

FOR LEASE

PACKANACK WAYNE SHOPPING CENTER

1484 Route 23 North, Wayne, NJ 07470



PROPERTY DESCRIPTION

1 Space Available in 73,000 SF Grocery Anchored Power Center

PROPERTY HIGHLIGHTS

- Available Immediately: 860 SF
- Fully Built Restaurant
- Great for Take Out Restaurant and Wireless Store
- Power Center Anchored by Foodtown and Walgreens
- Prime Route 23 Retail Corridor Location
- Affluent Demographics and Strong Daytime Population Density
- Excellent Facade Signage and Exposure on Route 23 North and South
- Jughandle Access to Route 23 South
- Convenient Access to Route 80, Route 46, Route 287, and Route 202
- Nearby to Willowbrook Mall, William Paterson University, and St. Joseph's Medical Center
- 74,000+ VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	860 SF
Lot Size:	5.59 Acres
Building Size:	73,541 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Households	2,499	23,035	71,795
Population	6,835	62,885	197,378
Average HH Income	\$154,090	\$140,922	\$121,654

CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

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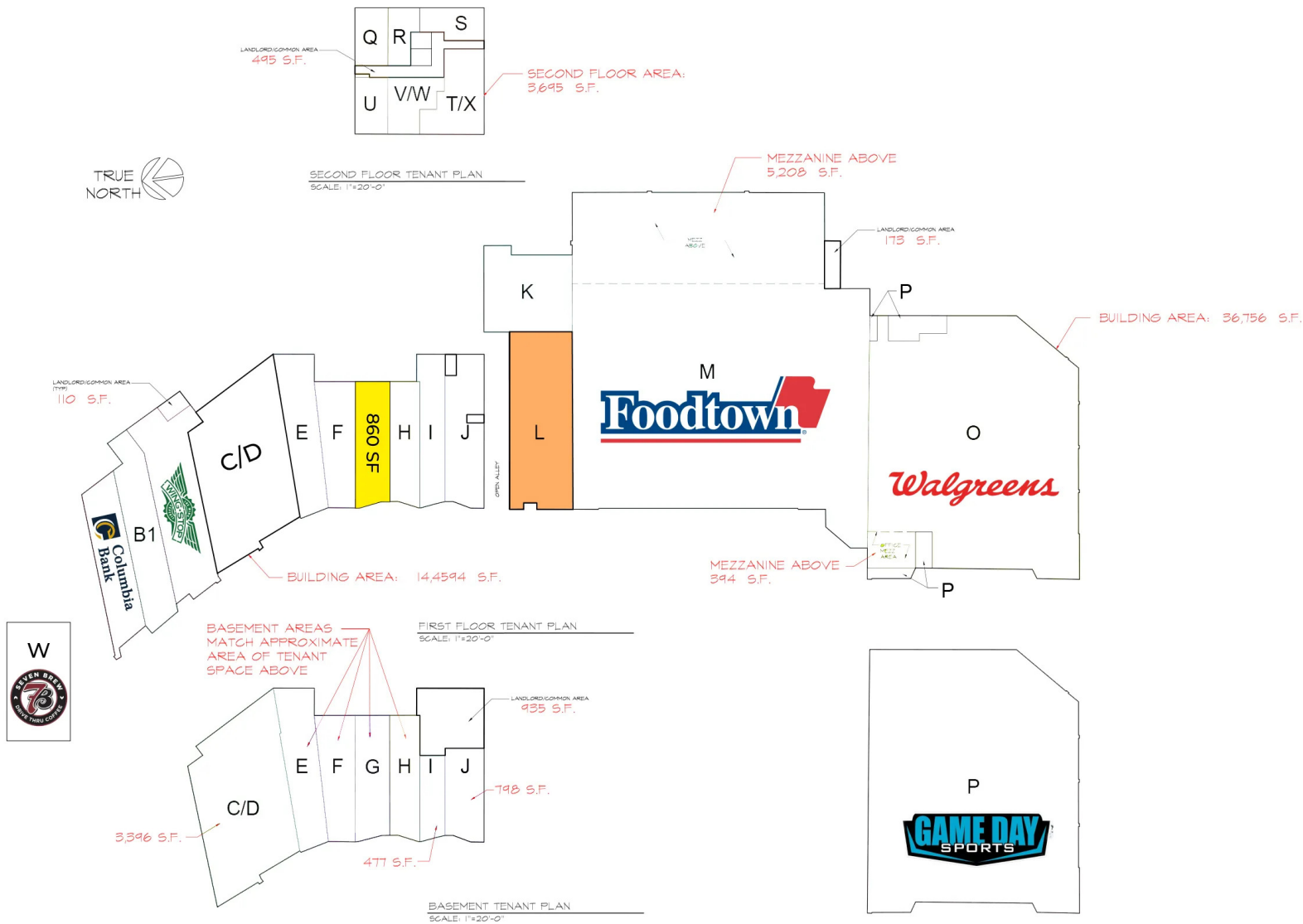
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TENANT ROSTER

