



Each office independently owned and operated

FOR LEASE

RETAIL PROPERTY

# 2252 HAMBURG TPKE

2252 HAMBURG TPKE | WAYNE, NJ 07470

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd  
Oakland, NJ 07436



PRESENTED BY:

**PATRICK VARELAS**  
201.400.5344

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PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Ideally located on Passaic county's main thoroughfare, this recently constructed modernized retail space has many opportunities. Approximately 1250 sq ft with a large open waiting area, 4 private rooms/offices with sinks, a full bathroom and half bathroom complete this space. Lots of natural light. Plenty of parking. Over 22K VPD traffic count. Great signage opportunity. Neighboring tenants include, Quikcheck, Mavis Discount Tire, Wendy's and many more! Food service considered. Inquire for NNN charges.

## PROPERTY HIGHLIGHTS

- -Ample Parking
- -Strong Demographics
- -Many Uses considered

## OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Number of Units Available:	1
Available SF:	1,250 SF
Lot Size:	0.97 Acres
Building Size:	4,340 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	649	2,690	5,913
Total Population	2,031	8,093	16,770
Average HH Income	\$181,228	\$155,841	\$150,847



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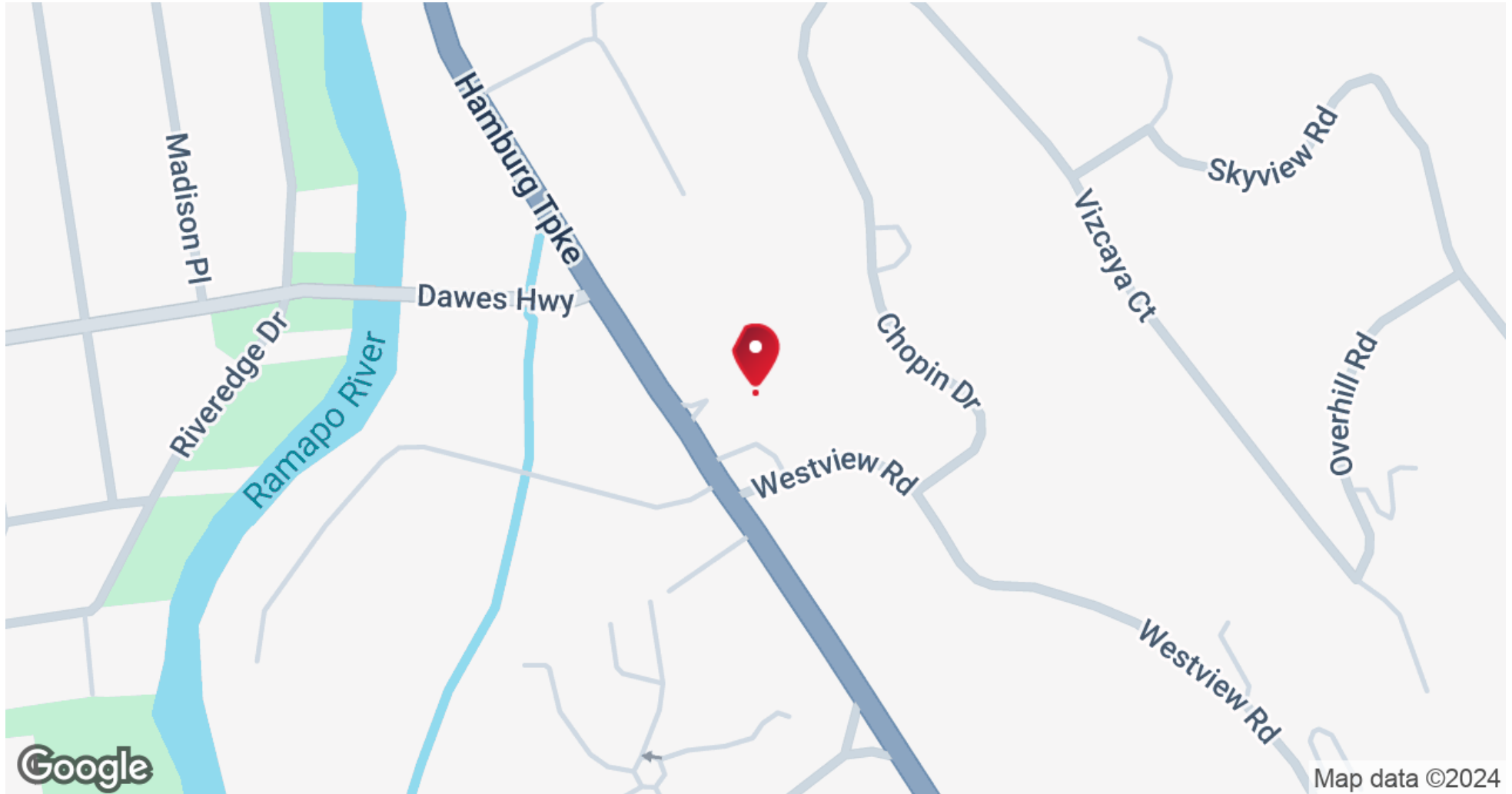
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LOCATION MAP

