

COMMERCIAL LAND

FOR SALE

±3.12 ACRES VACANT LAND

Route 46, Wayne, NJ 07470

For More Information, Contact the Exclusive Brokers

SCOTT G. SAVASTANO

Director of Capital Markets
sgsavastano@blauberg.com
973.379.6644 x147



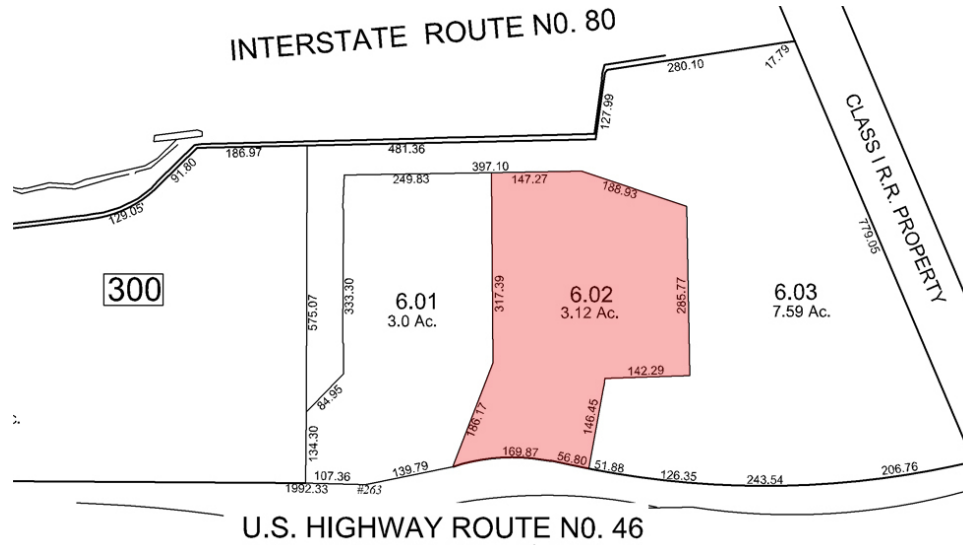
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Less Than 1 Mile to Routes 23, 46 and I-80
Approx. 9.17 Miles to I-280

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	3.12 Acres

PROPERTY HIGHLIGHTS

- Lot Size at ±3.12 Acres (Block 300, Lot 6.02)
- Highway Frontage Property on Route 46 - Route 23 Extension
- Located to the East of the Courtyard Marriott and Across from Willowbrook Mall
- Zoned B20
- Daily Traffic at 104,256 on I-80 and 59,440 on I-46
- Taxes at \$30,266.35

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,140	18,128	66,662
Total Population	3,213	50,685	186,964
Average HH Income	\$92,451	\$118,267	\$115,176

