



FOR LEASE

WILLOW SQUARE

113 ROUTE 46 • WAYNE, NJ 07470

TWO
AVAILABLE
UNITS

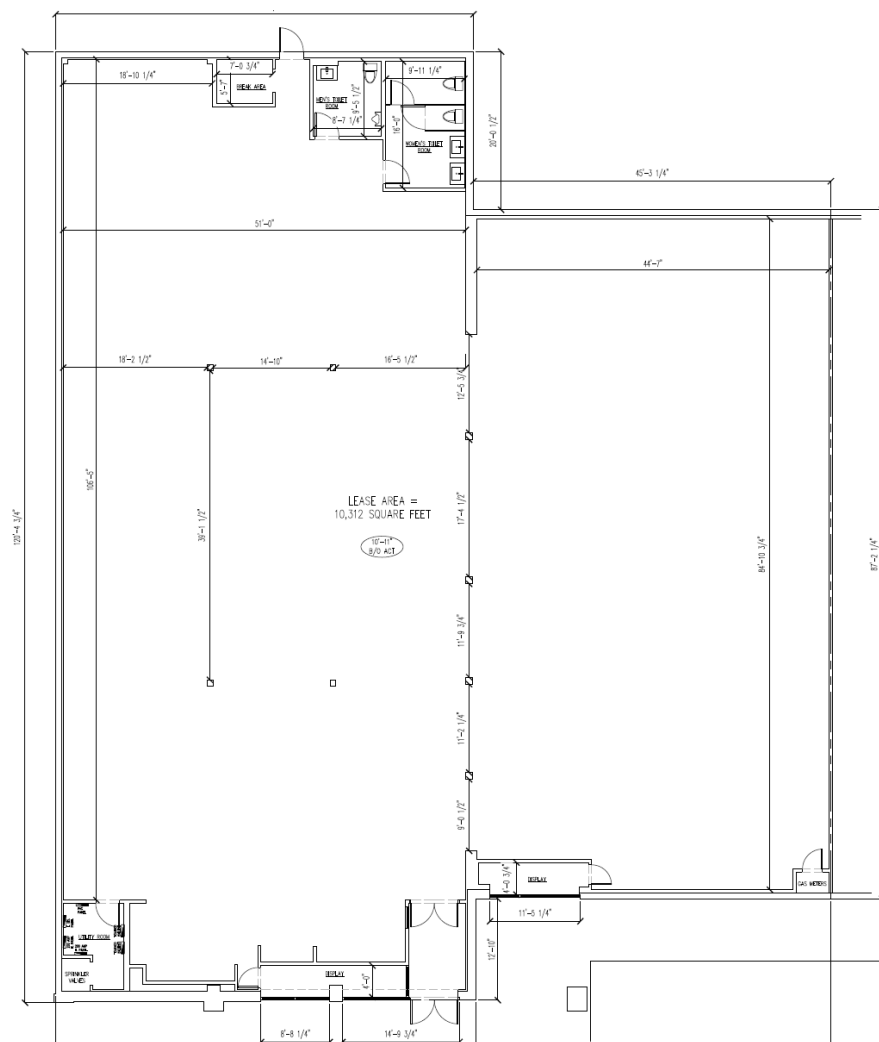
CBRE



Property information	
NNNs	\$8.85 PSF
Parking Spaces	150
Traffic Count on Rt 46	58,420 AADT
Notes	- Façade renovations planned - Located across from Willowbrook Mall - Available immediately

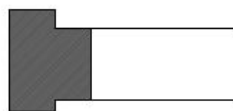
demographics

Demographic	1 mile	3 mile	5 mile
Population	3,972	58,133	254,100
Households	1,088	21,226	88,645
Average HH Income	\$142,396	\$177,616	\$162,294
Businesses	797	4,701	11,706

