

Gurland Pavilion

1471-1491 State Route 23, Wayne NJ



3,127 SF Available for Lease

David Townes
Managing Director
+1 917 993 5515
david.townes@jll.com

Alana Friedman
Vice President
+1 201 741 0990
alana.friedman@jll.com



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Property Location

- » Wayne NJ located in Northern New Jersey part of New York Metro area
- » Located at a traffic signalized intersection on a busy route 23 retail corridor
- » Over 400 car parking spaces
- » Impact Fitness and vet urgent care are both open for business
- » State Route 23: 72,219 VPD



Availability Details

- » 3,127 SF available on the second floor (former office space)
- » Asking Rent: Upon Request
- » NNN: \$9.00 per SF



Neighboring Tenants

DUNKIN'

Pizza 7
Modern Italian Kitchen

My Salad

BR
BASKIN • ROBBINS™

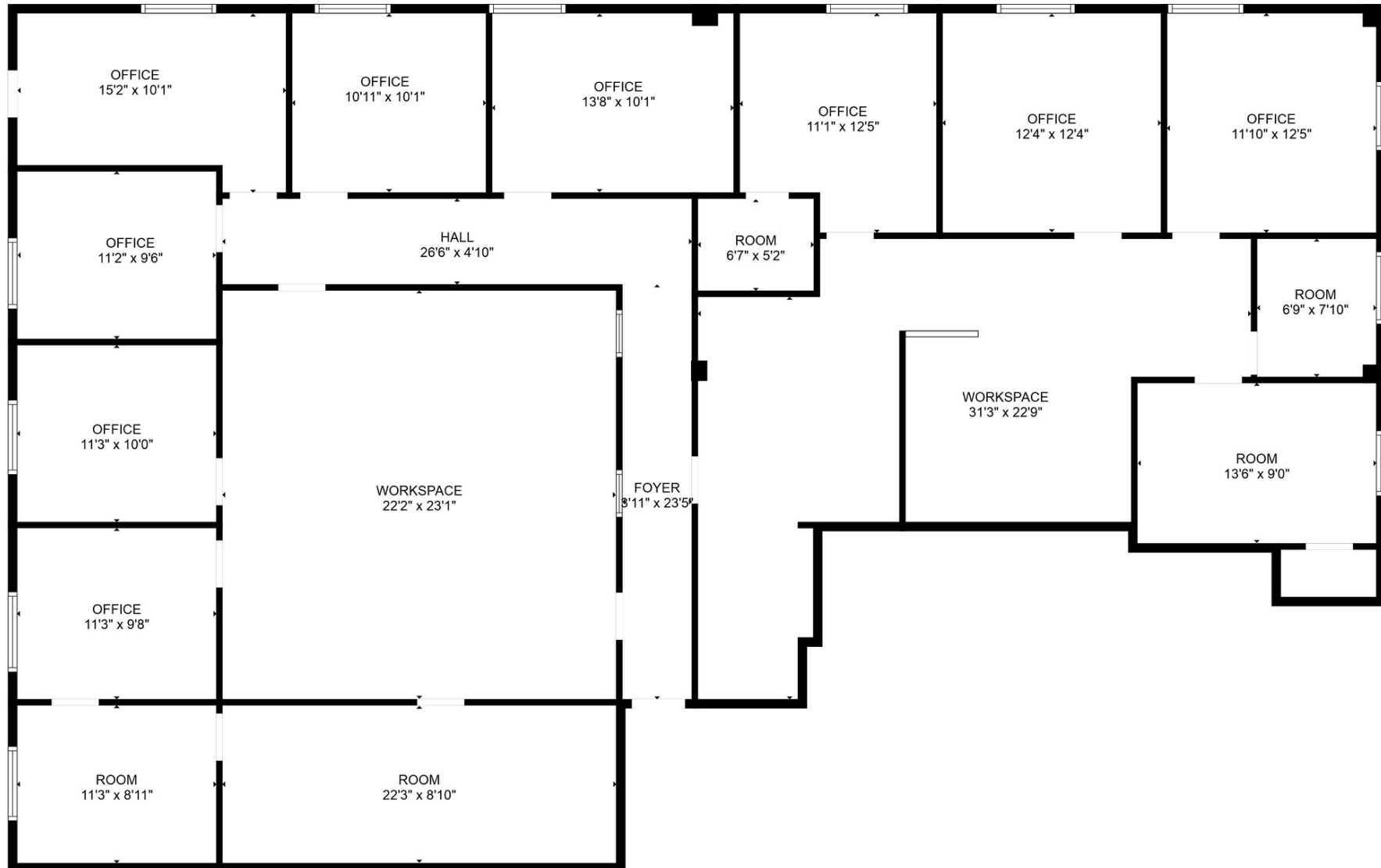
**HARBOR
FREIGHT**

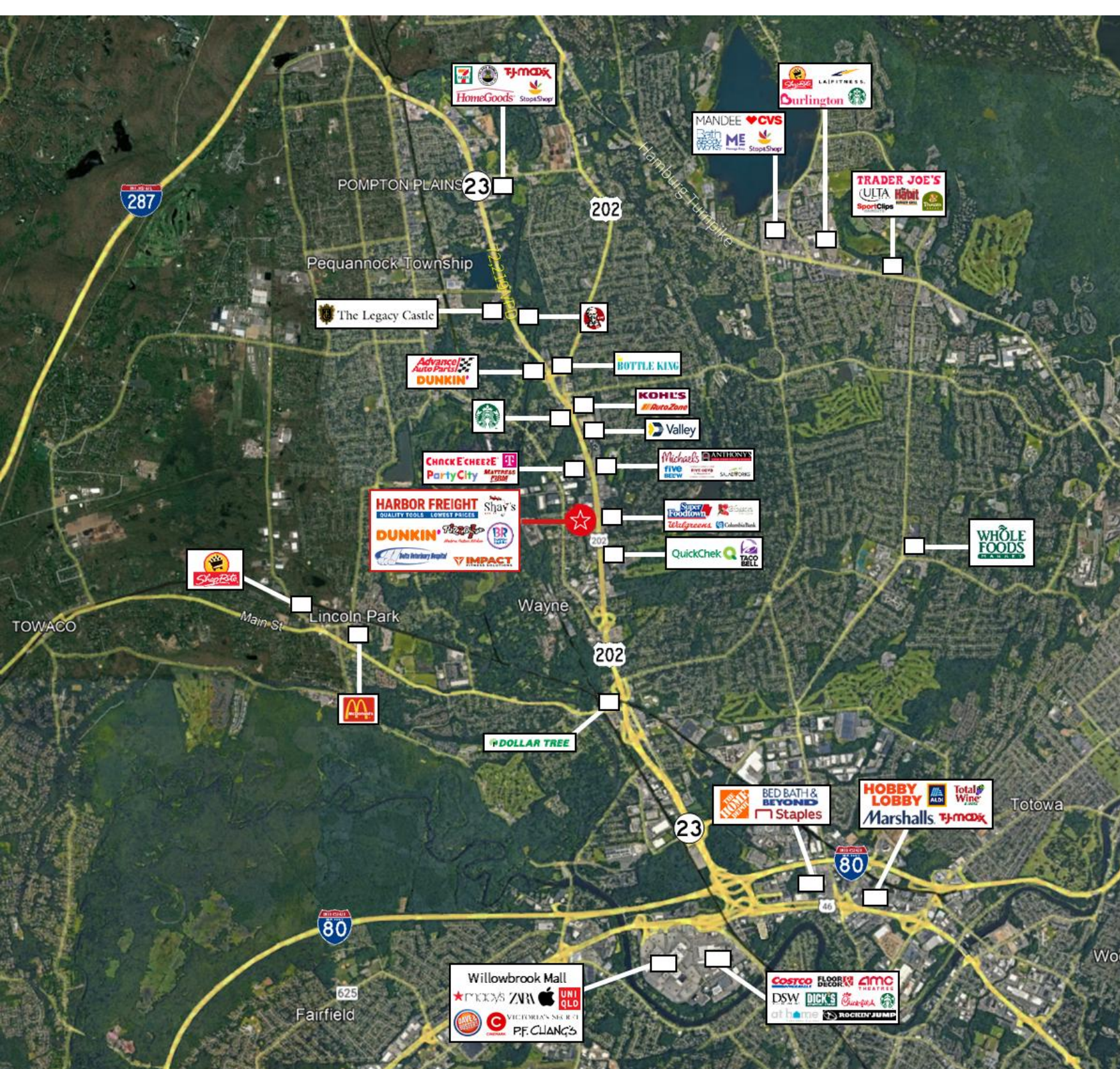
yogurtini
self-serve
SWIRL IT. TOP IT. WEIGH IT. PAY IT.

Walgreens

Wawa

Floor Plan – 3,127 SF Second Floor Office





Demographics



62,820

Population



\$127,887

Med. HH Income



33,356

Employees



2,922

Businesses

Demographics taken within 3 miles
Source: ESRI, 2023