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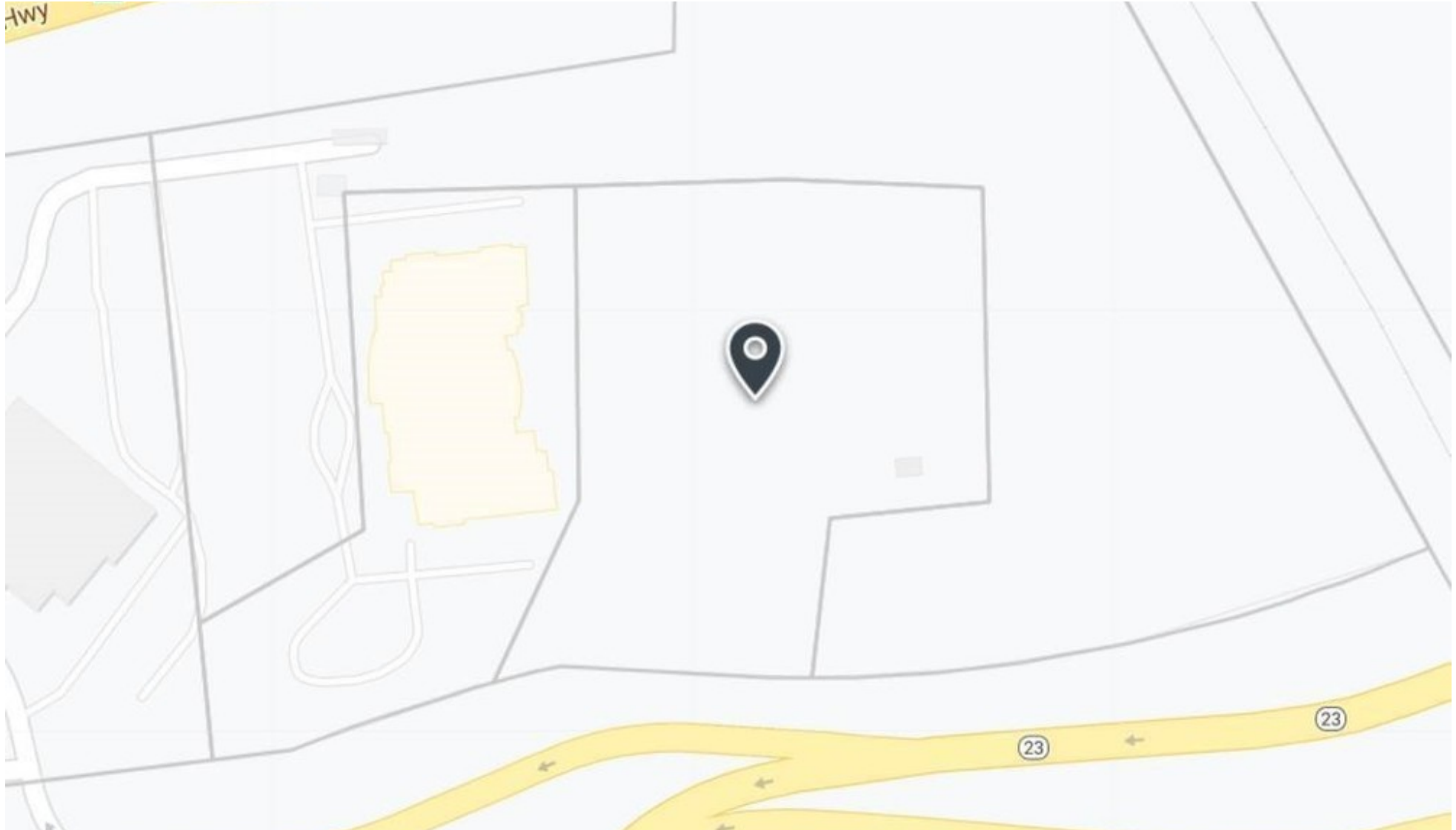
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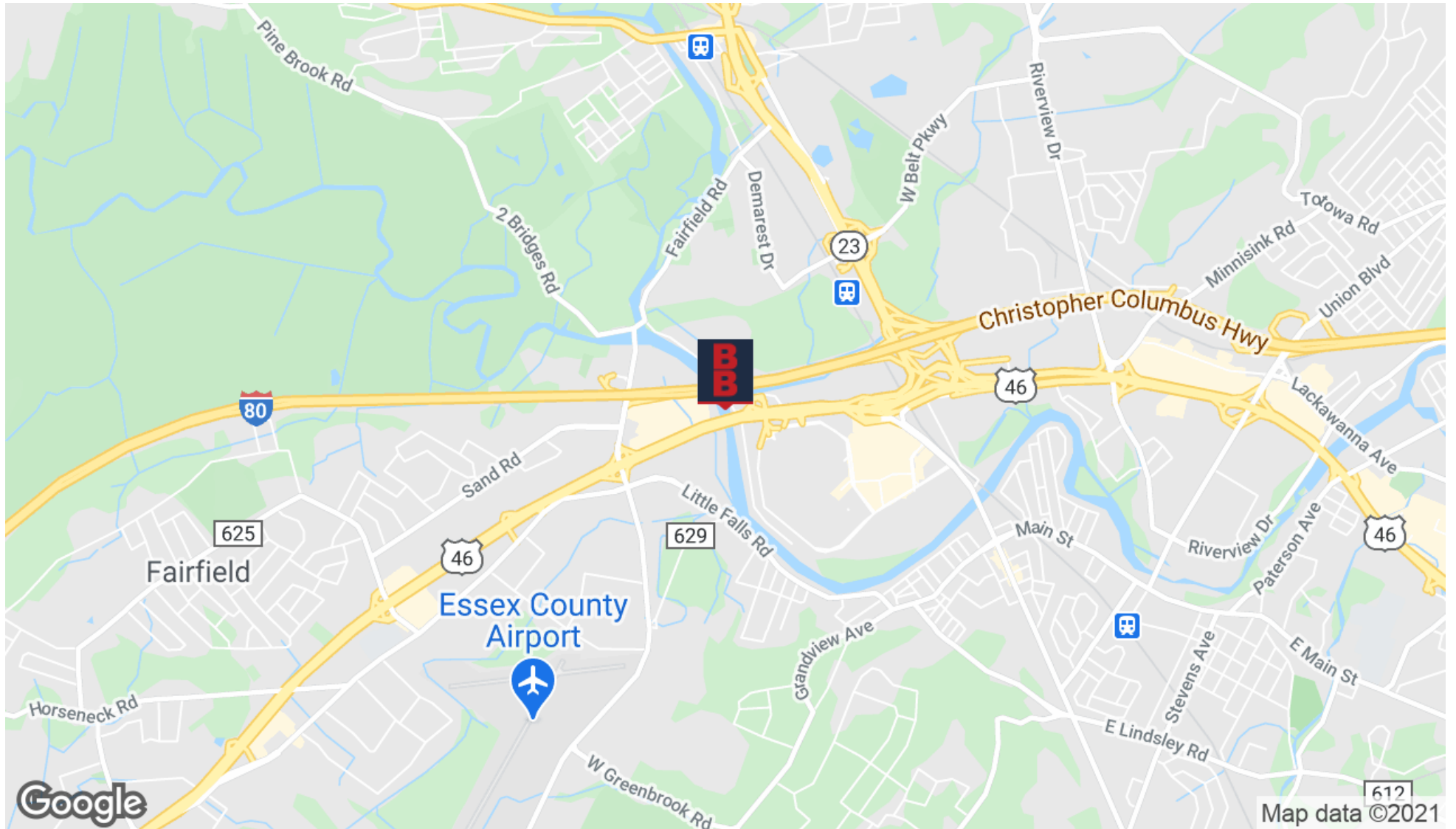
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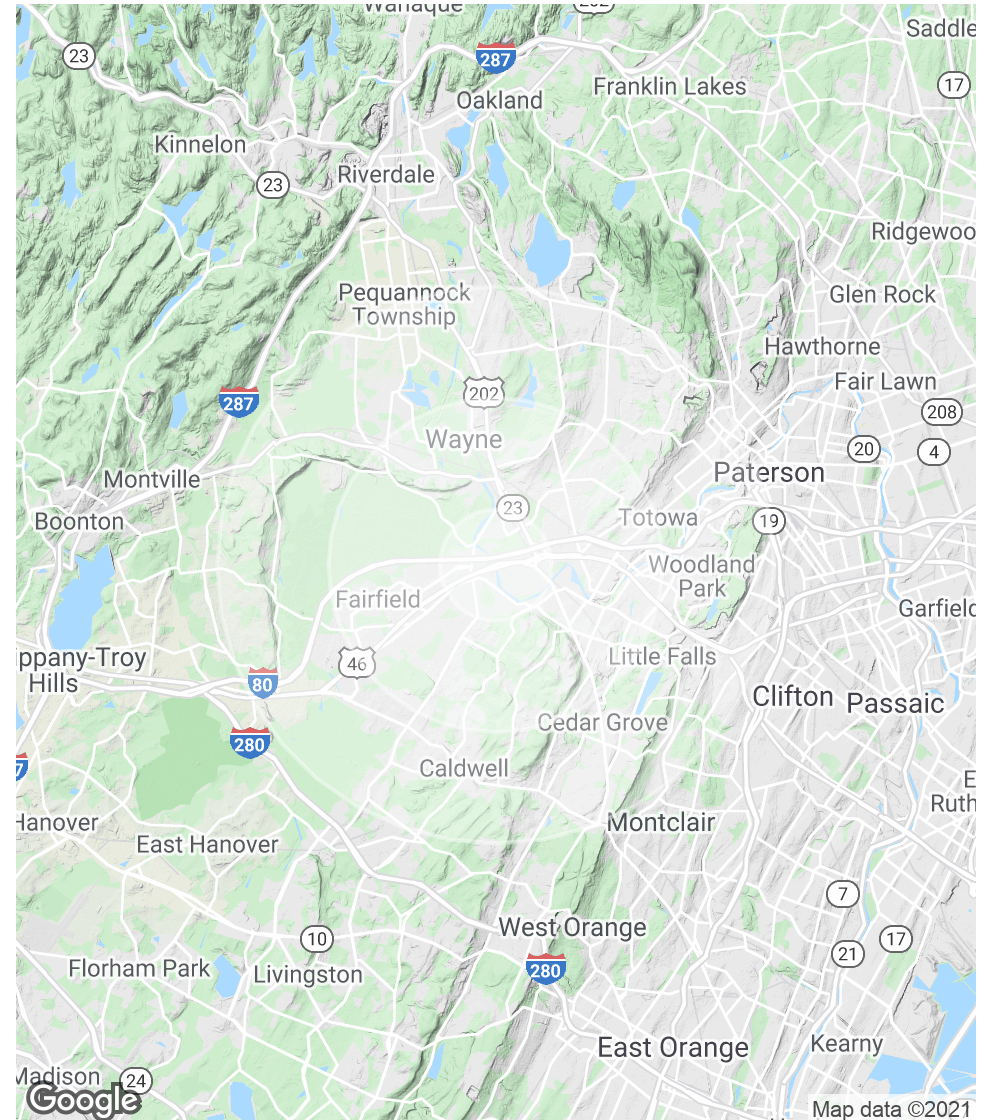
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,213	50,685	186,964
Average age	39.3	43.4	42.9
Average age (Male)	40.0	42.1	41.5
Average age (Female)	39.1	44.3	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,140	18,128	66,662
# of persons per HH	2.8	2.8	2.8
Average HH income	\$92,451	\$118,267	\$115,176
Average house value	\$437,272	\$460,985	\$500,395

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Scott Savastano, Director of Capital Markets at The Blau & Berg Company, is responsible for representing clients in all positions of real estate transactions, as well as managing investments between investors, businesses, government and individual clients. He has more than 25 years of real estate experience as a transaction specialist. He is highly experienced in the successful acquisition, financing, development and disposition of more than \$1 billion in commercial real estate nationwide. Scott is a true problem solver. He brings an entrepreneurial approach to clients.

EDUCATION

Montclair State University – B.A. in Accounting (Minor in Paralegal Studies)

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