

RETAIL

180-210 Hamburg Tpke
Wayne, NJ 07470



HAMBURG TPKE TRAFFIC COUNT: 24,251 VPD

North Jersey
ANIMAL HOSPITAL



SPENCER
SAVINGS BANK



CVS
pharmacy

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Grace Bosede

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COMMERCIAL REAL ESTATE SERVICES

AVAILABLE:

FOR LEASE OR GROUND LEASE

- Existing 2,050 SF Building Available – Ground Lease Preferred
- Current Accountant Office
- Portion of 0.71 AC Site
- Perfect For Coffee or Express Oil Change with Drive Thru
- Adjacent to QuickChek & Across from Starbucks
- Traffic Count Hamburg Tpke: 24,251 VPD
- Zoning B (Business District): [Click Here For More Info](#)
- Home to William Paterson University w/ Total Enrollment of 10,052 in Spring 2025.
- St. Joseph's Medical Center Reports 5,292 Total Employees.
- Neighboring National Tenants: CVS, Starbucks, Taco Bell, QuickChek.

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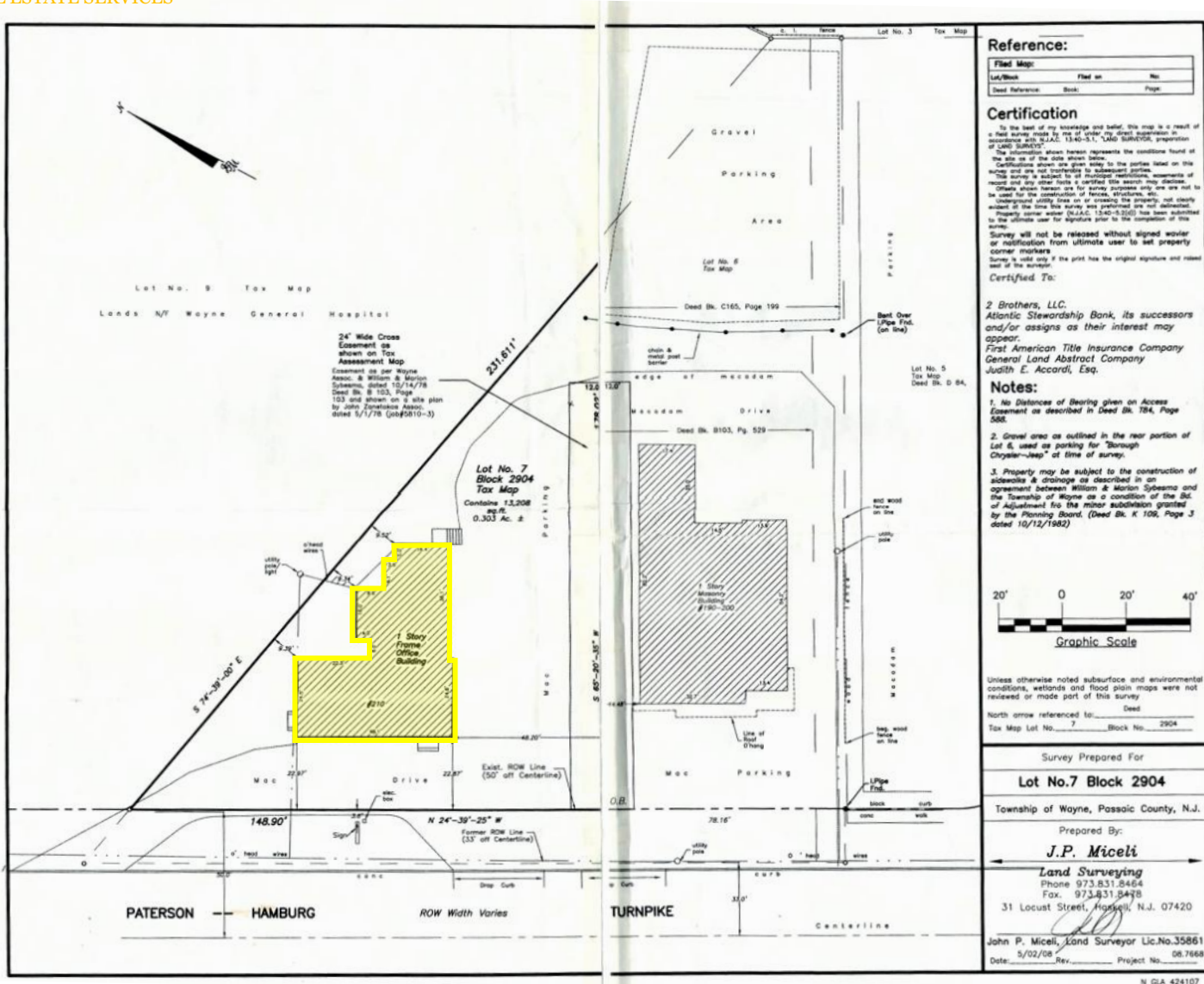
ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker

