

# FOR SALE

6,500 SF BUILDING  
1.70 ACRE LOT

# 1046 HAMBURG TPKE. WAYNE, NJ



MAGGIES

DUNKIN'

6,500 SF  
1.70 ACRES

Wayne Hills Mall  
ShopRite  
Burlington LA FITNESS

Wedgewood Plaza  
Gong cha  
verizon  
SCHOOL OF ROCK  
KidStrong  
ALPHA FIT CLUB  
Jersey Mike's

Vinn's PIZZARAMA

LUKOIL

Wayne Twsp. Civic Center



**CATALYST**  
REAL ESTATE PARTNERS

FOR MORE INFORMATION

WILLIAM FARKAS bf@catalystrenj.com C: 973.223.6600

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.  
CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | www.CatalystRENJ.com

**6,500 SF/1.7 ACRES  
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WAYNE, NJ

## SITE INFORMATION



**BUILDING:** 6,500 SF  
**LOT:** 1.70 ACRES  
**FRONTAGE:** 256' ON HAMBURG  
**PRICE:** CALL FOR QUOTE  
**PARKING:** 50 SPACES  
**TRAFFIC:** 21,957 VPD

Freestanding restaurant property with existing drive thru offering strong utility for restaurant, retail, or owner-user concepts subject to municipal approvals. Positioned along a recognized Wayne commercial corridor, the property provides standalone visibility, dedicated parking, and flexible repositioning potential.



	1 MILE	3 MILE	5 MILE
POPULATION	7,868	63,029	240,798
AVG. HOUSEHOLD INCOME	\$182,648	\$213,320	\$161,355
HOUSEHOLDS	3,126	21,900	84,882
DAYTIME POPULATION	5,657	47,191	168,856
NUMBER OF EMPLOYEES	3,395	29,483	97,227
AVERAGE HOUSEHOLD SIZE	3.4	3.4	3.4

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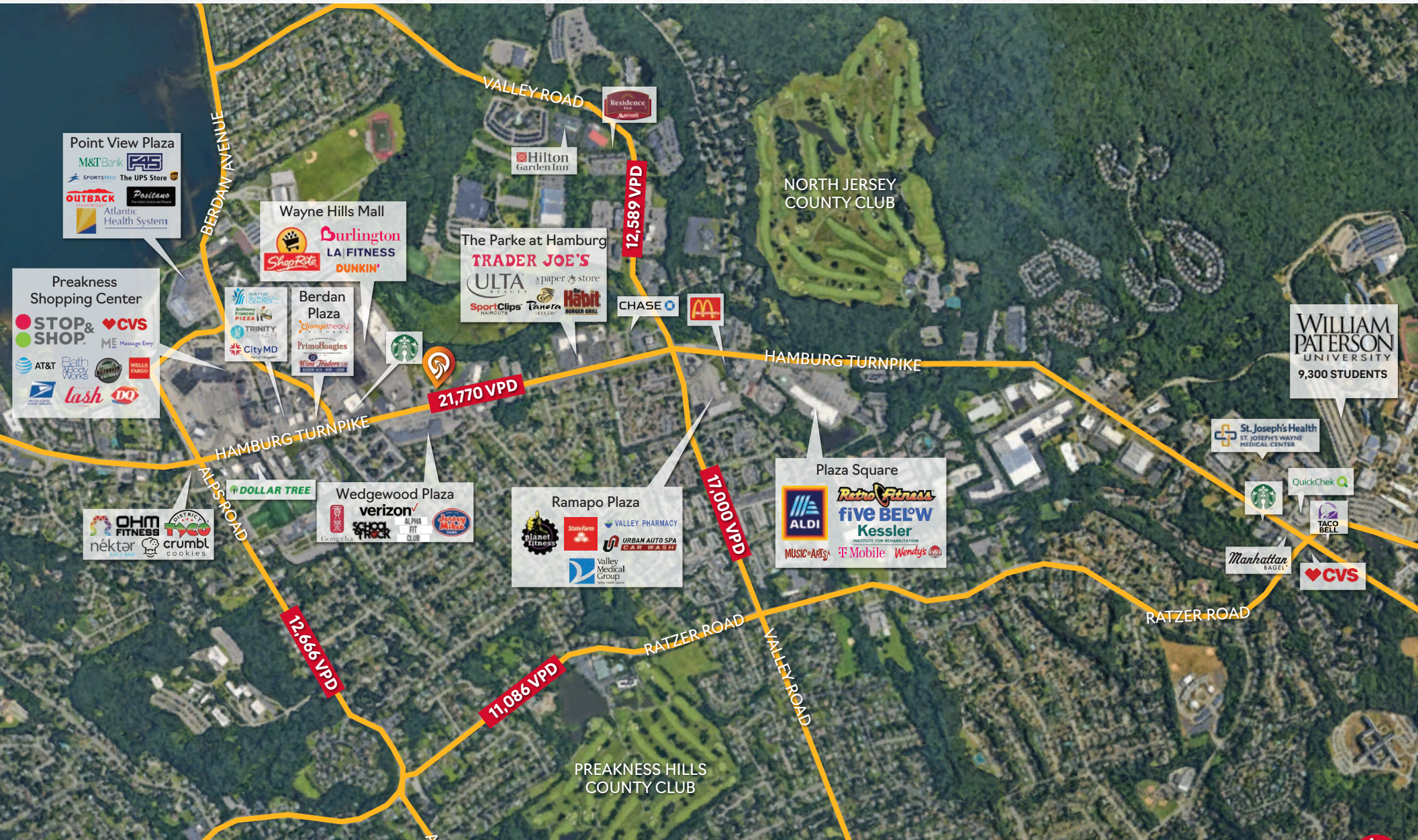
**SITE PLAN**



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**MARKET AERIAL**



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