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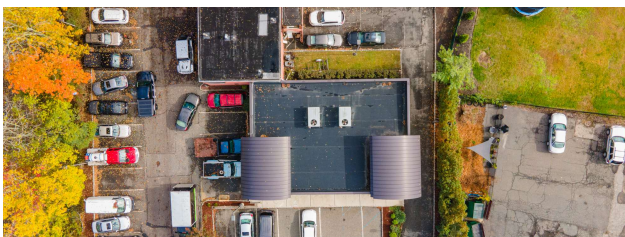
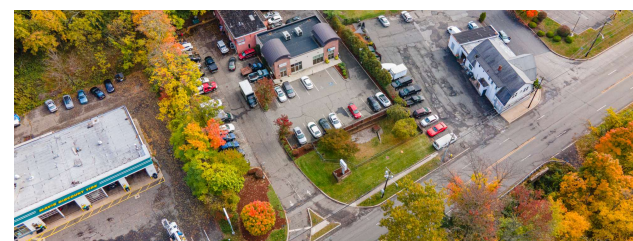
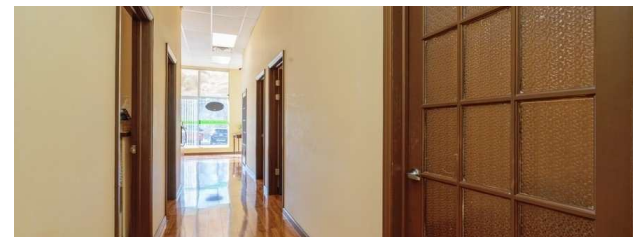
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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

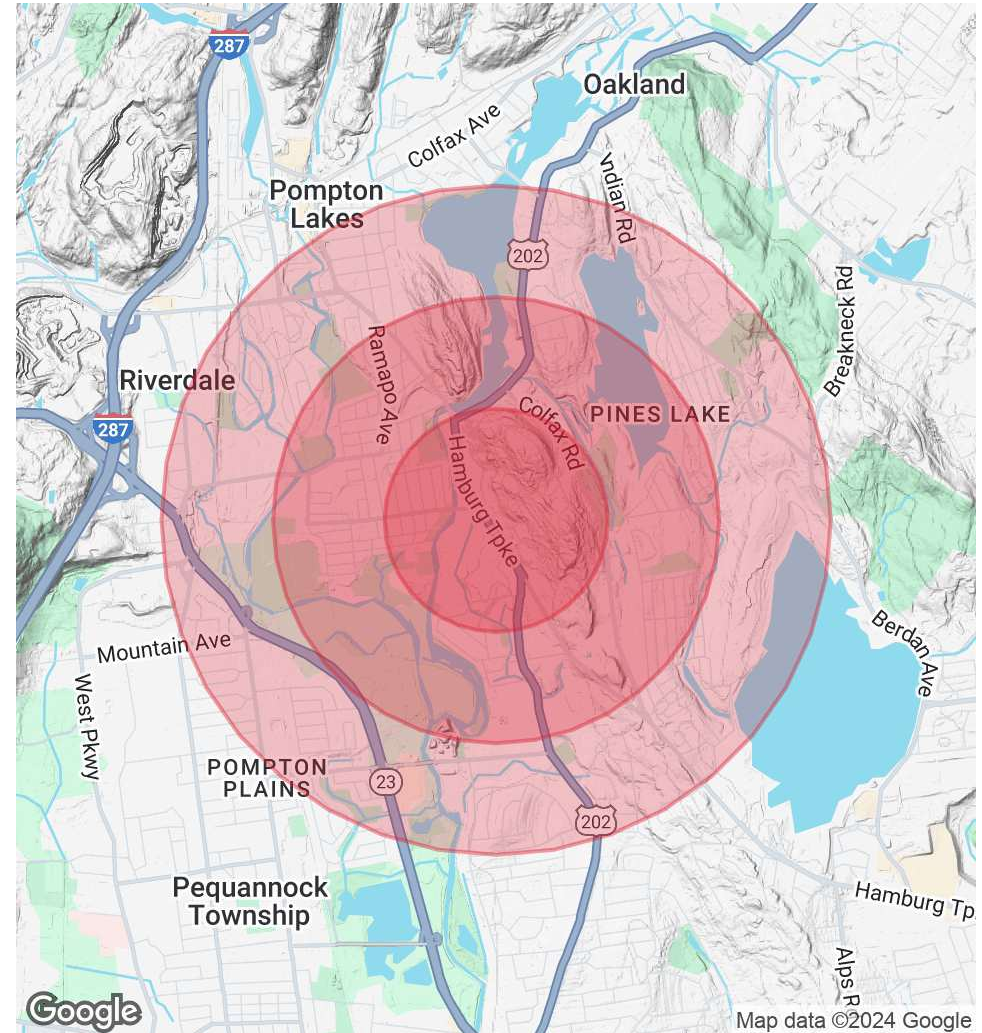
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,031	8,093	16,770
Average Age	39.6	41.3	42.7
Average Age (Male)	38.8	40.8	41.9
Average Age (Female)	43.0	43.0	44.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	649	2,690	5,913
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$181,228	\$155,841	\$150,847
Average House Value	\$500,195	\$481,470	\$469,600

2020 American Community Survey (ACS)



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