

514 Route 46 East Wayne, NJ

LAND FOR SALE
5.9 ± Acres
Retail/Hotel Development
Single User or Multiple Pads



116,729 VPD

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

ASKING PRICE \$3,995,000

Property Features

- Lot size: 5.9± acres
- Block: 103 | Lot: 35.02
- Zoning: Highway Commercial
- Permitted uses include retail, hotels, shopping centers & car dealers
- High visibility at the interchange of Routes 80 & 46
- Close to the Willowbrook Mall, Wayne Towne Center, William Paterson University & Montclair State University
- High traffic volume: 116,729 vpd
- Densely populated marketplace

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,335	76,860	334,563
Median Age of Householder	42	43	41
Average HHI	129,384	156,800	145,891

For more information

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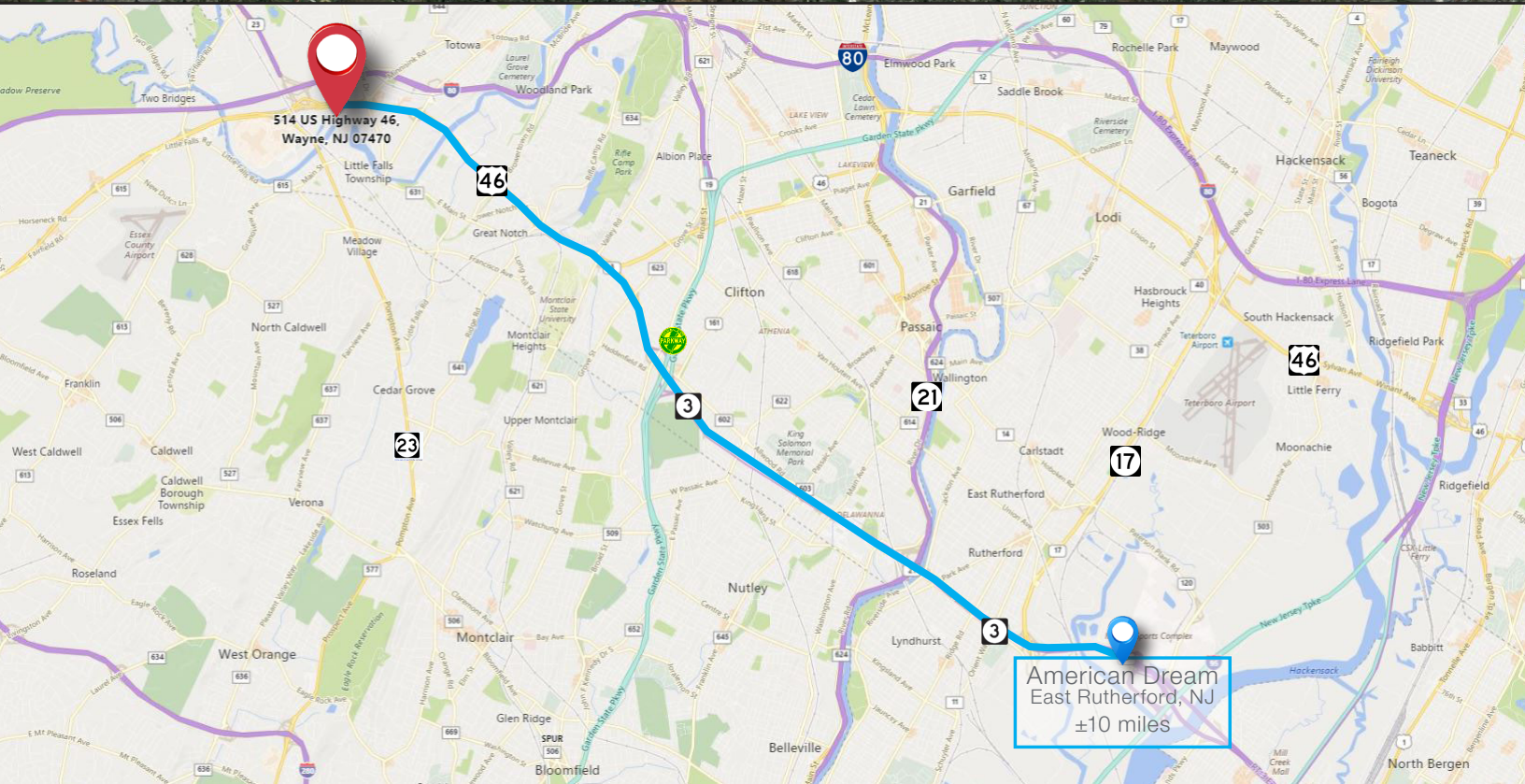
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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Nearby Points of Interest & Highway Map