A Columbia Bank	1,475 SF	L Lease Pending	2,650 SF
B1 Grandma's Pizza	1,375 SF	M Super Foodtown	18,000 SF
B2 Wingstop	1,416 SF	O Walgreens	11,416 SF
C/D Mediterranean Rest. (Coming Soon)	3,419 SF	P Game Day Sports	7,600 SF
E Packanack Bakery	1,325 SF	Q/U Dealer Prep Services	750 SF
F Esthetic Nails	925 SF	R Classic Appraisal Services	325 SF
G Max's Deli	860 SF	S The Pool Boss	450 SF
H Sound Exchange	840 SF	T/X Dr. Baghal Family Dentistry	750 SF
I Watch Tower	850 SF	V Skorton Insurance Agency	650 SF
J X-Salon's	1,200 SF	W 7 Brew Coffee	650 SF
K Mr. Handyman	1,600 SF		

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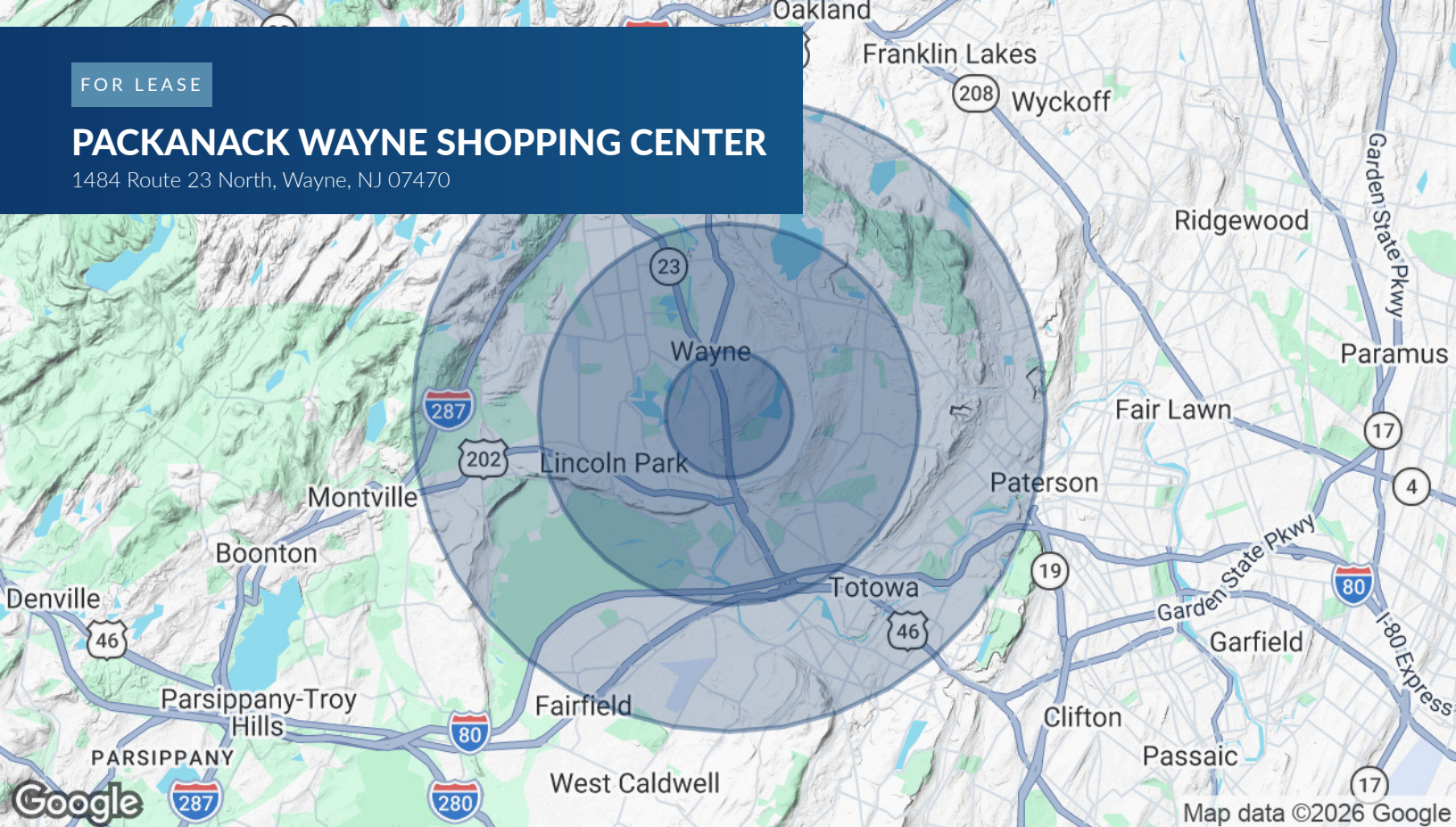
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,835	62,885	197,378
Average Age	44.2	43.8	42.8
Average Age (Male)	41.4	40.9	40.1
Average Age (Female)	46.6	45.6	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,499	23,035	71,795
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$154,090	\$140,922	\$121,654
Average House Value	\$461,244	\$436,134	\$399,901

2020 American Community Survey (ACS)

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