

FOR LEASE

1538 ROUTE 23 NORTH WAYNE, NEW JERSEY 07470

±5,912 SF FREESTANDING BUILDING | AVAILABLE IMMEDIATELY

FOR LEASE ±5,912 SF FREESTANDING BUILDING | PASSAIC COUNTY

1538 ROUTE 23 N, WAYNE, NJ 07470
AVAILABLE DECEMBER 2026

 **HIGH-VISIBILITY ROUTE 23 NORTH LOCATION**

 **77,150**
VEHICLES PER DAY
ON ROUTE 23 NORTH



ROUTE 23 NORTH



1538 ROUTE 23 N

ROUTE 23 NORTH

PROPERTY DETAILS

-  Freestanding Building
-  25+ On-Site Parking Spaces
-  77,150 Vehicles Per Day
-  Pylon Signage Available
-  Avail. Spring 2027 LEASE
-  4 Points of Ingress / Egress



YOUR SIGN HERE

FRONT ENTRANCE



LEFT SIDE ENTRANCE



EXCELLENT SITE ACCESS
4 POINTS OF INGRESS / EGRESS

- High traffic, high visibility location
- Ideal for retail, medical, office, or service users
- Strong area demographics
- Surrounded by national retailers and major employers



BUILDING SIZE
±5,912 SF
Freestanding



PARKING
25+
On-Site Spaces



VISIBILITY
77,150
Vehicles Per Day



LOCATION
Route 23 North
Wayne, NJ



SIGNAGE
Pylon Signage
Available

CENTURY 21
Preferred Realty, Inc.
Commercial Division

FOR MORE INFORMATION, PLEASE CONTACT:
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

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PROPERTY SNAPSHOT

A highly visible freestanding opportunity on Route 23 North, positioned for national and regional retail, medical, service, franchise and other commercial users.

±5,912 SF	77,150	25+
Freestanding Building	Vehicles Per Day*	On-Site Parking Spaces

Availability	Immediately
Building	Freestanding commercial building
Parking	25+ on-site spaces
Signage	Pylon signage available
Access	4 points of ingress / egress
Exposure	High-visibility Route 23 North location
Lease Rate	Upon Request

LOCATION ADVANTAGES

- Prominent Route 23 North exposure in a heavily traveled Northern New Jersey commercial corridor.
- Surrounded by recognizable national and regional businesses, supporting strong consumer awareness and destination traffic.
- Multiple access points, on-site parking and pylon signage provide the fundamentals national site selectors typically evaluate.
- Wayne Township's 2025 population estimate is 54,819 and its 2020-2024 median household income is \$153,056.
- Wayne recorded approximately \$2.36 billion in retail sales in 2022, or \$44,606 per capita.

WAYNE MARKET PROFILE

The Wayne market combines substantial household income with a large established retail base - attributes that can support national franchise, service, medical and retail concepts.

2025 Population	54,819
Households (2020-2024)	18,341
Median Household Income	\$153,056
Per Capita Income	\$64,757
2022 Retail Sales	\$2.36 Billion
2022 Retail Sales Per Capita	\$44,606

TARGET TENANT POSITIONING

Strong potential categories: pet care/daycare, medical and urgent care, specialty retail, showroom, fitness/wellness, salon suites, automotive/service concepts (subject to approvals), restaurant/food concepts (subject to approvals), and other national or regional franchise users.

Broker positioning: Lead with the freestanding format, immediate availability, Route 23 visibility, 77,150 VPD figure, 25+ parking spaces, pylon signage and four points of ingress/egress. These are the property's strongest site-selection talking points.

BROKER / TENANT-REP CONTACT

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Market demographic figures: U.S. Census Bureau QuickFacts, Wayne Township, Passaic County, NJ. Property information is from sources deemed reliable but is subject to errors, omissions, change of price or rental, prior lease/sale and withdrawal without notice. Traffic count shown as supplied in marketing materials and should be independently verified.