

WAYNE - 2.66 ACRES - 932 & 938 HAMBURG TPK.

AVAILABLE FOR LONG TERM GROUND LEASE

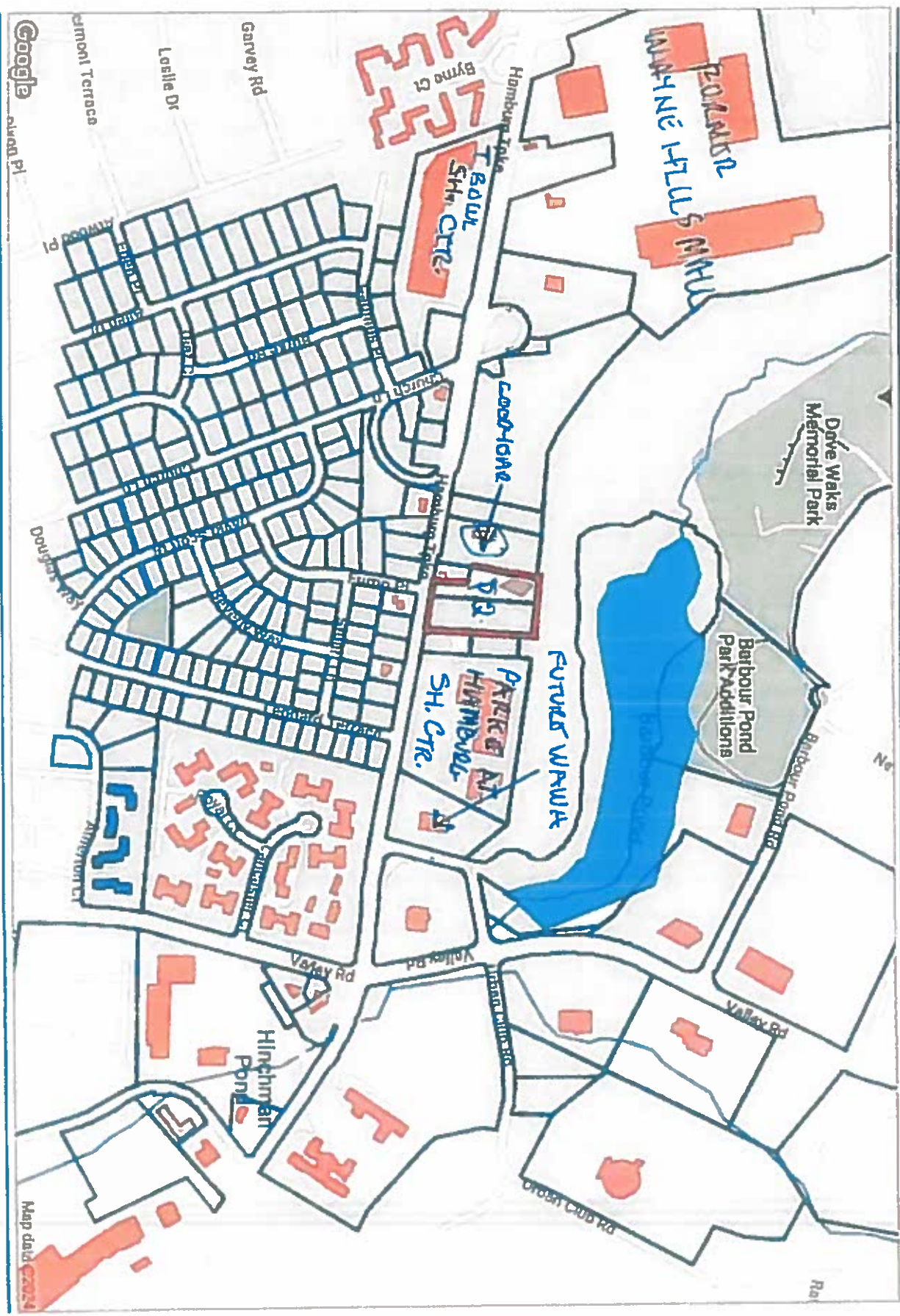
- First time offered! 2.66 acre development site.
- Block 3103, Lots 5 and 6
- 200 ft. frontage on Hamburg Tpk.
- Flat, rectangular site. NO FLOOD ZONE!!
- All utilities: Sewer, water, gas and electric on site.
- "B" Business Zone permits retail, restaurant, office, service station, auto repair, adult day care.
- Available Immediately. Will lease subject to approvals.
- Prime retail location! Adjacent to new "Parke at Hamburg" shopping center, includes Trader Joe's, Ulta Beauty, Panera Bread, The Habit restaurant, Lancomb, Everbrook Academy and more.
- Additional neighbors include: Goodyear (next door), new Wawa, Bank of America, and many others.
- Engineered for various uses, build up to 27,000 sq. ft.

