GROUND LEASE

1958 ROUTE 23

WAYNE | NEW JERSEY

3.32 Acres
Available for
Ground Lease

RIPCO
REAL ESTATE

SIZE
3.32 Acres Available for Ground Lease

ASKING RENT
Upon Request

NEIGHBORS
Kohl's, Starbucks, Atrium Post Acute Care, Wayne Bottle King, Ford Lincoln of Wayne, Wayne Hyundai, Valley National Bank, Lakeland Bank, Advanced Auto Parts, Golf 23, Stop and Shop, Home Goods, TJ Maxx, Dunkin', Spa 23

BIG BOX NEIGHBORS
Home Depot, Lowes, Walmart

COMMENTS
Ideal location for north and sound-bound traffic of Route 202/Black Oak Ridge Road and Route 23

One off the signalized intersection on north bound

Convenient to turnarounds for north and south bound

Turn around .5 miles at Alexander Avenue

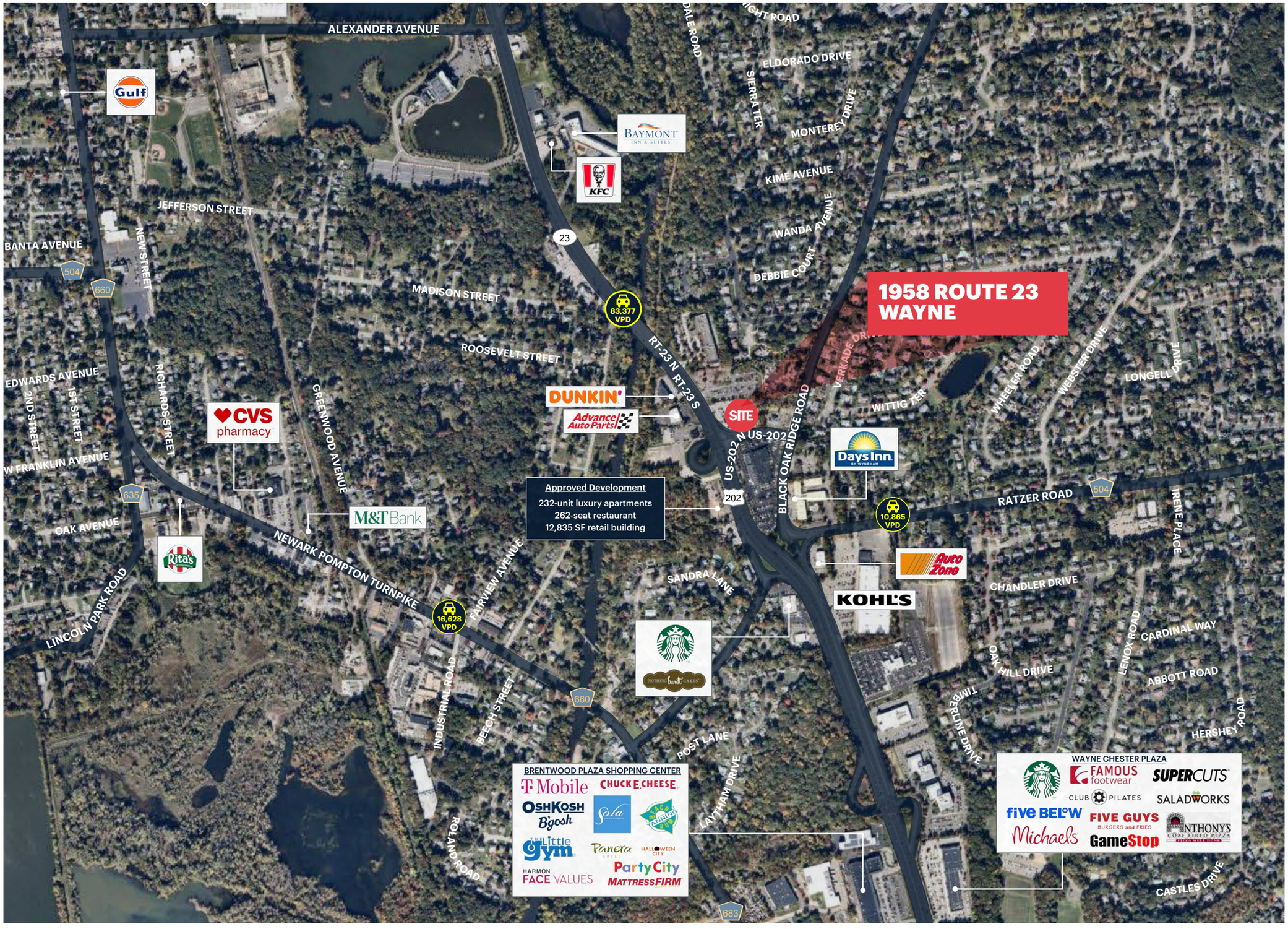
Close to Routes 287, 80 and 46

88,000 Cars per day

Fully approved development across on south bound side for strip center and 232-unit luxury apartments

