



Robbie's  
Music  
City



116,729 VPD

## 514 & 520 Route 46 East Wayne, NJ

### Property Features

- Lot size: 7± acres
- Zoned for 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
- Income producing: 10 years remaining on the Red Lobster Lease

**INQUIRE FOR PRICE DETAILS**

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

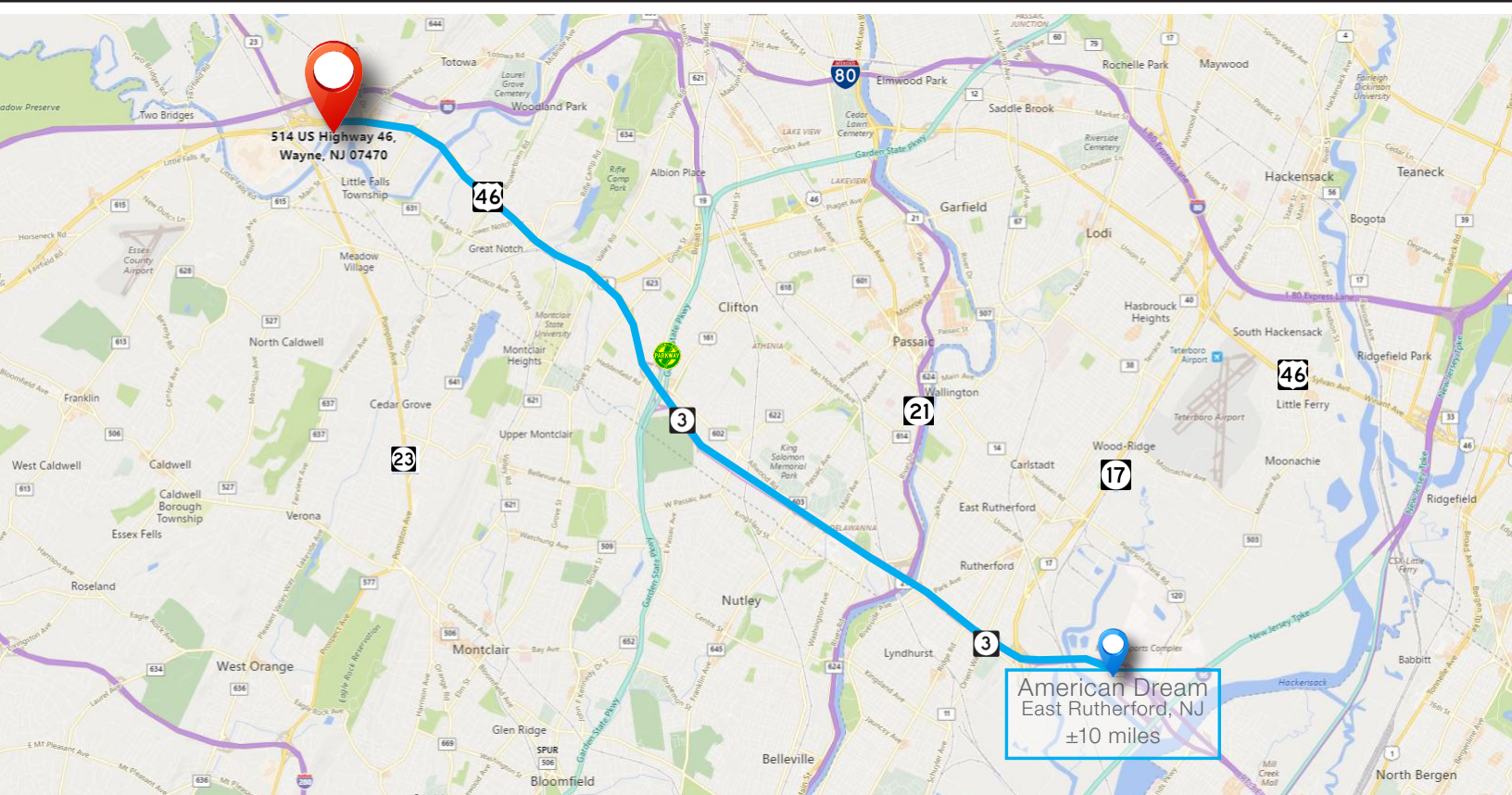
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Vice President  
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**SERVICES OFFERED**

