## **1806 ROUTE 23, WAYNE, NEW JERSEY** 2,030 SF END CAP AVAILABLE 10,000 SF PROPOSED PAD AVAILABLE



Available: 2,030 SF Proposed End Cap **10,000 SF Proposed Pad Site** 

**Traffic Count:** 

Route 23 = 80,543 cars per day Ratzer Rd = 13,084 cars per day

DEMOGRAPHICS 2018			
	1 mile	3 miles	5 miles
POPULATION	8,466	67,107	178,078
AVG. HOUSEHOLD INCOME	\$159,879	\$129,916	\$121,986
DAYTIME POPULATION	5,520	35,576	105,623

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## **AVAILABLE:** 2,030 SF ENDCAP; 10,000 SF **PROPOSED PAD**

## **PROPERTY HIGHLIGHTS**

• Join Kohl's in this densely populated market

Combined traffic count on Route 23 & Ratzer Road totals 93,627 cars per day

Ratzer Road allows easy access to the wealthy neighborhoods in the area

Seeking medical/dental groups, vitamin shops, financial institutions, sushi, Mexican restaurant and many other retail uses

• Seeking daycare for pad site



The information provided above is for general information purposes only, and is subject to change by the broker and the landlord from time to time. Nothing contained above is intended to be a binding representation. The broker and the landlord make no warranty in the above information as to the accuracy, character, occupancy or configuration of the property represented. UPDATED: 07/03/18 P://Active Flyers/Wayne - 1806 Route 23



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