FOR DETAILS AND SITE MEETING, PLEASE CONTACT

BROKER: GALESİ REALTY CORP. - MIKE TOMASULO

201-602-3672 or miketomasu@aol.com

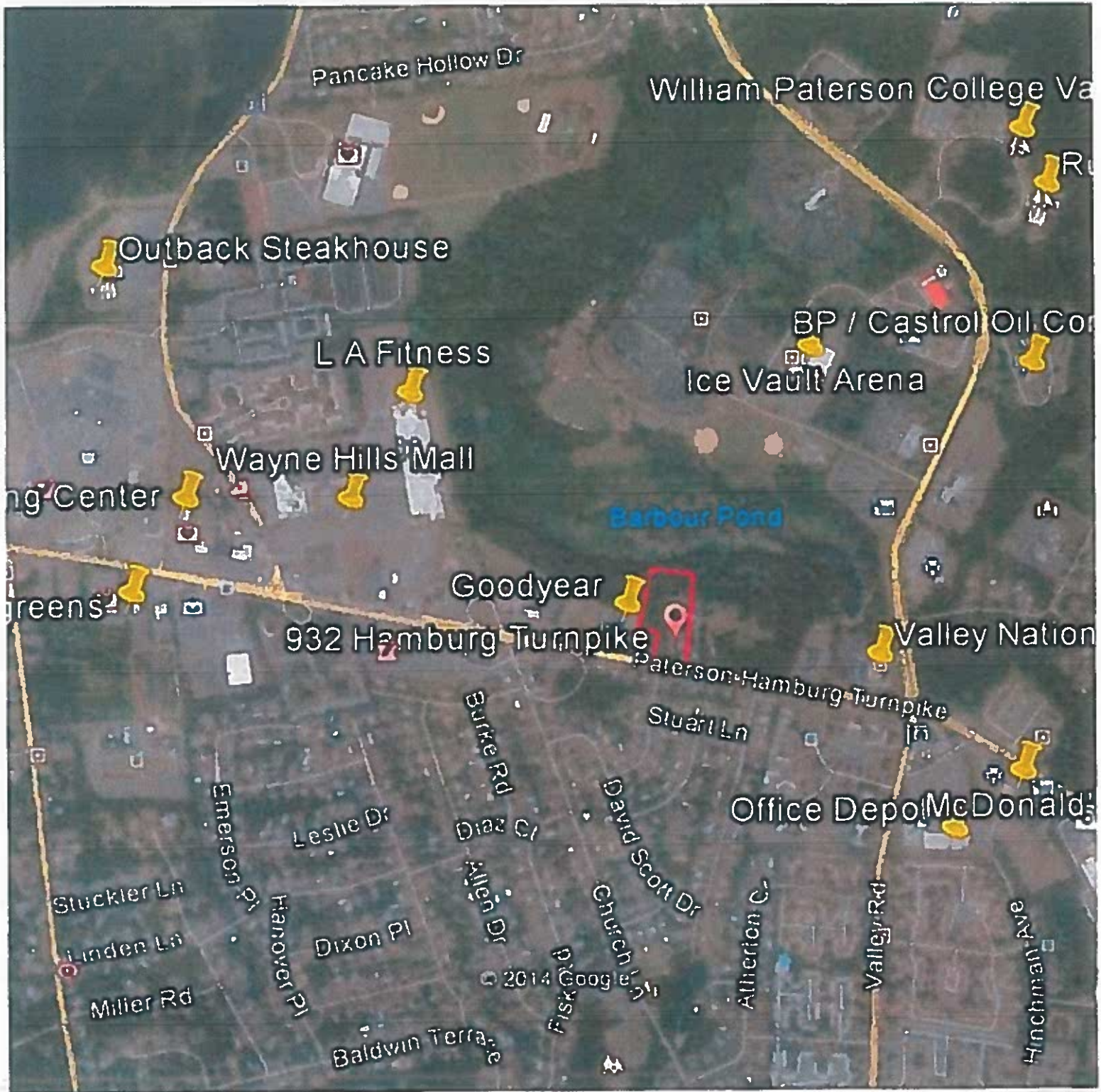
932 & 938 Hamburg Tpk Wayne NJ



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8/8/24



Pancake Hollow Dr

William Paterson College Va

Outback Steakhouse

L A Fitness

BP / Castrol Oil Co

Ice Vault Arena

Wayne Hills Mall

Barbour Pond

Goodyear

932 Hamburg Turnpike

Valley Nation

Paterson-Hamburg Turnpike

Stuart Ln

Office Depot McDonalds

Stuckler Ln

Leslie Dr

Diaz Ct

David Scott Dr

Allen Dr

Altherion C

Valley Rd

Hinchman Ave

Linden Ln

Emerson Pl

Dixon Pl

Fisk Ct

Miller Rd

Baldwin Terrace

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935-938 Hamburg Tpke



Land - Passaic Rt 46/23
Submarket
Wayne, NJ 07470

2.5 AC Lot
108,900 SF Lot
R-A Zoning

Currency: USD (\$)

Radius 2 mile, 5 mile, 10 mile

Summary Population Housing Daytime Employment Consumer

| Population | 2 mile | 5 mile | 10 mile |
|----------------------------|--------|---------|-----------|
| 2010 Population | 27,725 | 266,980 | 985,273 |