# Nearby Points of Interest & Highway Map

514 & 520  
Route 46 East  
Wayne, NJ



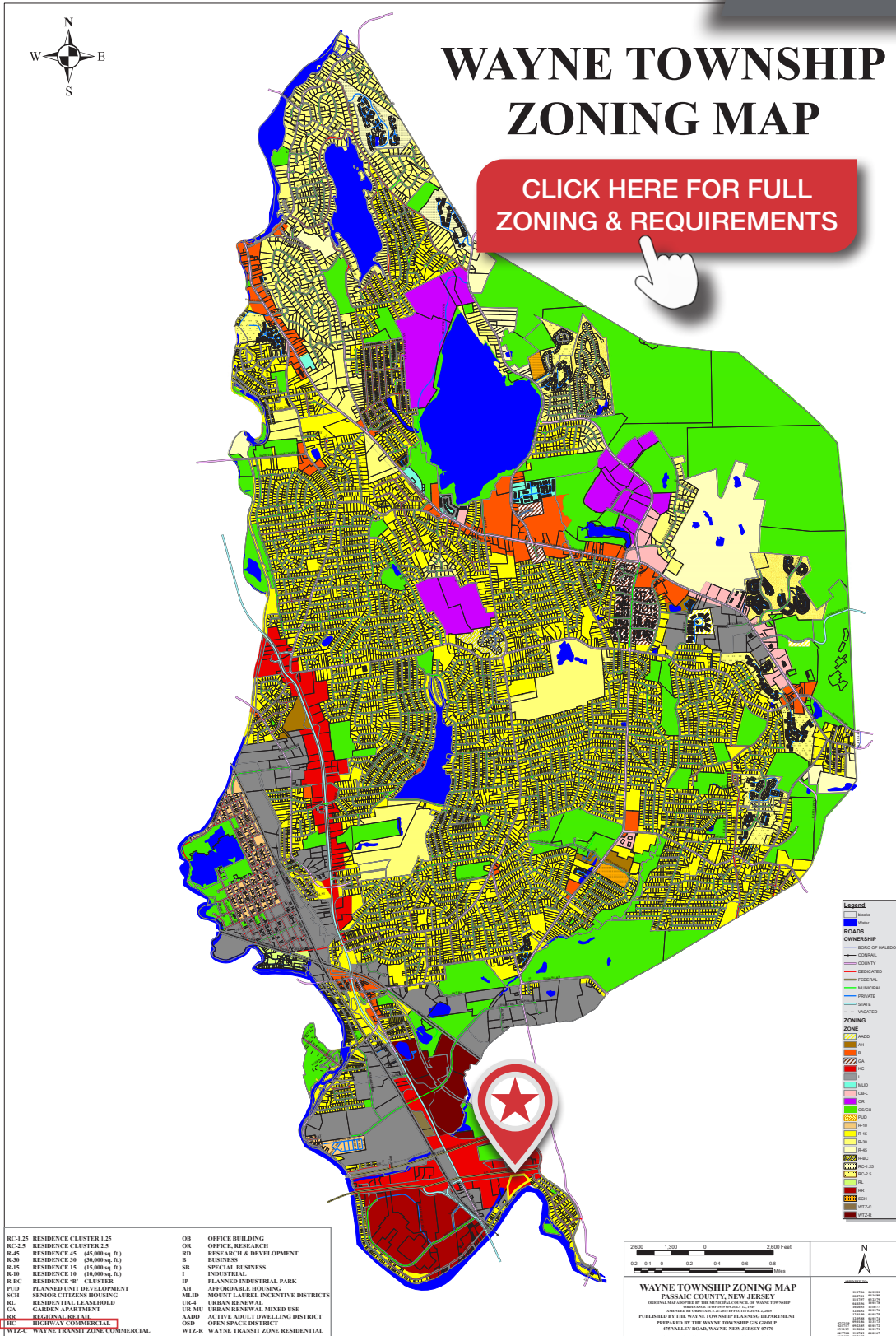
**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

