

Gurland Pavilion



1471 – 1491 State Route 23 Wayne, NJ

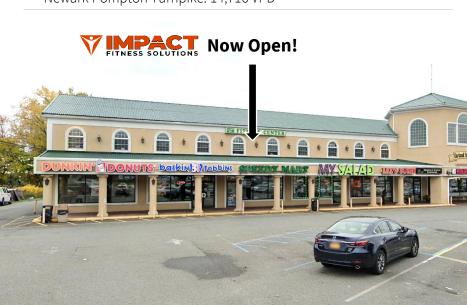


Property Highlights

- 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







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RUBYS @ TRAVEL

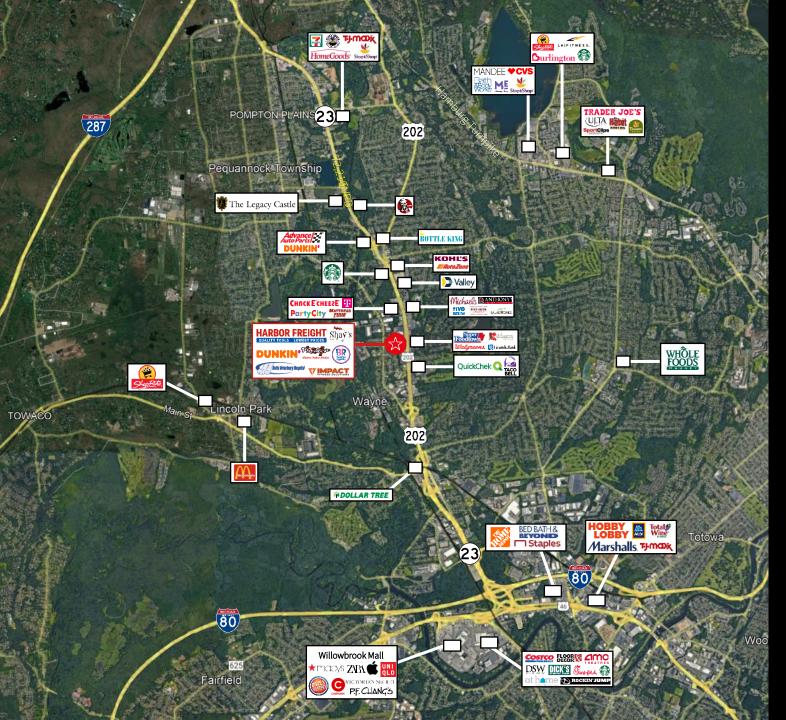


3,127 SF Available

for Lease

2nd Floor Plan - Office Space





Demographics



\$+ \$127,887 Med. HH Income

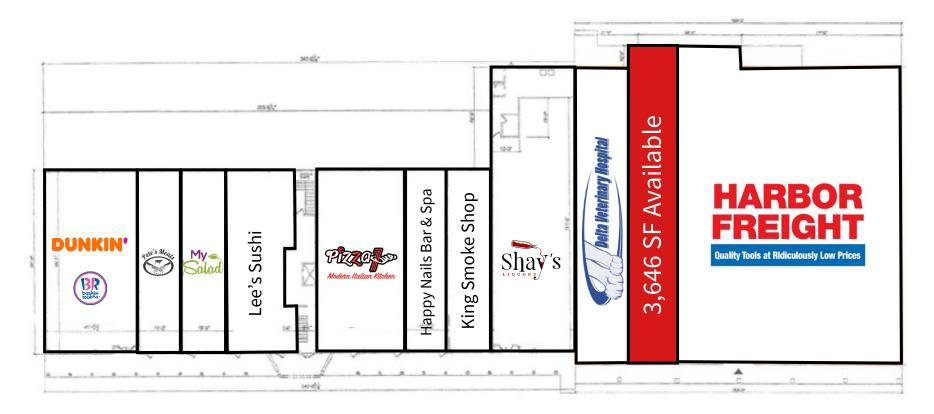
33,356 Employees



2,922 Businesses

Demographics taken within 3 miles Source: ESRI, 2023

Leasing plan



For more information please contact:

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