

BUILT TO SUIT OR GROUND LEASE OPPORTUNITY

1195-1207 Hamburg Turnpike, Wayne, NJ

FOR LEASE

2,000 - 10,000 SF
.8 ACRES



.8 Acres or 2,000 - 10,000 SF

FOR LEASE

OFFERING SUMMARY

Lease Price:	Call for Details
Available:	2,000 - 10,000 SF
Lot Size:	.8 Acres

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,925	62,611	197,651
Median Age	41.7	42.2	40.1
Total Households	2,376	19,975	64,488
Average HH Income	\$128,937	\$130,304	\$111,427



 1195-1207 Hamburg Turnpike • Wayne, NJ 07470

PROPERTY HIGHLIGHTS

.8 Acre Pad Site Opportunity

- Join Chipotle and Spark Car Wash at this high-visibility retail location
- Ground Lease or Build-to-Suit opportunity available
- Flexible building size from 2,000 SF to 10,000 SF
- Approximately 0.8 acres available for development
- Prime retail site with excellent access and circulation
- Traffic counts exceeding 25,000 vehicles per day (VPD)

EXCLUSIVELY OFFERED BY:

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CJ HUTER

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VanRockCRE
COMMERCIAL REAL ESTATE

OFFICE BUILDING - IMAGES



SITE AERIAL



Approved
244 Unit
Apartment
Building

CVS pharmacy AT&T Stop & Shop ME
ANNIE SEZ WIBLES PARAGO EUROPEAN BOUTIQUE CENTER BOW-TIE CINEMAS

City MD TRINITY REHAB
WAYNE SURGICAL CENTER LLC PrimoHoagies
Benjamin Moore Paints Orangetheory FITNESS
SleepRite LA FITNESS

HAMBURG TURNPIKE

25,000+ VPD

HAMBURG TURNPIKE



Medical
Offices

Wayne
Municipal
Fields

2,000 - 10,000 SF
.8 ACRES

190 Unit
Brightview
Senior Living

DePAUL CATHOLIC SPARTANS



2.5 Miles
CROUCH
Jersey Mikes
MATTRESS FIRM
DUNKIN'
BANK OF AMERICA



190 Unit
Brightview
Senior Living



2,000 - 10,000 SF
.8 ACRES

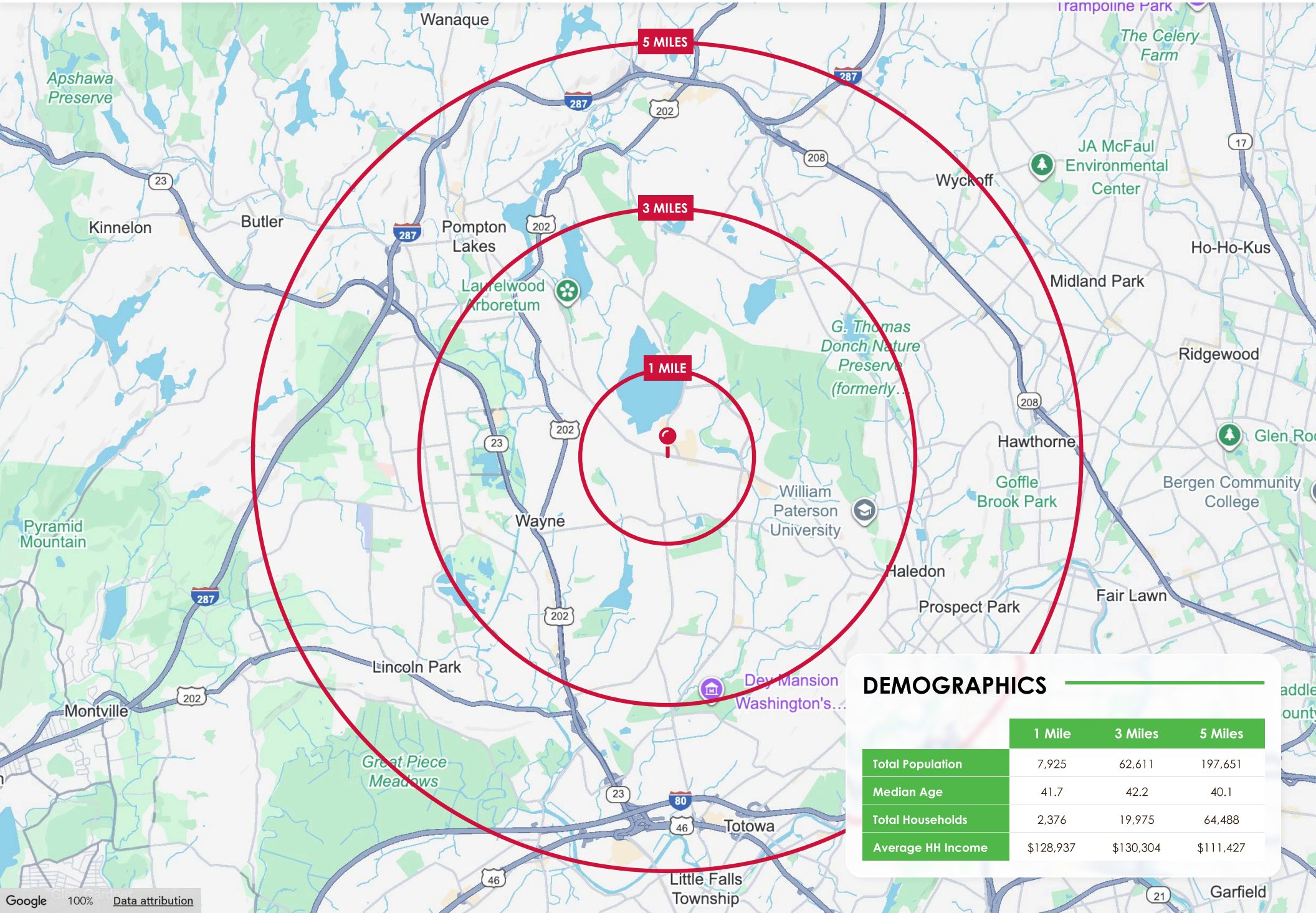
HAMBURG TURNPIKE

Medical
Offices

Wayne
Municipal
Fields



LOCATION MAP



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