| 2023 Population | 26,892 | 280,715 | 1,035,323 |
| 2028 Population Projection | 27,241 | 288,384 | 1,084,129 |
| Annual Growth 2010-2023 | -0.2% | 0.4% | 0.4% |
| Annual Growth 2023-2028 | 0.3% | 0.5% | 0.6% |
| Median Age | 43.8 | 39.5 | 40.6 |
| Bachelor's Degree or HI... | 56% | 32% | 39% |
| U.S. Armed Forces | 0 | 37 | 399 |

| Households | 2 mile | 5 mile | 10 mile |
|----------------------------|--------|--------|---------|
| 2010 Households | 10,254 | 91,032 | 343,369 |
| 2023 Households | 9,978 | 98,017 | 382,019 |
| 2028 Household Projection | 10,117 | 98,745 | 372,581 |
| Annual Growth 2010-2023 | 0.1% | 0.6% | 0.5% |
| Annual Growth 2023-2028 | 0.3% | 0.6% | 0.6% |
| Owner Occupied House... | 7,807 | 59,884 | 239,894 |
| Renter Occupied House... | 2,310 | 38,861 | 132,688 |
| Avg Household Size | 2.6 | 2.8 | 2.8 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consume... | \$446M | \$3.5B | \$13.9B |

| Population By Race | 2 mile | 5 mile | 10 mile |
|---------------------------|--------|---------|---------|
| White | 22,441 | 212,118 | 809,708 |
| Black | 560 | 40,694 | 98,913 |
| American Indian/Alaska... | 45 | 3,483 | 10,208 |

