

**1591 Alps Rd.
Wayne, NJ**

**New Construction for Lease
1,200 SF**



- 1.4 Acres with access on both Hamburg Turnpike and Grandview Drive is connected to Alps Road (via Grandview Dr.)
- Total of 38,692 cars per day
- Average household income of \$170,000 within a 3-mile radius
- Surrounded by National Retailers including: Shop Rite, LA Fitness, Stop N Shop, Trader Joe's, ULTA, CVS, Dollar Tree, Planet Fitness, and Burlington Coat Factory
- Less than 2 miles away from William Patterson University
- Over 2,000 units of apartment projects coming to Wayne

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

Mario Brunelli/ VP of Investment Sales & Site Acquisitions

cell: **786-570-9723**

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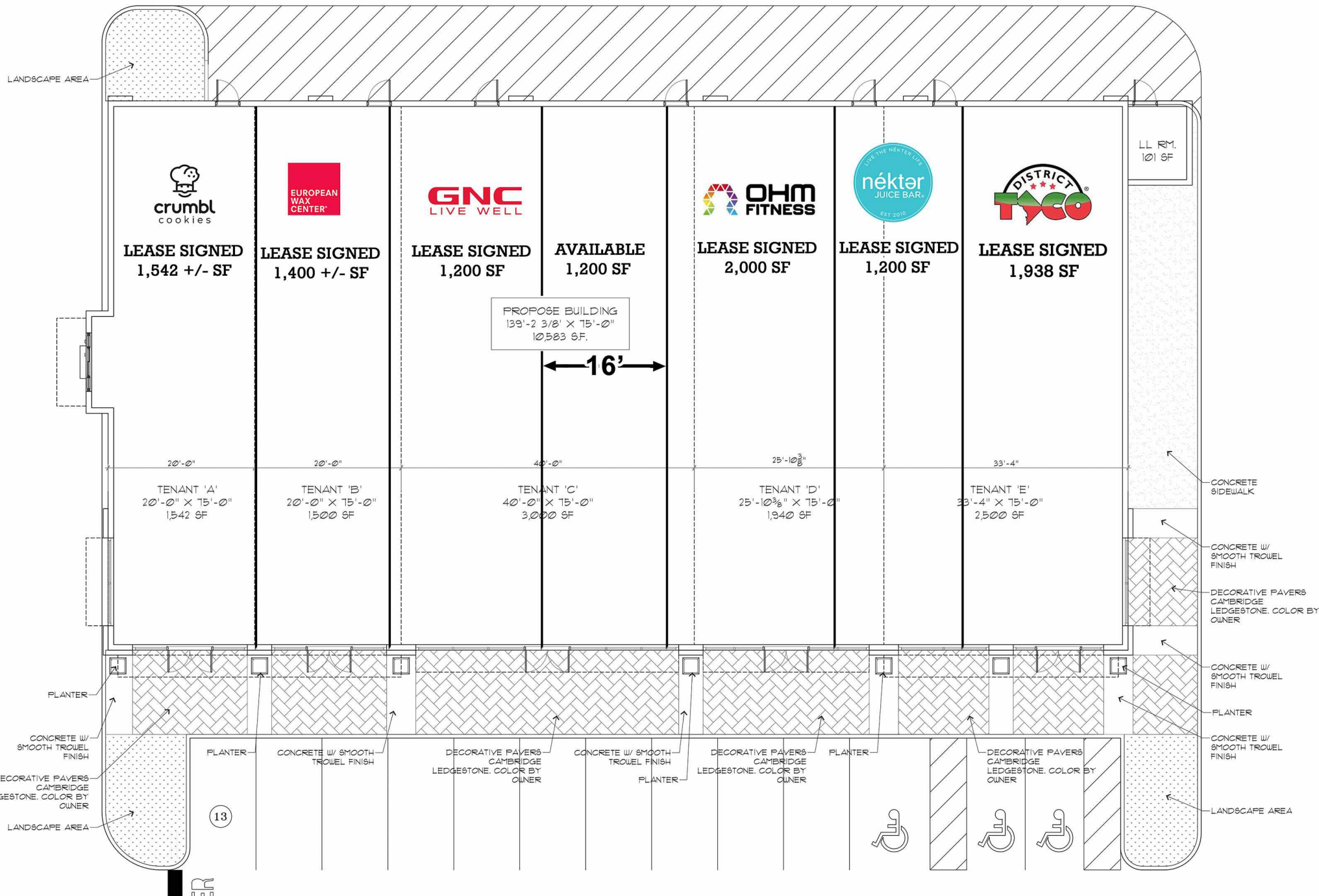
R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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DEMOGRAPHICS 2022