514 Route 46 East
Wayne, NJ



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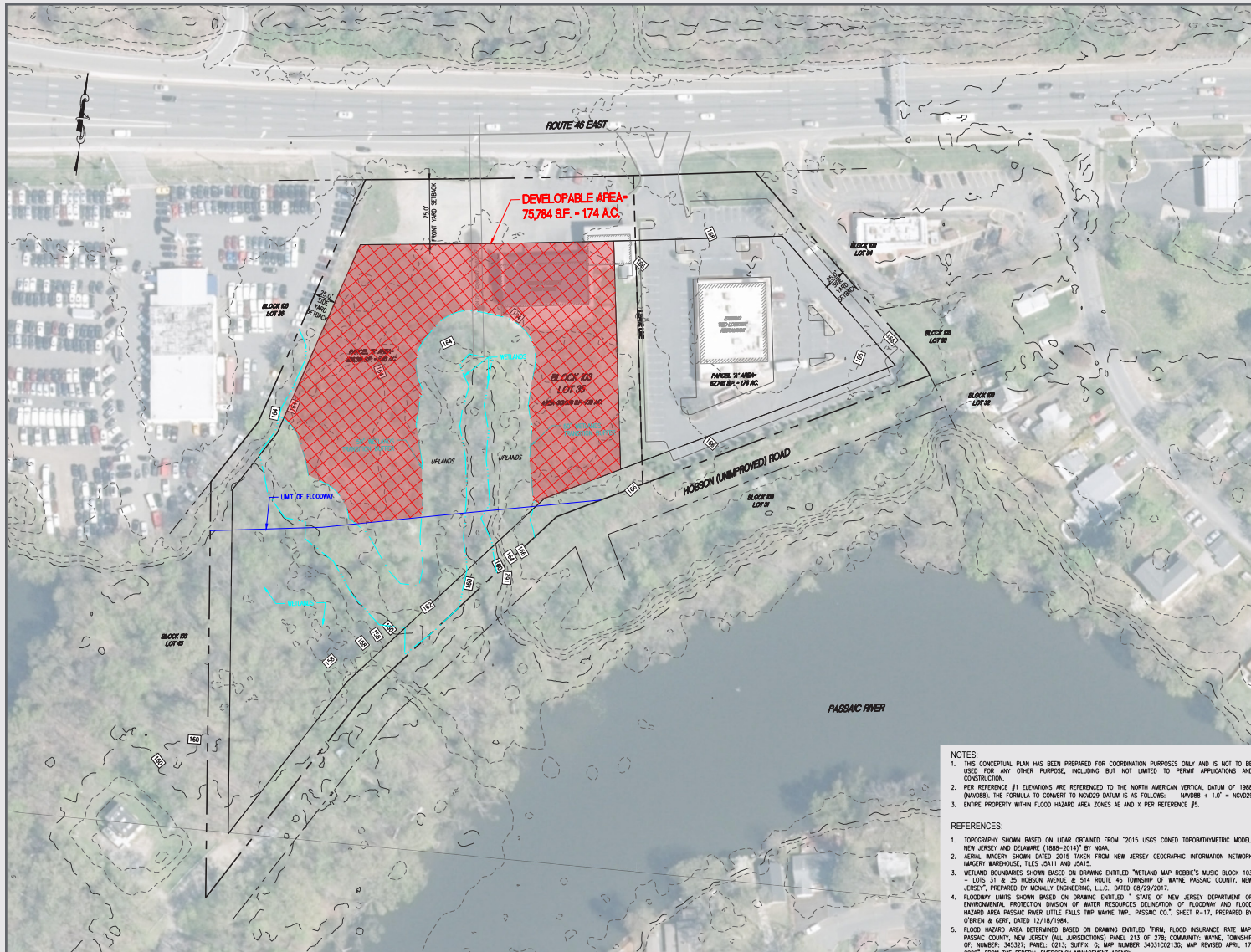
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Potential Development Area