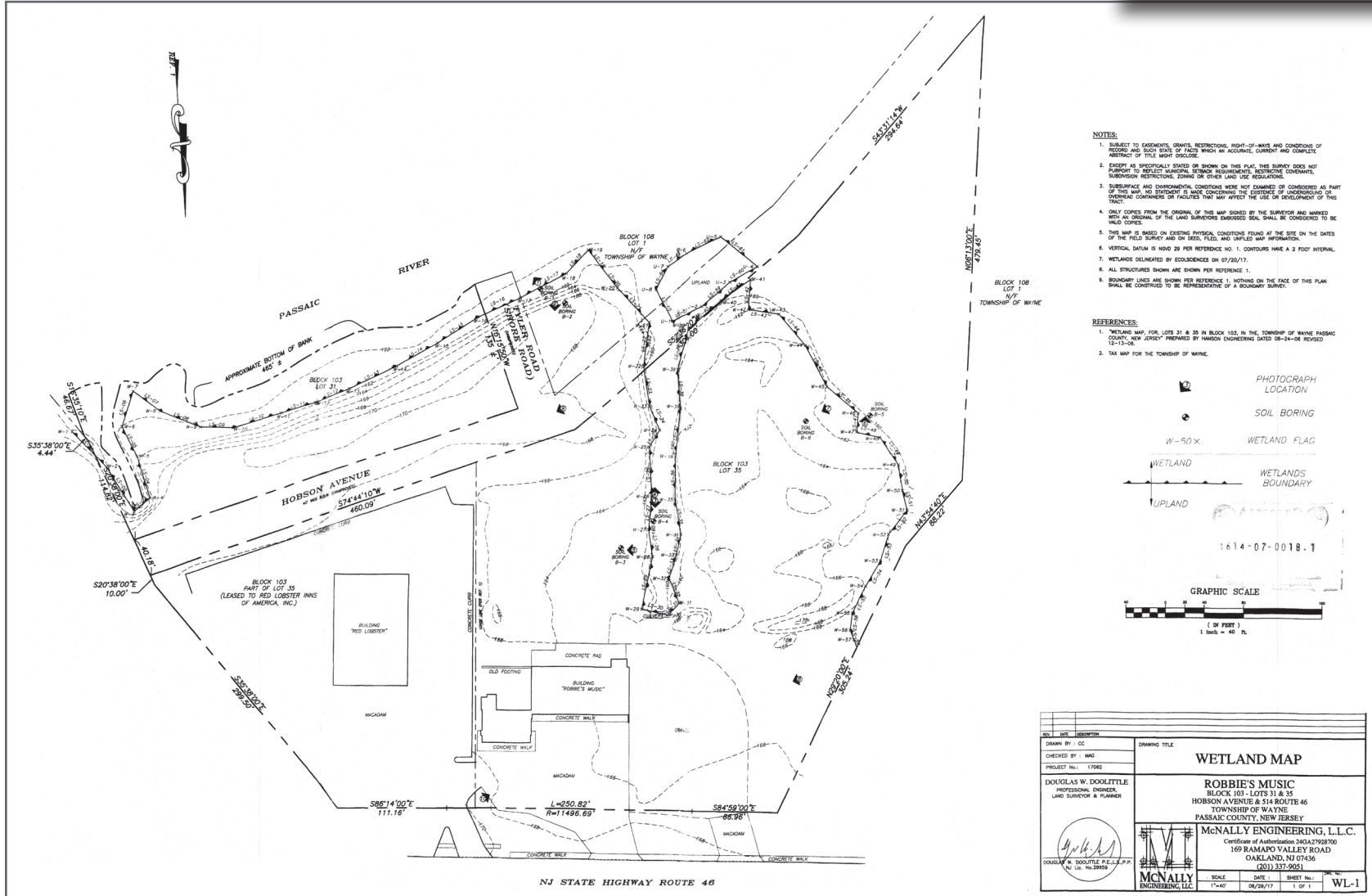
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# Flood Plain Map

514 & 520  
Route 46 East  
Wayne, NJ



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# Wetlands Map

514 & 520  
Route 46 East  
Wayne, NJ



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