

DEVELOPMENT SITE WITH PADS

2 WAGARAW ROAD

At the 4-way intersection of Goffle Road, Mohawk Avenue, & Wagaraw Road

HAWTHORNE, NJ | PASSAIC COUNTY

**Multiple
Pad Sites
on
3.97 Acres**



RIPCO
REAL ESTATE

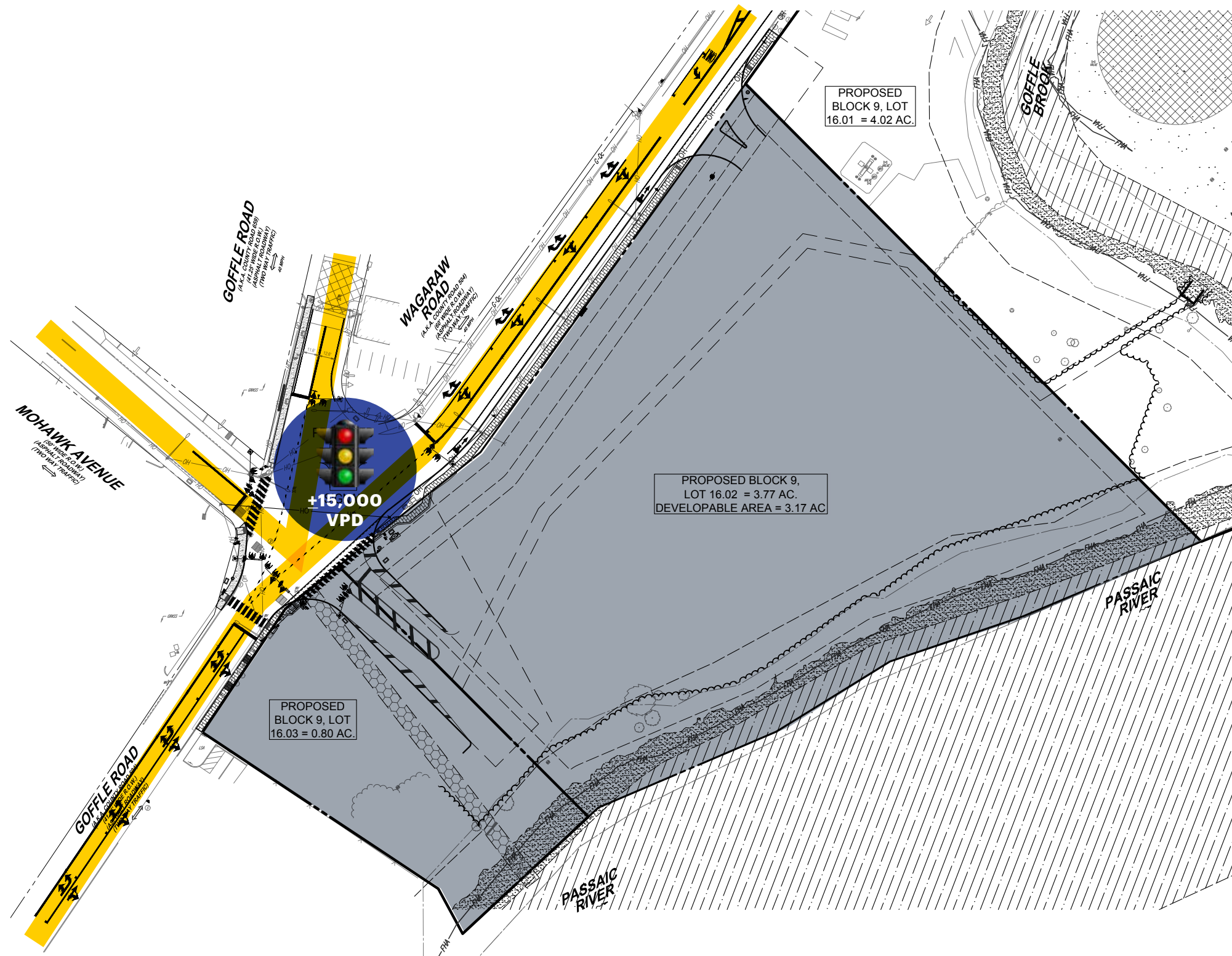
SHOTMEYER
Development
DEVELOPER

Valvoline

7-ELEVEN

DUNKIN'