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Flood Plain Map

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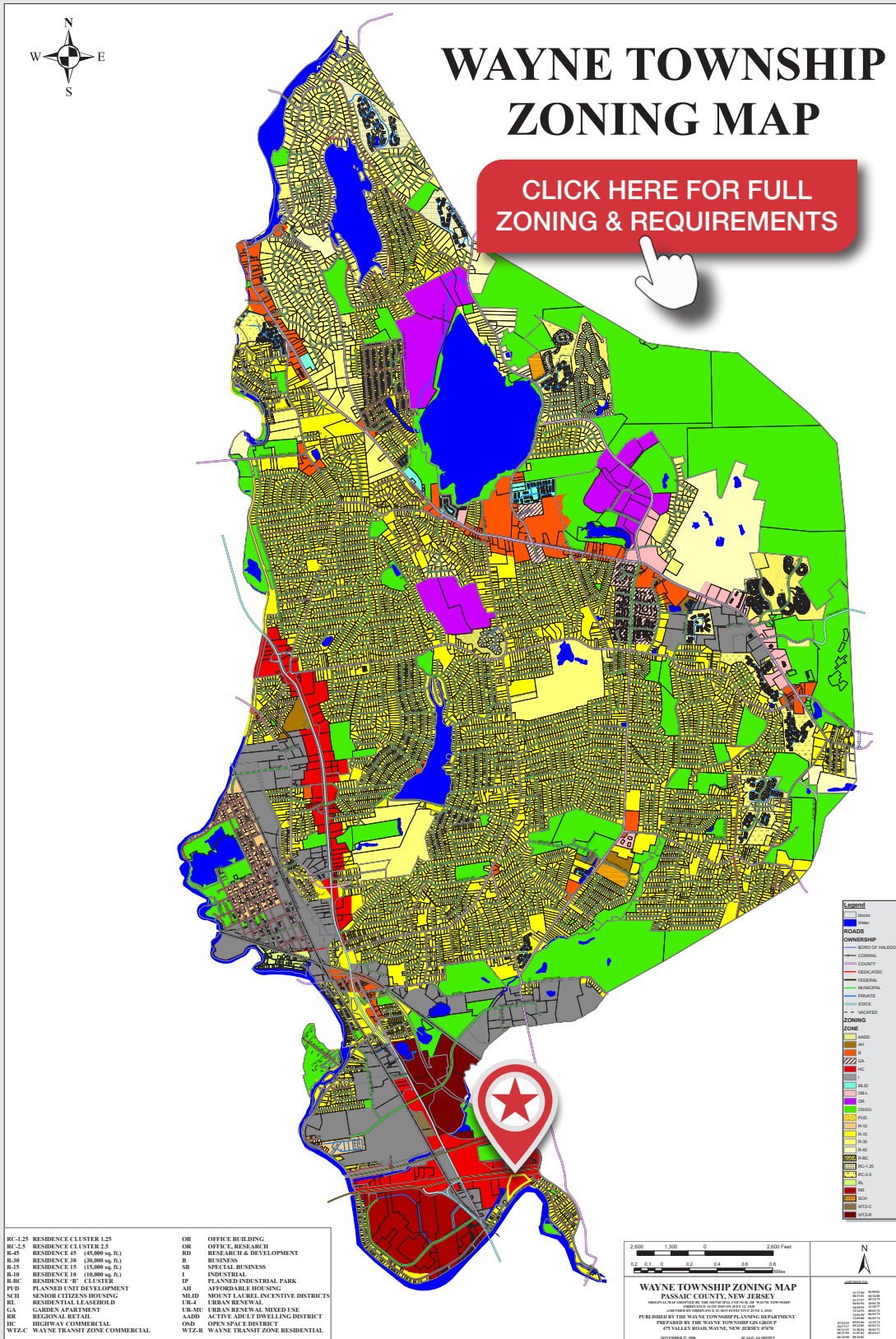
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