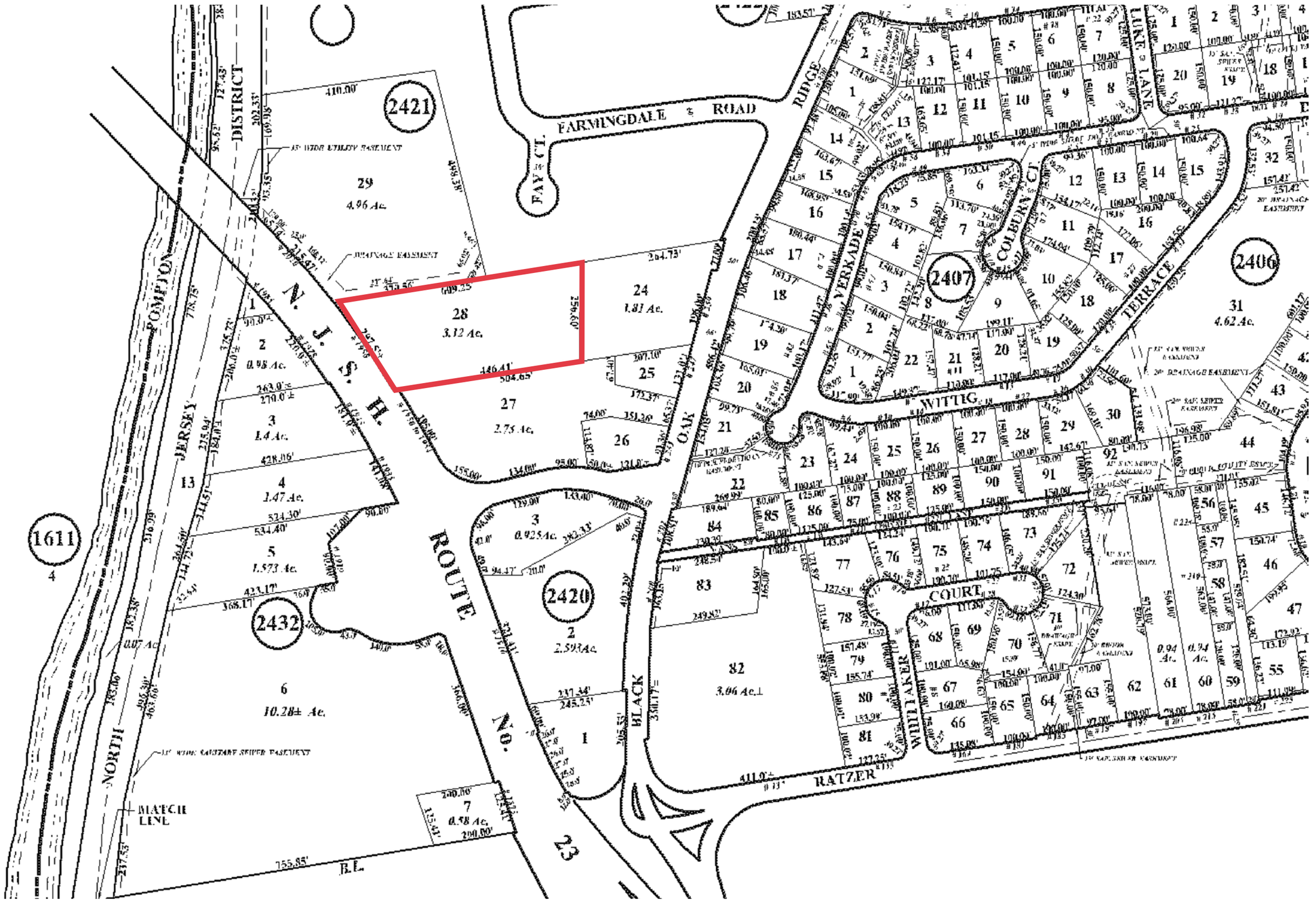
All uses approved: Medical, Office, Retail, Drug Store, Bank, Strip Center, Nursing, Automotive with retail

