

Wayne Retail for Sale or Lease

1275 State Route 23, Wayne NJ 07470



8,706 SF Building on 0.529 AC for SALE

1,433 – 6,240 SF available for LEASE

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Property Location

- » Wayne NJ located in Northern New Jersey part of New York Metro area
- » On-site surface parking available
- » State route 23 offers excellent visibility and high traffic volume (72,219 VPD)
- » 27-minute drive to Newark Liberty International Airport

Property Details

- » 8,706 SF Building
 - » 1st Floor Retail – 6,240 SF
 - » 2nd Floor Office – 2,466 SF
- » 0.529 Acres
- » Taxes approximately \$40,163 in 2023

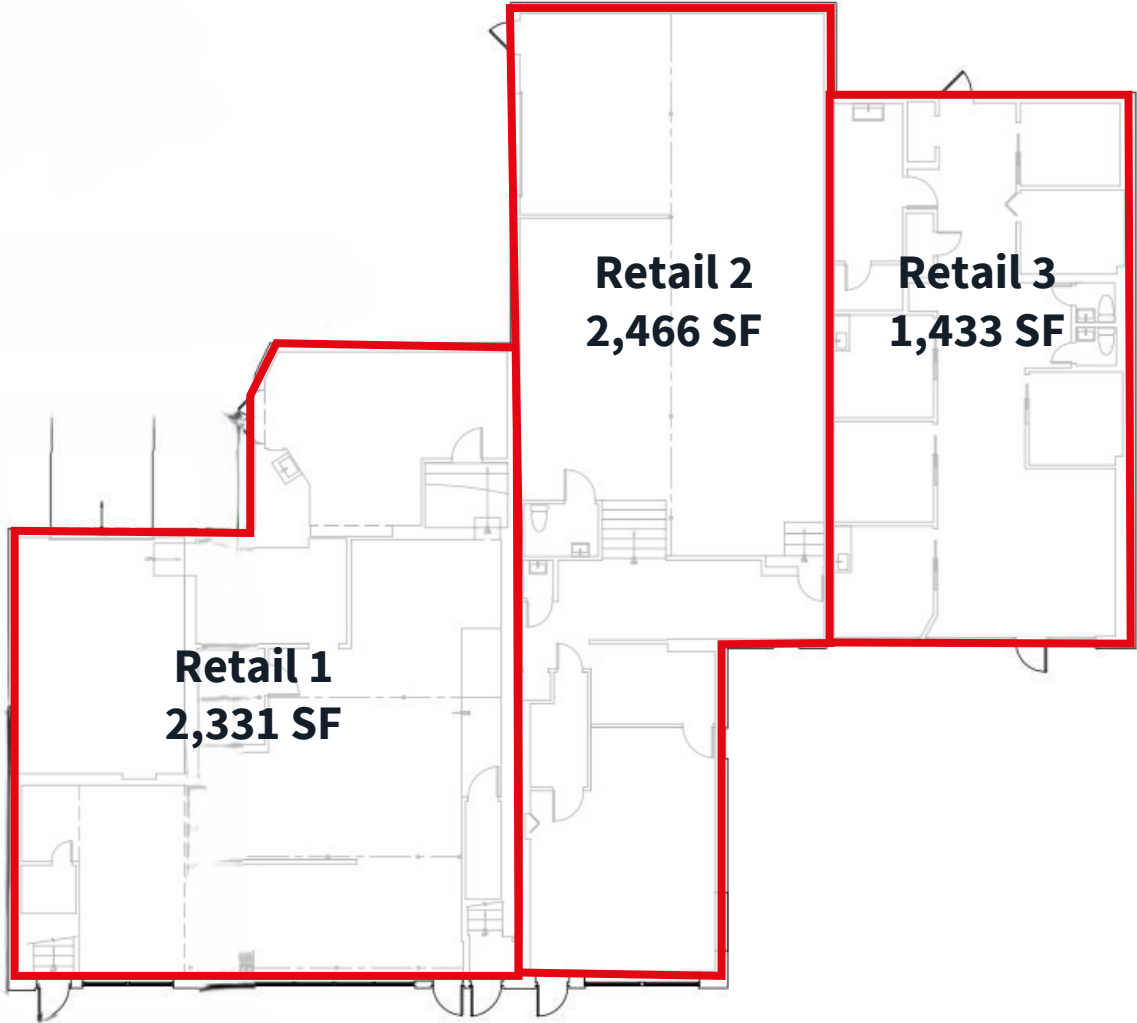
Neighboring Tenants



WINE & MARKETPLACE



Floor Plan – Ground Floor Retail



units can be combined

ARCHITECT

JOHN M. REMNITZ ARCHITECT, P.C.
231 WEST 29TH ST, SUITE 604
NEW YORK, NY 10001 T 212-463-9272

BY 2015, REMNITZ ARCHITECT, P.C. HAS COMPLETED THE DESIGN OF THE PROPOSED RETAIL BUILDING. THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ARCHITECT'S VISUAL INSPECTION OF THE SITE. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBTAINED ANY RECORD DRAWINGS OR SURVEY DATA. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS AS SHOWN ON THE ATTACHED SITE PLAN AND THAT THE SITE IS FREE OF ANY OBSTRUCTIONS OR ENCUMBRANCES. THE ARCHITECT HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT OBTAINED ANY RECORD DRAWINGS OR SURVEY DATA. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE SITE IS AS SHOWN ON THE ATTACHED SITE PLAN AND THAT THE SITE IS FREE OF ANY OBSTRUCTIONS OR ENCUMBRANCES.

1275 RT. 23 SOUTH
WAYNE, NJ 07470

PROJECT: # 1531

EXISTING GROUND
FLOOR

NOVEMBER 16, 2015

A-100.00

This architectural floor plan depicts a building with a complex layout. The plan is oriented with a north arrow pointing towards the upper right. The building's footprint is irregular, with several wings and internal courtyards. The layout includes numerous rooms of varying sizes, some of which are labeled with numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The plan also shows several stairwells, corridors, and service areas. The drawing is a black and white line plan, typical of architectural blueprints.

ARCHITECT

[illegible]

A-100.00

Floor Plan – 2nd Floor Office



1275 State Route 23, Wayne NJ 07470



Site Aerial



Retail Aerial



Demographics

203,107

Population

\$104,700

Med. HH Income



20,074

Employees

1,450

Businesses

Demographics Source: CoStar 2024