MILES	1	3	5
POPULATION	7,668	63,708	221,443
HH INCOME	\$191,297	\$192,106	\$150,458
DAYTIME POP	9,589	65,388	228,298

TOTAL GLA 10,480 SQ. FT. (DIVISIBLE)
TRAFFIC COUNT ALPS RD. - 15,177 CARS PER DAY
HAMBURG TPK.- 23,515 CARS PER DAY



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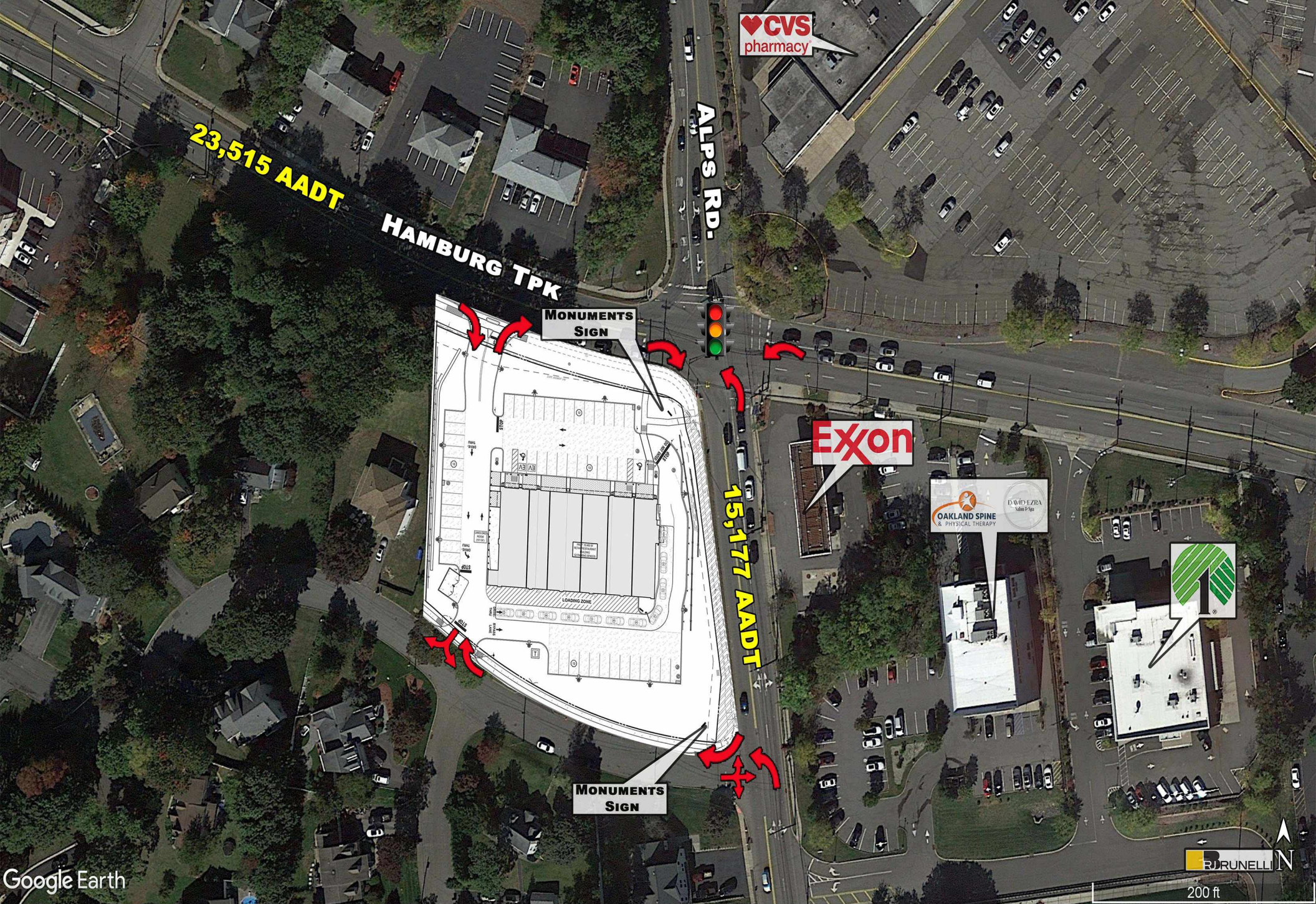
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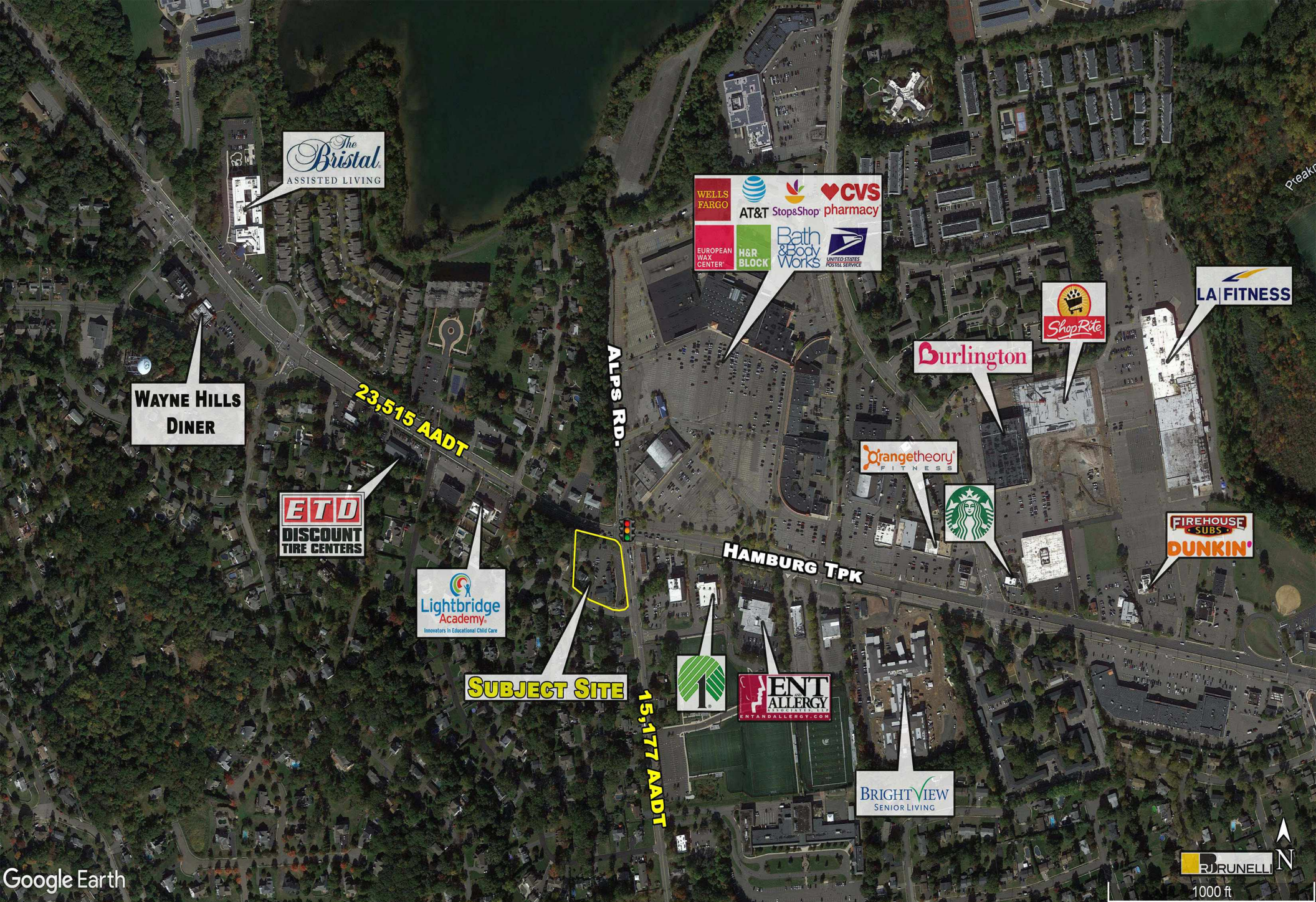


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Google Earth

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