LOW LEVEL AERIAL



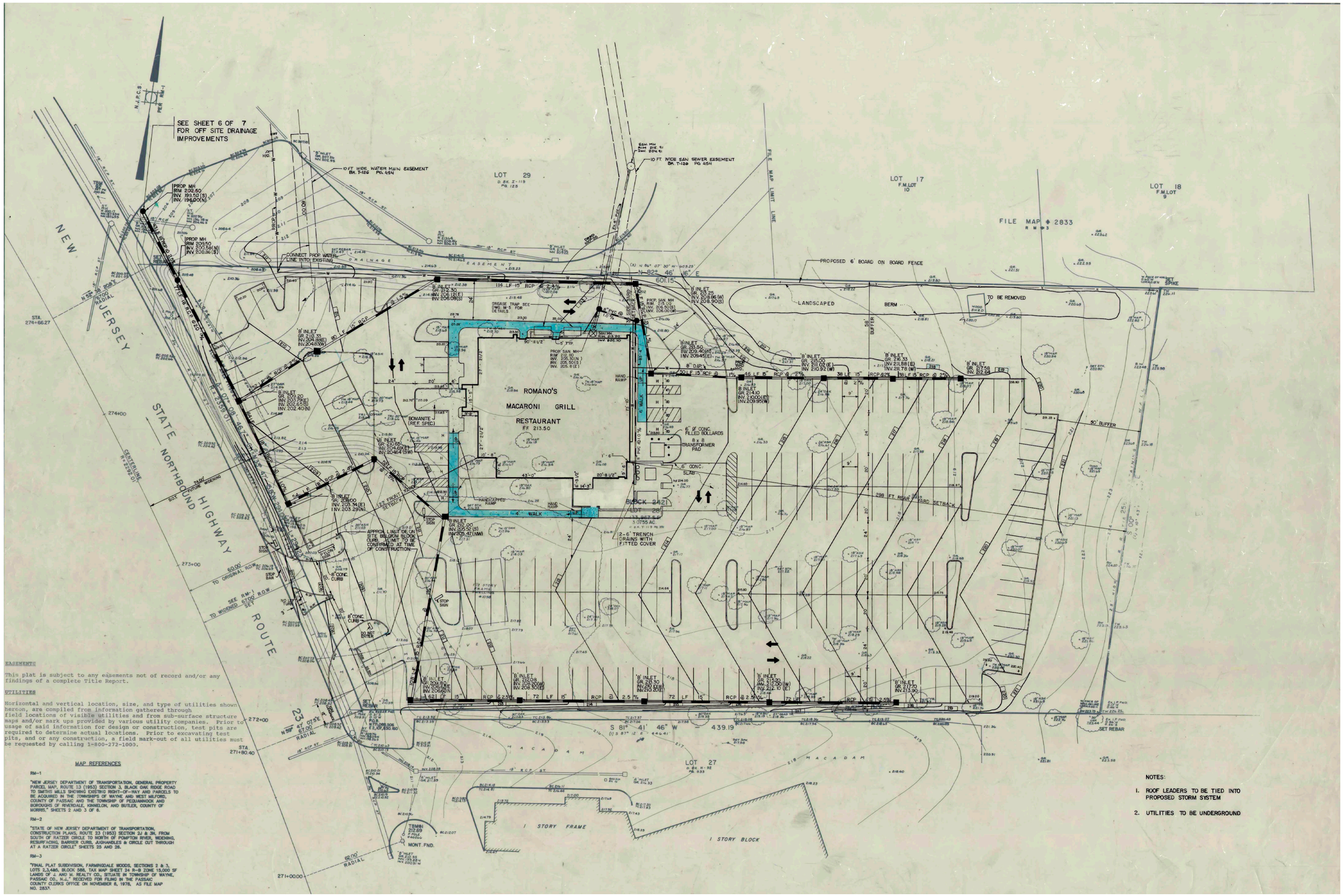
TURNAROUND AERIAL

TAX MAP

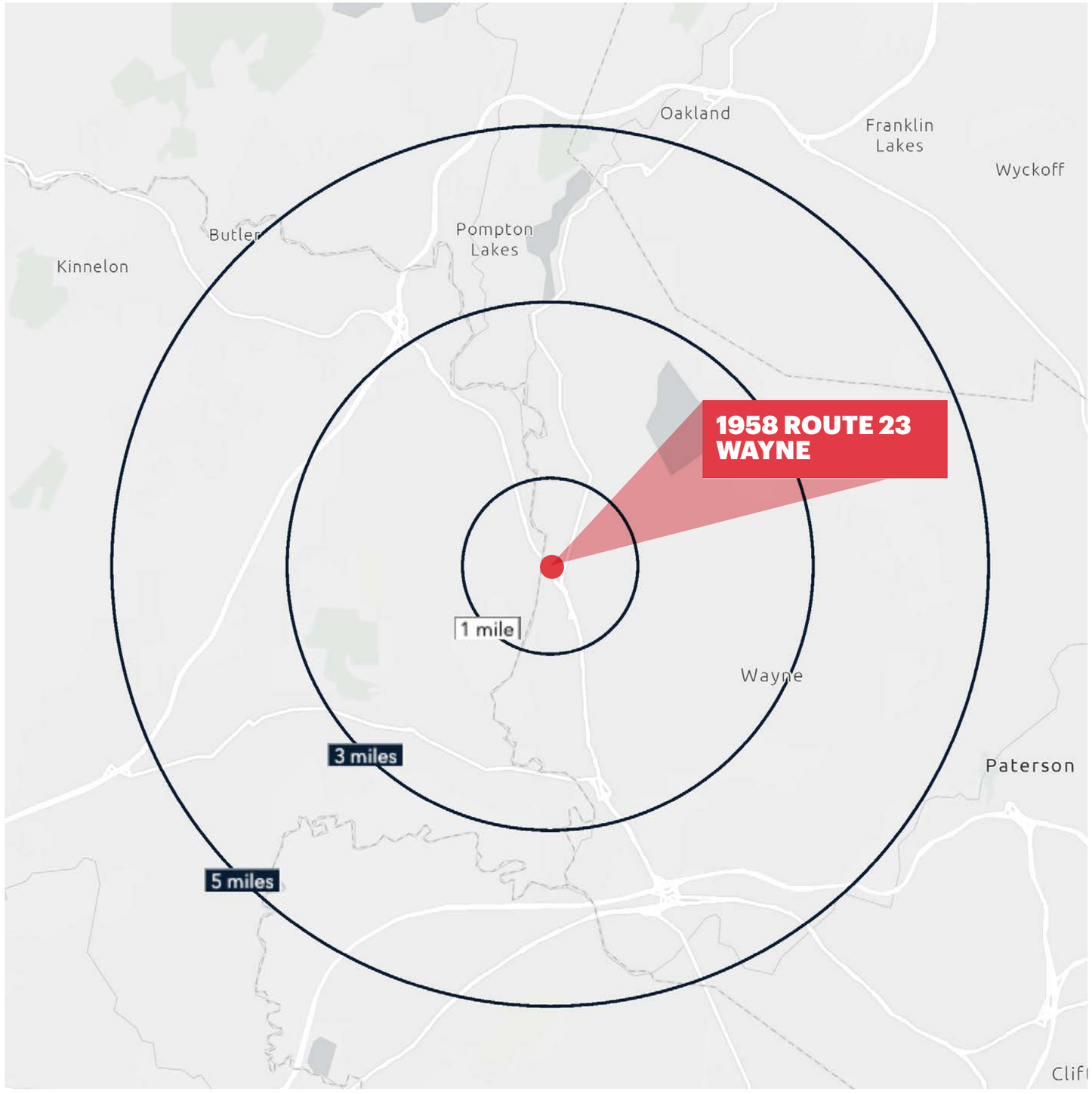


FARMINGDALE ROAD
FAY CT.
RIDGE
LUKE LANE
VERKADE
COLBURN CT.
TERRACE
WITTIG
OAK
BLACK
RATZER
WHITTAKER
COURT
ROUTE No. 23
N. J. S. H.
POMPTON
JERSEY
DISTRICT
NORTH
MATCH LINE
B.L.
2421
2407
2406
2420
2432
1611
29
4.96 Ac.
28
3.12 Ac.
24
1.81 Ac.
27
2.75 Ac.
2
0.98 Ac.
3
1.4 Ac.
4
1.47 Ac.
5
1.573 Ac.
6
10.28± Ac.
7
0.58 Ac.
3
0.925 Ac.
2
2.593 Ac.
82
3.06 Ac.±
31
4.62 Ac.

SURVEY (SHOWING OLD 'ROMANO'S MACARONI GRILL')



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
7,940

HOUSEHOLDS
2,514

MEDIAN AGE
44.9

COLLEGE GRADUATES (Bachelor's +)
56%

TOTAL BUSINESSES
443

TOTAL EMPLOYEES
5,068

AVERAGE HOUSEHOLD INCOME
$186,775

3 MILE RADIUS

POPULATION
65,352

HOUSEHOLDS
23,443

MEDIAN AGE
45.7

COLLEGE GRADUATES (Bachelor's +)
53%

TOTAL BUSINESSES
2,709

TOTAL EMPLOYEES
30,672

AVERAGE HOUSEHOLD INCOME
$176,763

5 MILE RADIUS

POPULATION
161,071

HOUSEHOLDS
57,456

MEDIAN AGE
44.4

COLLEGE GRADUATES (Bachelor's +)
48%

TOTAL BUSINESSES
7,583

TOTAL EMPLOYEES
91,326

AVERAGE HOUSEHOLD INCOME
$165,049

CONTACT EXCLUSIVE AGENTS

PAMELA RUSSO
prusso@ripconj.com
973.896.6490

RICHARD CURRAN
rcurran@ripconj.com
201.777.2305

RIPCO REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.