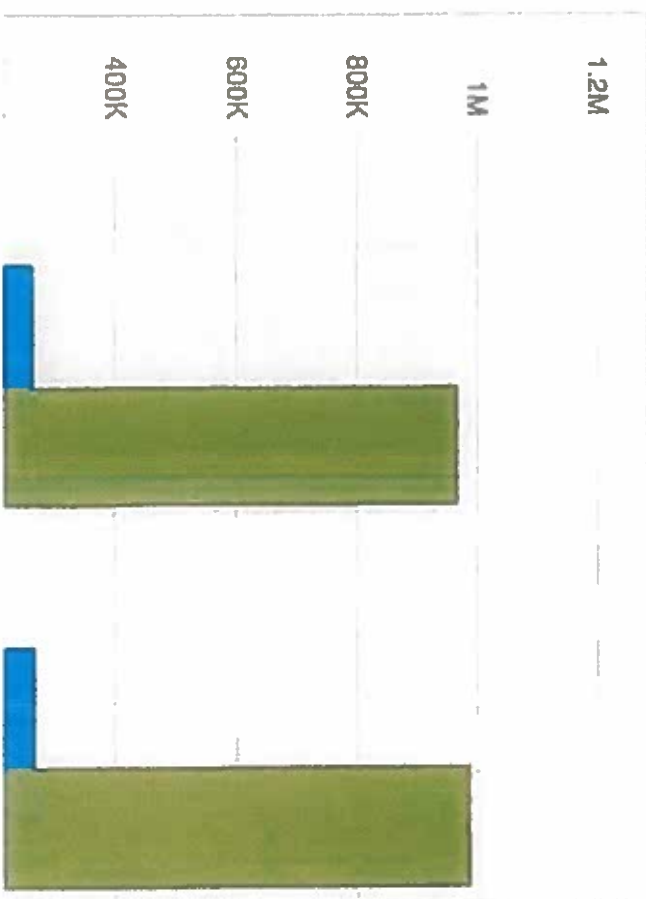
| Income | 2 mile | 5 mile | 10 mile |
|----------------------|-----------|-----------|-----------|
| Avg Household Income | \$161,604 | \$119,554 | \$130,417 |

| | 2 mile | 5 mile | 10 mile |
|-----------------------------|--------|--------|---------|
| Asian | 9,472 | 17,360 | 90,103 |
| Hawaiian & Pacific Islan... | 19 | 529 | 1,473 |
| Two or More Races | 355 | 6,551 | 24,918 |
| Hispanic Origin | 2,844 | 93,541 | 301,620 |

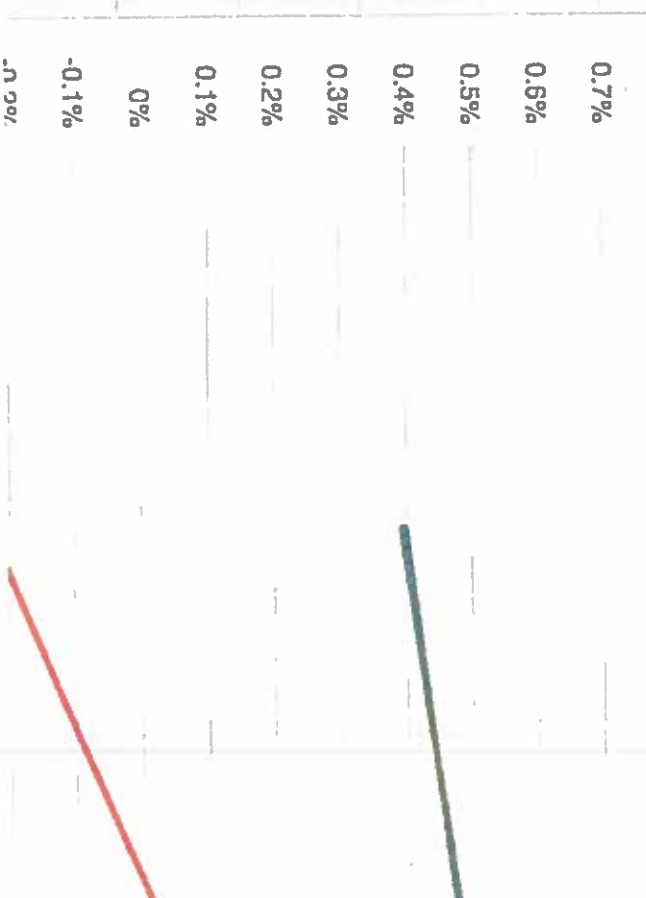
| Housing | 2 mile | 5 mile | 10 mile |
|-------------------|-------------------|-----------|-----------|
| | Median Home Value | \$520,221 | \$429,834 |
| Median Year Built | 1966 | 1959 | 1957 |