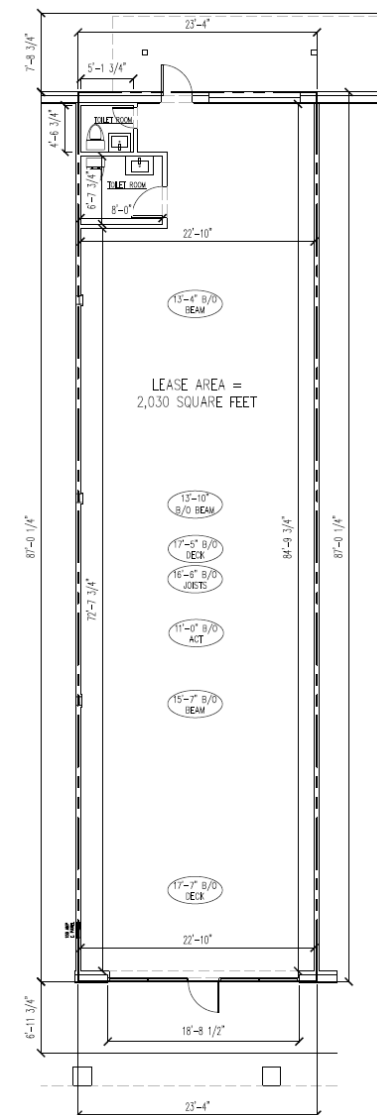


10,606 SF

Asking Rent: Upon Request

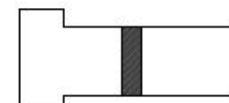


KEY PLAN



2,3 20 SF

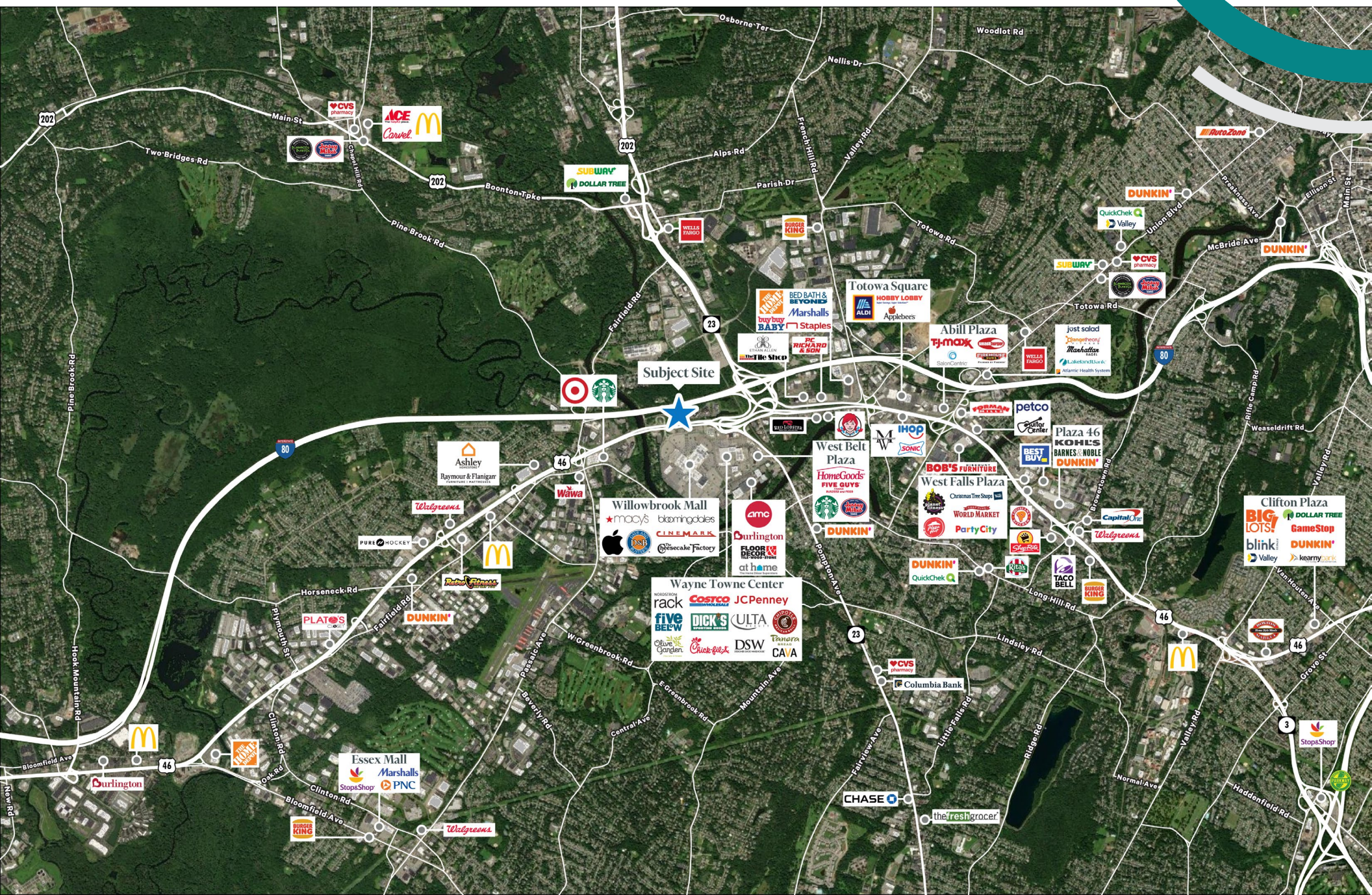
Asking Rent: Upon Request



KEY PLAN

EXCELLENT LOCATION ON A MAJOR RETAIL CORRIDOR

This aerial map illustrates a major retail corridor, likely Route 202, running from the top left towards the bottom right. A blue star marks the 'Subject Site' at the intersection of Route 202 and Route 23. The map is densely populated with logos of various retail and service establishments. To the north of the Subject Site, logos include CVS Pharmacy, ACE Hardware, McDonald's, Carvel, Subway, Dollar Tree, Wells Fargo, Burger King, and Dunkin'. To the south, there are logos for Ashley Furniture, Raymour & Flanigan, Wawa, Willowbrook Mall (Macy's, Bloomingdale's, Cinemark, Cheesecake Factory), AMC, Burlington, HomeGoods, Five Guys, Dunkin', Bob's Funky Burger, West Falls Plaza, Plaza 46, Kohls, Barnes & Noble, Dunkin', Clifton Plaza (Big Lots, Dollar Tree, GameStop, Blink, Valley, Keeney), and Essex Mall (Marshalls, PNC). Other notable locations include Totowa Square, Abil Plaza, West Belt Plaza, Wayne Towne Center, and Clifton Plaza. The map also shows major roads like I-80, I-46, and I-23, as well as local streets like Main St, Pine Brook Rd, and Bloomfield Ave. The surrounding area is a mix of developed commercial zones and green, wooded areas.





CONTACT US

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