15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

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Reference:

Filed Map:	File on:	No.
Lot/Block	Book	Page
Deed Reference:	Book	Page

Certification

To the best of my knowledge and belief, this map is a result of a field survey made by me or under my direct supervision in accordance with N.J.A.C. 13-40-5.1, "LAND SURVEYOR, preparation of LAND SURVEYS".

The information shown herein represents the conditions found at the site at the date shown below in the parties listed on this certificate. I have been duly sworn before the State and am not transferring to subsequent parties.

This survey is subject to all municipal regulations, easements of record and any other facts a certified title search may disclose.

Other than herein set for survey purposes only one may not be used for the construction of fences, structures, etc.

Underground utility lines on or crossing the property are not shown. I have made a visual survey and detected no such lines. I have also made a visual survey and detected no such lines. I have also made a visual survey and detected no such lines. I have also made a visual survey and detected no such lines.

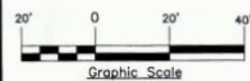
Survey will not be released without signed original or reproduction from ultimate user to set property corner markers.

Survey is valid only if the plot has the original signature and noted seal of the surveyor.

Certified To:

2 Brothers, LLC
 Atlantic Stewardship Bank, its successors
 and/or assigns as their interest may
 appear.
 First American Title Insurance Company
 General Land Abstract Company
 Judith E. Accardi, Esq.

- Notes:**
1. No Distances of Bearing given on Access Easement as described in Deed Bl. 794, Page 588.
 2. Gravel area as outlined in the rear portion of Lot 6, used as parking for "Borough Chrysler-Jeep" at time of survey.
 3. Property may be subject to the construction of sidewalks & drainage as described in an agreement between William & Marion Syszema and the Township of Wayne as a condition of the Bl. of Adjustment for the major subdivision granted by the Planning Board, (Deed Bl. K 109, Page J dated 10/12/1982)



Unless otherwise noted subsurface and environmental conditions, wetlands and flood plain maps were not reviewed or made part of this survey.

North arrow referenced to: _____ Deed _____

Tax Map Lot No. _____ Block No. 2904

Survey Prepared For

Lot No.7 Block 2904

Township of Wayne, Passaic County, N.J.

Prepared By:

J.P. Miceli

Land Surveying
 Phone 973.831.8464
 Fax 973.831.8478
 31 Locust Street, Hudson, N.J. 07420

John P. Miceli, Land Surveyor Lic.No.35861
 Date 5/02/08 Rev. _____ Project No. _____

