



RETAIL SPACE

WAYNE, NJ

180 HAMBURG TURNPIKE

For Lease

SIZE

0.71 Acres

ASKING RENT

Ground Lease - Rent Upon Request

POSSESSION

Arranged

NEIGHBORS

Starbucks, Manhattan Bagel, QuickChek,
Taco Bell, CVS

COMMENTS

Ground lease opportunity - steps from William Paterson University, St. Joseph's Wayne Hospital Preakness Hills Country Club and North Jersey Country Club

Intersection of heavily trafficked Hamburg Turnpike and Ratzer Road

Prominent frontage

Strong demographics and national retailers in the area



CONTACT EXCLUSIVE AGENT

CLARE GOLZ

cgolz@ripconj.com

201.636.7104

RIPCO
REAL ESTATE

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

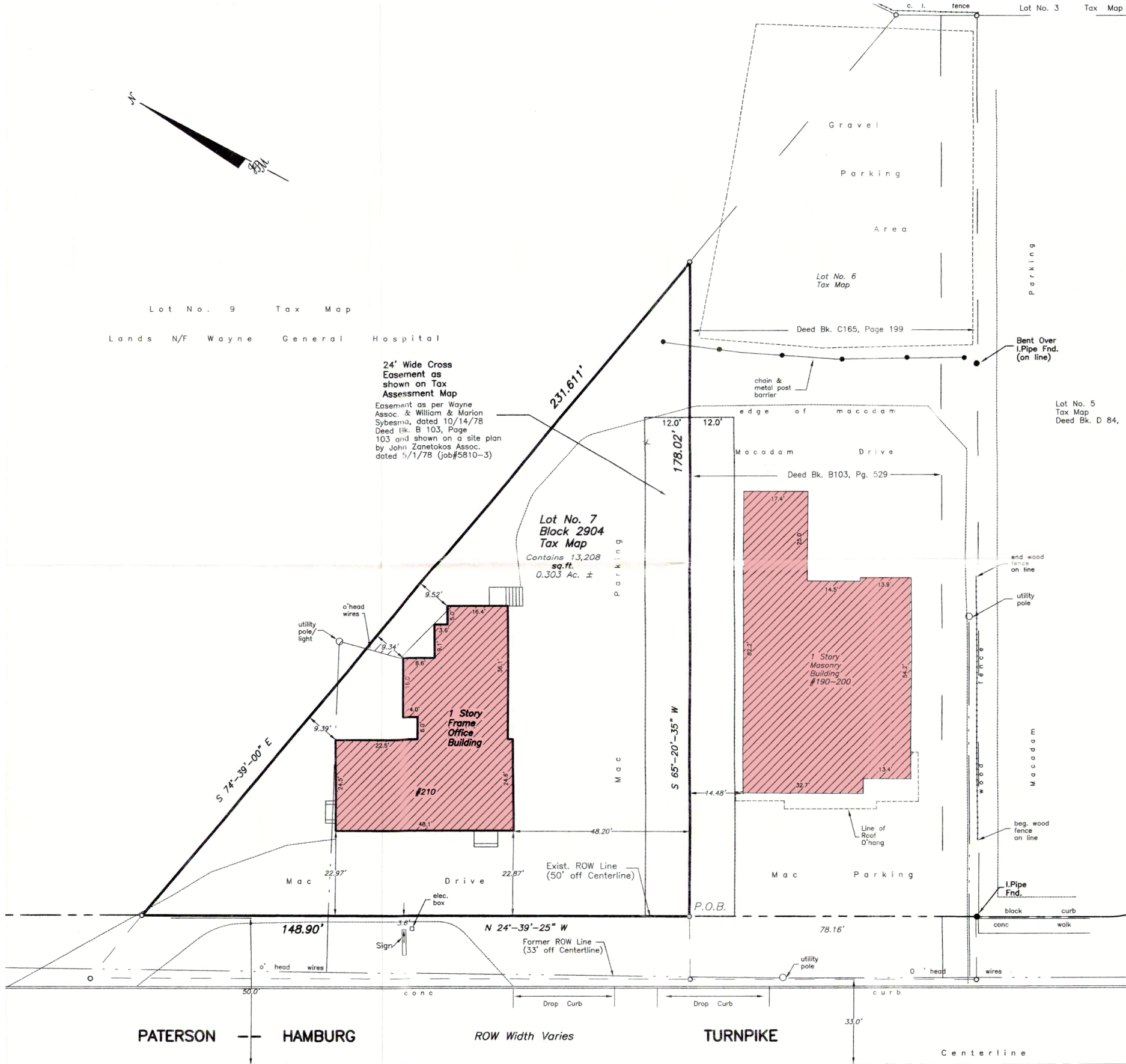
Please visit us at ripconj.com for more information

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.

