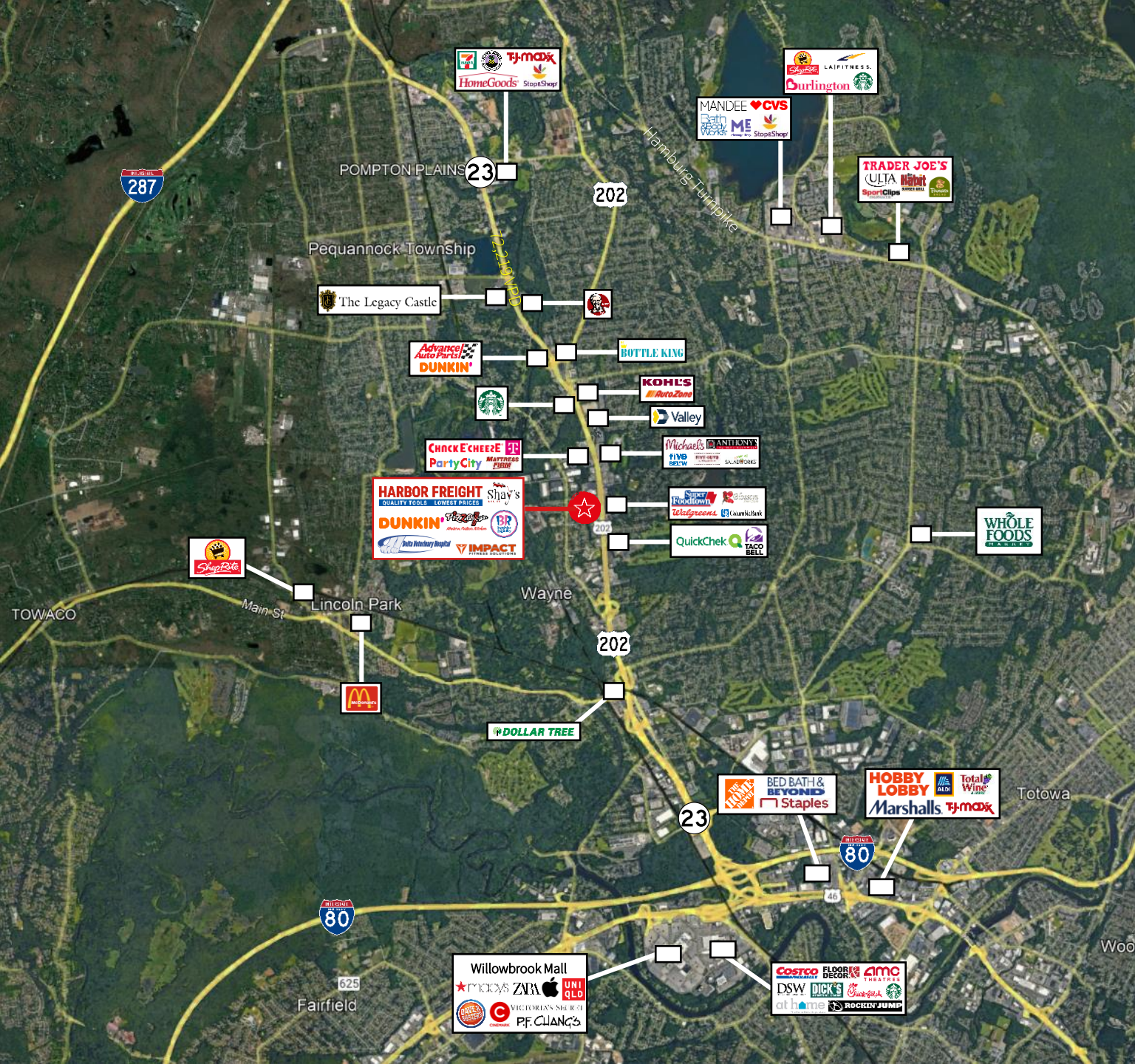


Floor Plan



2nd Floor Plan - Office Space





Demographics



62,820
Population



\$127,887
Med. HH Income



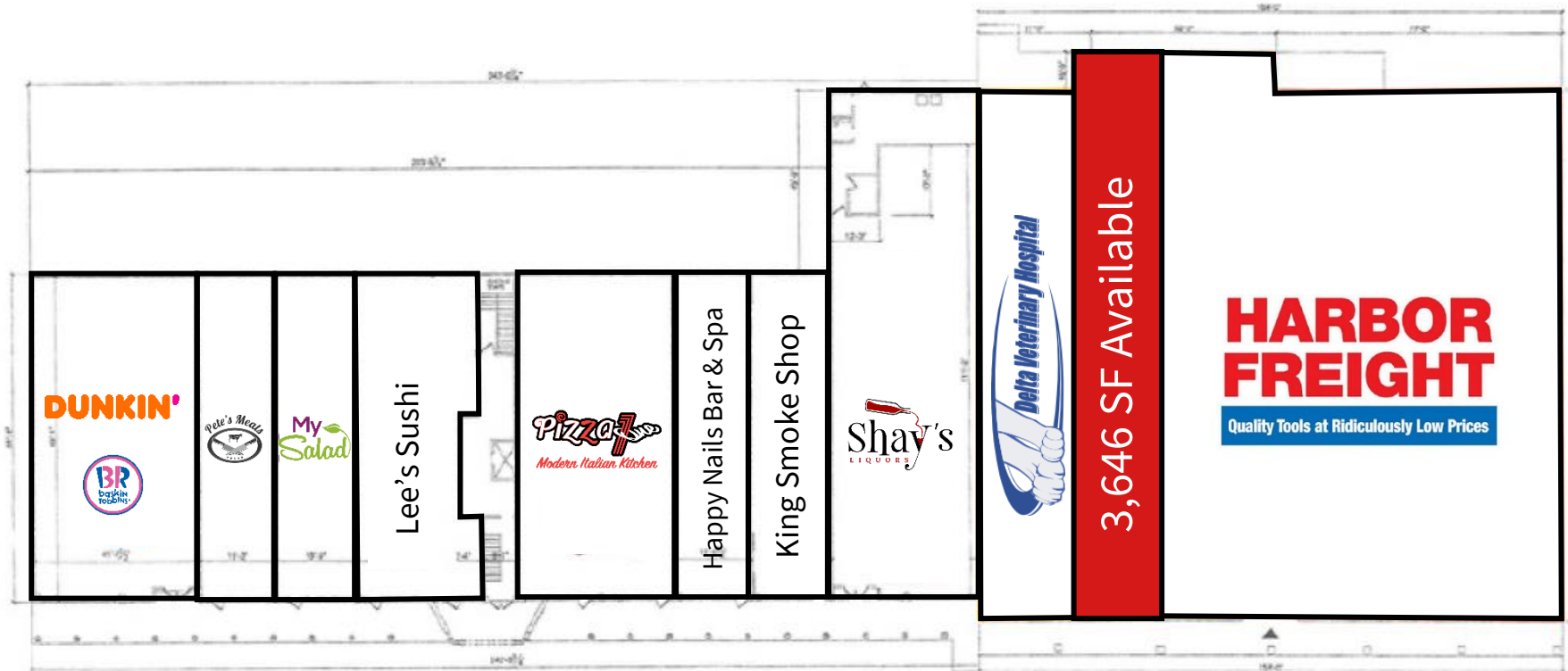
33,356
Employees



2,922
Businesses

Demographics taken within 3 miles
Source: ESRI, 2023

Leasing plan



For more information please contact:

David Townes
Managing Director
Direct: +1 973 829 4678
Mobile: +1 917 993 5515
david.townes@jll.com

Alana Friedman
Vice President
Direct: +1 973 829 4766
Mobile: +1 201 741 0990
alana.friedman@jll.com