N.J.A. 424107

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Wayne Commons



- Wayne Foot 7 Ankle Center
- Aesthetic Smile Design

St. Josephs Wayne Medical Center

Wayne General Hospital



TRAFFIC COUNT HAMBURG TPKE: 24,261 VPD



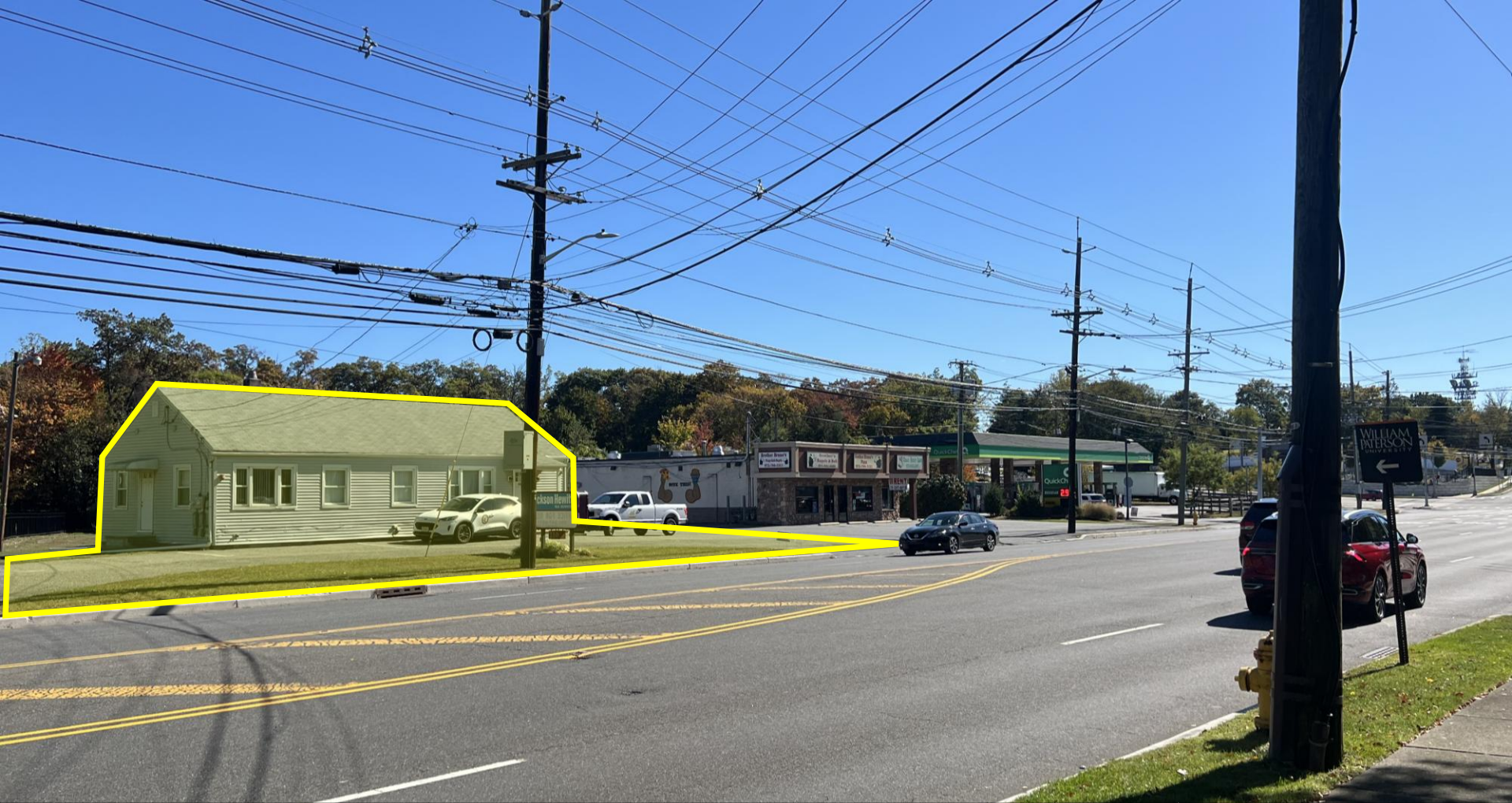
SITE



Anthony Wayne Middle School

Preakness Healthcare Center

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DEMOGRAPHICS	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	8,902	153,404	375,335
Daytime Employees	6,478	57,142	132,408
Households	2,675	51,186	126,449
Average Age	38.1	37.6	39.2
Average HH Income	\$142,110	\$104,776	\$116,079