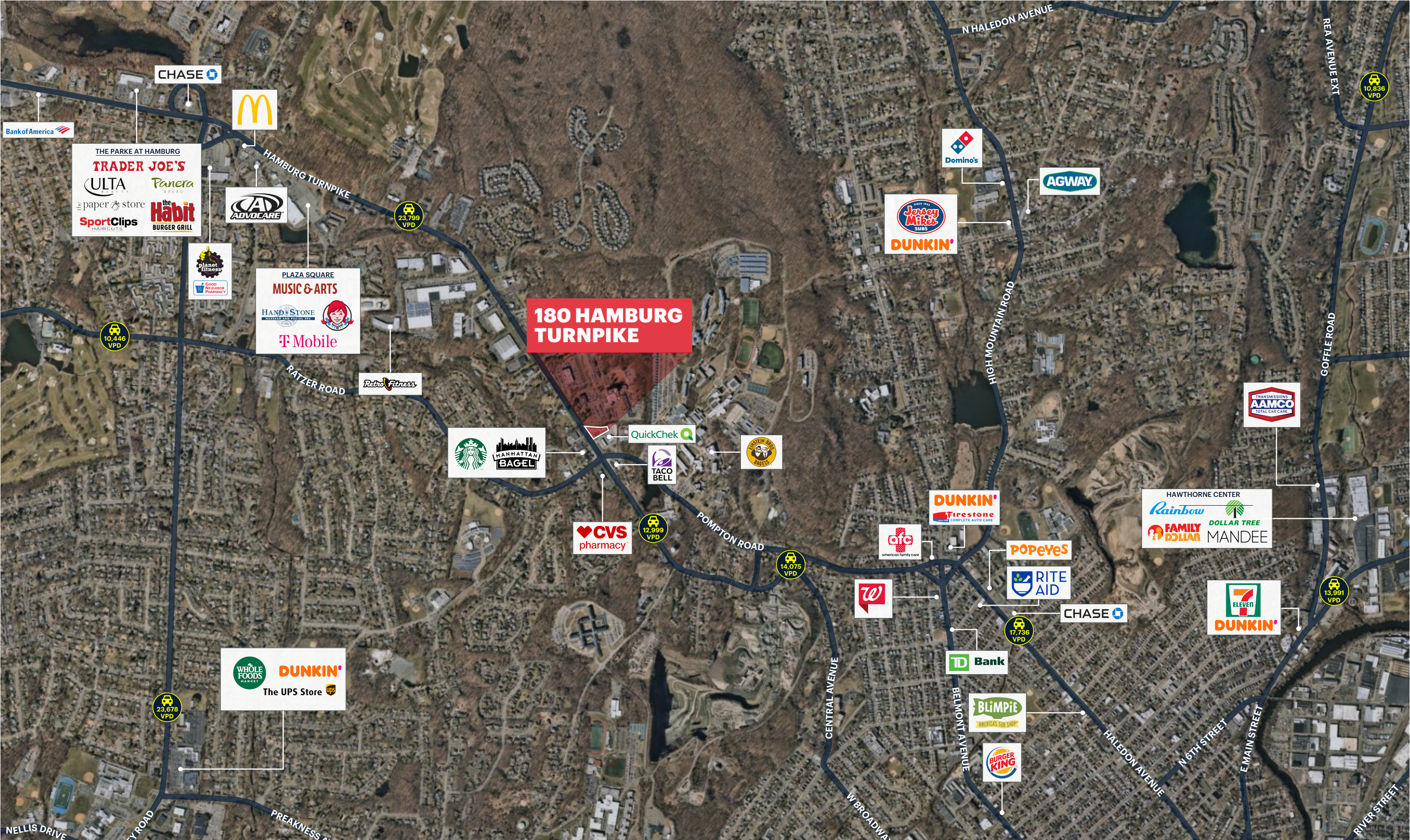
ADDITIONAL PHOTOS



SURVEY



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

8,907

HOUSEHOLDS

2,457

MEDIAN AGE

38.7

COLLEGE GRADUATES (Bachelor's +)

2,887 - 52.0%

TOTAL BUSINESSES

296

TOTAL EMPLOYEES

6,481

AVERAGE HOUSEHOLD INCOME

\$156,713

3 MILE RADIUS

POPULATION

161,828

HOUSEHOLDS

53,958

MEDIAN AGE

36.8

COLLEGE GRADUATES (Bachelor's +)

32,854 - 30.0%

TOTAL BUSINESSES

4,936

TOTAL EMPLOYEES

62,431

AVERAGE HOUSEHOLD INCOME

\$115,164

5 MILE RADIUS

POPULATION

391,545

HOUSEHOLDS

132,821

MEDIAN AGE

38.8

COLLEGE GRADUATES (Bachelor's +)

95,987 - 36.0%

TOTAL BUSINESSES

13,968

TOTAL EMPLOYEES

161,372

AVERAGE HOUSEHOLD INCOME

\$133,989

*2022 estimates