SITE DETAILS



ADDRESS

2 Wagaraw Road, Hawthorne, NJ
Located at the intersection of Goffle Road, Wagaraw Road,
& Mohawk Avenue

ACREAGE

3.97 Acres (Ground Lease or Built to Suit)
Pad Sites Available

ASKING RENT

Upon request

NEIGHBORS

Family Dollar, Mande, Rainbow, Dollar Tree, Planet Fitness,
The Front Porch, Bottagra Restaurant & Dunkin'

- < 1 mile to Hawthorne Train Station, Manchester Regional High School, Eastern Christian High School, Town Memorial Pool & Tennis Courts, and Wagaraw Baseball Field
- < 1.5 miles to Hawthorne High School
- < 2 miles to William Paterson University
- 2 miles to St. Joseph's Hospital, Passaic County Technical Institute & Fair Lawn High School

SITE ATTRIBUTES

- 4-way traffic light intersection
- ±15,000 VPD at the intersection of Goffle Rd, Wagaraw Rd & Mohawk Ave
- Multiple points of ingress & egress
- 7-Eleven Top 8% Busiest in NJ (Placer.ai)
- 252,000 people living with an average household income of \$113,000 within 3 miles

CENTRALLY LOCATED WITH HEAVY ROOFTOPS

1 MI RADIUS
41,827 People

SAINT JOSEPHS WAYNE HOSPITAL
150,00 PATIENT VISITS PER YEAR

WILLIAM PATERSON
UNIVERSITY OF NEW JERSEY
APX: 12,000 STUDENTS & FACULTY

PASSAIC COUNTY
COMMUNITY COLLEGE

Jersey Mike's
DUNKIN'

DUNKIN'

CVS
pharmacy

Jersey Mike's
DUNKIN'

SUBWAY

BOYS & GIRLS CLUBS
OF AMERICA

NJ TRANSIT
The Way To Go
Train Station

Planet Fitness

Bravo
DOLLAR GENERAL

C-TOWN

CVS
pharmacy

Benjamin Moore

POPEYES

Walgreens

7
ELEVEN
DUNKIN'

SITE

DOLLAR TREE
MANDEE
Rainbow
FAMILY DOLLAR

NJ TRANSIT
The Way To Go
Train Station

WAGARAW

RESOLVE
FITNESS

CVS
pharmacy

Walgreens

SHERWIN
WILLIAMS

THE HOME
DEPOT

FAMILY
DOLLAR

C-TOWN

CVS
pharmacy
Panera
BREAD
PET SUPPLIES PLUS

FAIR LAWN PROMENADE
Starbucks
the Habit
BURGER GRILL
ME
Moxie
salon and beauty bar

SiteOne
LANDSCAPE SUPPLY



CENTRALLY LOCATED WITH GREAT ACCESS!

GOFFLE BROOK PARK

BOYS & GIRLS CLUBS OF AMERICA

N TRANSIT The Way To Go
HAWTHORNE TRAIN STATION

US Post Office

HAWTHORNE MEMORIAL POOL & TENNIS COURTS

THE FRONT PORCH

Planet Fitness

HAWTHORNE CENTER
MANDEE JEMBRO
FAMILY DOLLAR DOLLAR TREE
KIDCITY

WAGARAW BALL FIELDS

HEDGES 118 UNITS
AT HAWTHORNE

Kohler

BOTTAGRA RESTAURANT & BAR

MILLVIEW LOFTS 31 UNITS

Hawthorne DINER

±15,000 VPD

ELEVEN

DUNKIN'