| | 2 mile | 5 mile | 10 mile |
|-------------------------|-----------|----------|-----------|
| Median Household Income | \$132,186 | \$92,510 | \$102,838 |
| < \$25,000 | 583 | 13,878 | 41,963 |
| \$25,000 - 50,000 | 887 | 14,279 | 47,260 |
| \$50,000 - 75,000 | 870 | 12,339 | 46,236 |
| \$75,000 - 100,000 | 997 | 10,725 | 41,005 |
| \$100,000 - 125,000 | 1,382 | 10,040 | 40,048 |
| \$125,000 - 150,000 | 941 | 7,604 | 30,162 |
| \$150,000 - 200,000 | 1,436 | 11,245 | 44,450 |
| \$200,000+ | 2,883 | 15,906 | 70,897 |

Population



Annual Population Growth



Consumer Spending Details

2023 2028

| Radius | 2 mile | | 5 mile | | 10 mile | |
|----------------------------------|-----------|---------------------|-----------|---------------------|-------------|---------------------|
| | Total ... | Avg Hou... Per C... | Total ... | Avg Hou... Per C... | Total ... | Avg Hou... Per C... |
| ▼ Collapse All | \$21,400 | \$2,166 \$799 | \$190,000 | \$1,979 \$677 | \$731,000 | \$2,020 \$706 |
| ▼ Apparel | \$80,900 | \$6,104 \$2,265 | \$469,000 | \$4,894 \$1,674 | \$1,870,000 | \$5,179 \$1,811 |
| ▼ Entertainment, Hobbies & Pets | \$114,000 | \$11,465 \$4,254 | \$856,000 | \$9,963 \$3,408 | \$3,760,000 | \$10,398 \$3,636 |
| ▼ Food & Alcohol | \$56,300 | \$5,651 \$2,097 | \$502,000 | \$5,228 \$1,788 | \$1,930,000 | \$5,353 \$1,872 |
| Food at Home | \$49,100 | \$4,922 \$1,826 | \$387,000 | \$4,033 \$1,379 | \$1,550,000 | \$4,290 \$1,500 |
| Food Away From Home | \$8,900 | \$892 \$331 | \$67,300 | \$701 \$240 | \$273,000 | \$755 \$264 |
| Alcoholic Beverages | \$81,000 | \$8,127 \$3,016 | \$693,000 | \$6,177 \$2,113 | \$2,410,000 | \$6,672 \$2,333 |
| ▼ Household | \$108,000 | \$10,912 \$4,049 | \$857,000 | \$8,929 \$3,054 | \$3,380,000 | \$9,380 \$3,280 |
| ▼ Transportation & Maintenance | \$21,000 | \$2,109 \$783 | \$163,000 | \$1,700 \$582 | \$654,000 | \$1,807 \$632 |
| ▼ Health Care | \$38,200 | \$3,831 \$1,421 | \$280,000 | \$2,716 \$929 | \$1,080,000 | \$3,009 \$1,052 |
| ▼ Education & Daycare | \$44,600 | \$4,470 \$1,658 | \$34,900 | \$3,638 \$1,243 | \$13,900 | \$3,466 \$1,345 |
| Total Specified Consumer Spen... | | | | | | |

Traffic

| Collection Street | Cross Street | Traffic Volume |
|---------------------------|--------------------|----------------|
| Hamburg Tpke | Leonard Ter W | 10,612 |
| Hamburg Tpke | Church Ln E | 10,612 |
| Paterson-Hamburg Turnpike | Church Ln E | 23,339 |
| Valley Road | - | 11,917 |
| Valley Rd | Alherton Ct S | 13,907 |
| Valley Rd | Barbour Pond Dr SW | 13,876 |
| Garvey Rd | Atwood Pl E | 178 |
| Bardan Ave | Hamburg Tpke S | 11,664 |

| Collection Street | Cross Street | Traffic Volume |
|-------------------|----------------|----------------|
| Church Lane | Alherton Ct SE | 4,799 |
| Hamburg T pke | Bardan Ave E | 20,001 |