2 WAGARAW ROAD
3.97 ACRES

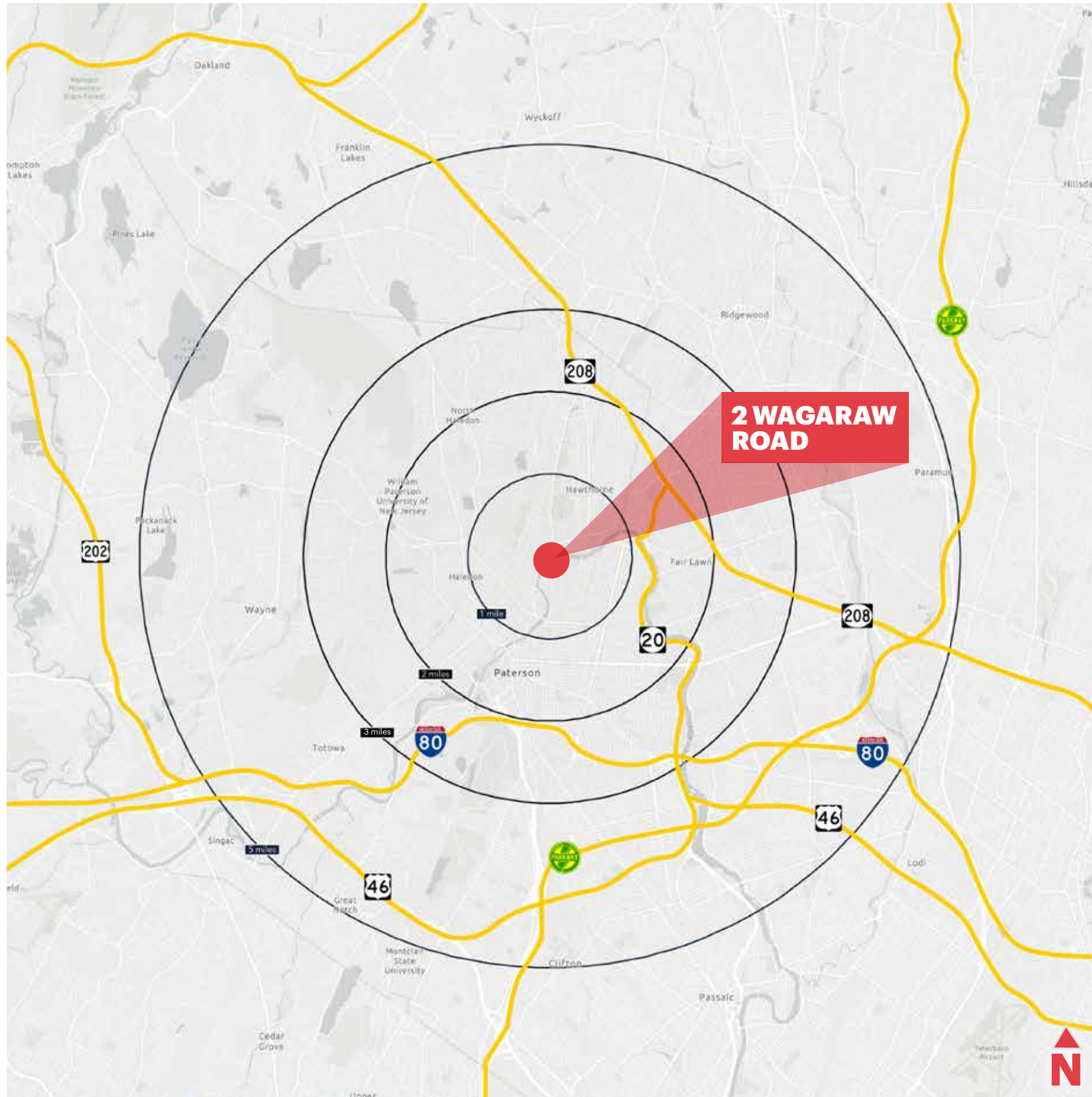
Sealy

DUNKIN'

DOLLAR GENERAL



DENSELY POPULATED WITH SOLID INCOMES



1 MILE RADIUS

POPULATION

41,827

HOUSEHOLDS

13,611

MEDIAN AGE

34.7

COLLEGE GRADUATES (Bachelor's +)

5,663 - 21.0%

TOTAL BUSINESSES

1,023

TOTAL EMPLOYEES

9,974

AVERAGE HOUSEHOLD INCOME

\$88,302

2 MILE RADIUS

POPULATION

158,165

HOUSEHOLDS

52,173

MEDIAN AGE

35.9

COLLEGE GRADUATES (Bachelor's +)

23,860 - 23.0%

TOTAL BUSINESSES

4,571

TOTAL EMPLOYEES

48,271

AVERAGE HOUSEHOLD INCOME

\$94,372

3 MILE RADIUS

POPULATION

252,788

HOUSEHOLDS

84,050

MEDIAN AGE

37.6

COLLEGE GRADUATES (Bachelor's +)

49,486 - 29.0%

TOTAL BUSINESSES

7,314

TOTAL EMPLOYEES

86,233

AVERAGE HOUSEHOLD INCOME

\$113,907

5 MILE RADIUS

POPULATION

480,005

HOUSEHOLDS

163,927

MEDIAN AGE

39.5

COLLEGE GRADUATES (Bachelor's +)

121,891 - 37.0%

TOTAL BUSINESSES

17,254

TOTAL EMPLOYEES

208,643

AVERAGE HOUSEHOLD INCOME

\$137,205

*2024 estimates

CONTACT EXCLUSIVE AGENTS

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