



Opportunity Summary

4 Willowbrook Boulevard
Willowbrook Mall
Wayne, New Jersey



Premier Location

Located in the heart of Passaic County at the intersection of U.S. Route 46, Route 23 and Interstate 80, this site is less than 20 miles away from NYC. The site is directly serviced by several NJ Transit bus lines providing employees and visitors access to both NYC and Newark in under 60 minutes.



TOTAL
POPULATION
2,854,287



DAYTIME
POPULATION
2,844,935



LABOR
FORCE
1,289,837



BACHELOR'S
DEGREE
25.9%



GRADUATE
DEGREE
16.4%

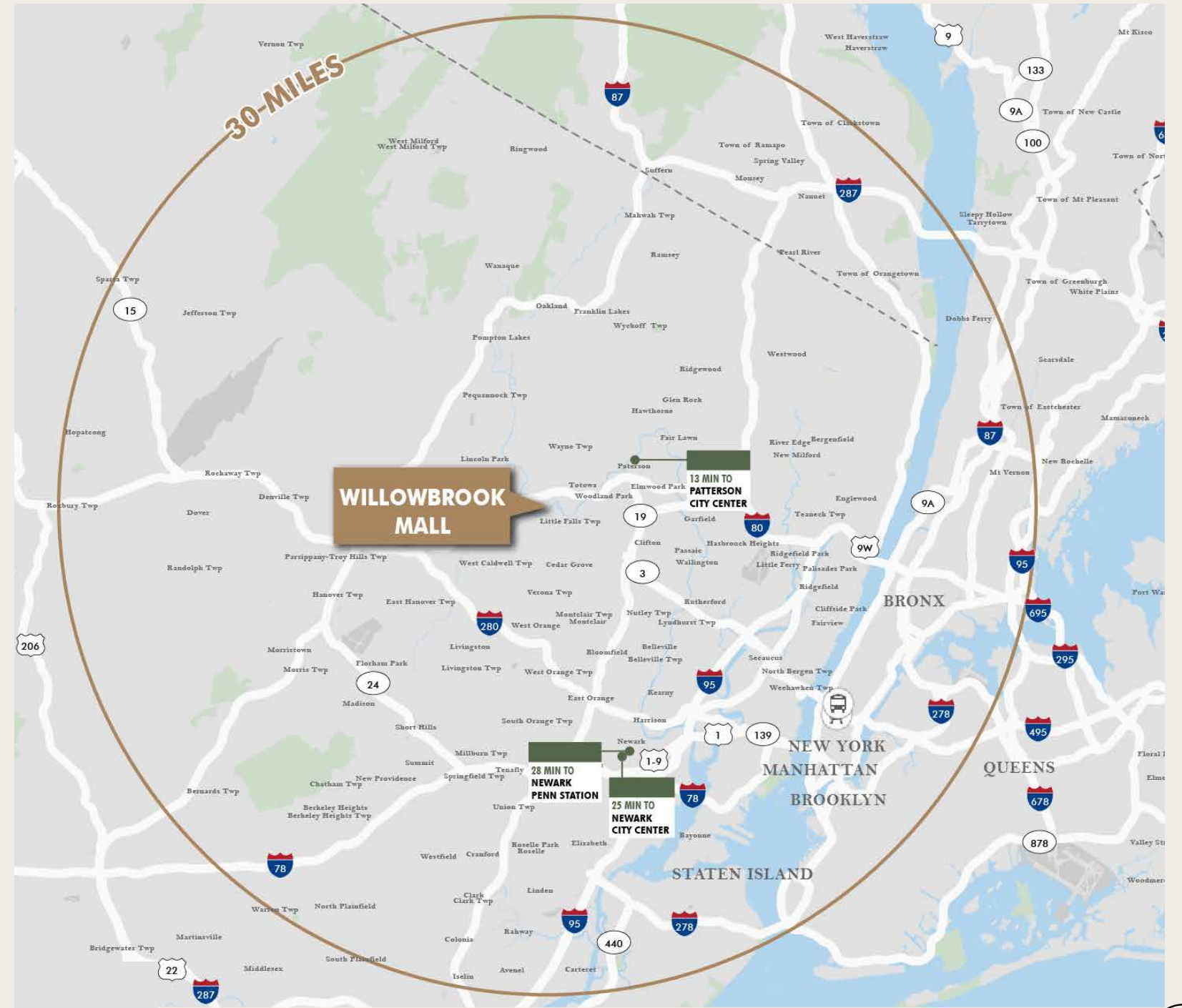


PROJECTED
POPULATION GROWTH
0.4%



MILLENIALS
AGE 21-34
23.8%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment

This site is directly connected to the Willowbrook Mall and adjacent to the Wayne Town Center. It is within walking distance to over 1.5 million square feet of food & beverage, service retail, entertainment and wellness/fitness options.

EXISTING MALL AMENITIES

SERVICES



Apple, AT&T, Cohen's Fashion Optical, Hair and Makeup Lounge, iFix Station, LensCrafters, Nails Pro, Opinions, Orange Julius, P.F. Changs, Piercing Pagoda, Qitopia, Seventh Sense Botanical Therapy, Shapes Brow Bar, Street Talk, T-Mobile, Verizon, Watch Shop

FOOD & BEVERAGE



Starbucks, Qdoba, Dunkin', Blaze Pizza, Cheesecake Factory, Cinnabon, P.F. Changs, Wetsel's Pretzel, Tio Juan's Margaritas, Ruby Ti Kitchen, Popeye's Chicken, California Pizza Kitchen, Taco Bell, Sarku Japan

ENTERTAINMENT

Build-A-Bear, Cinemark Theaters, Dave & Busters

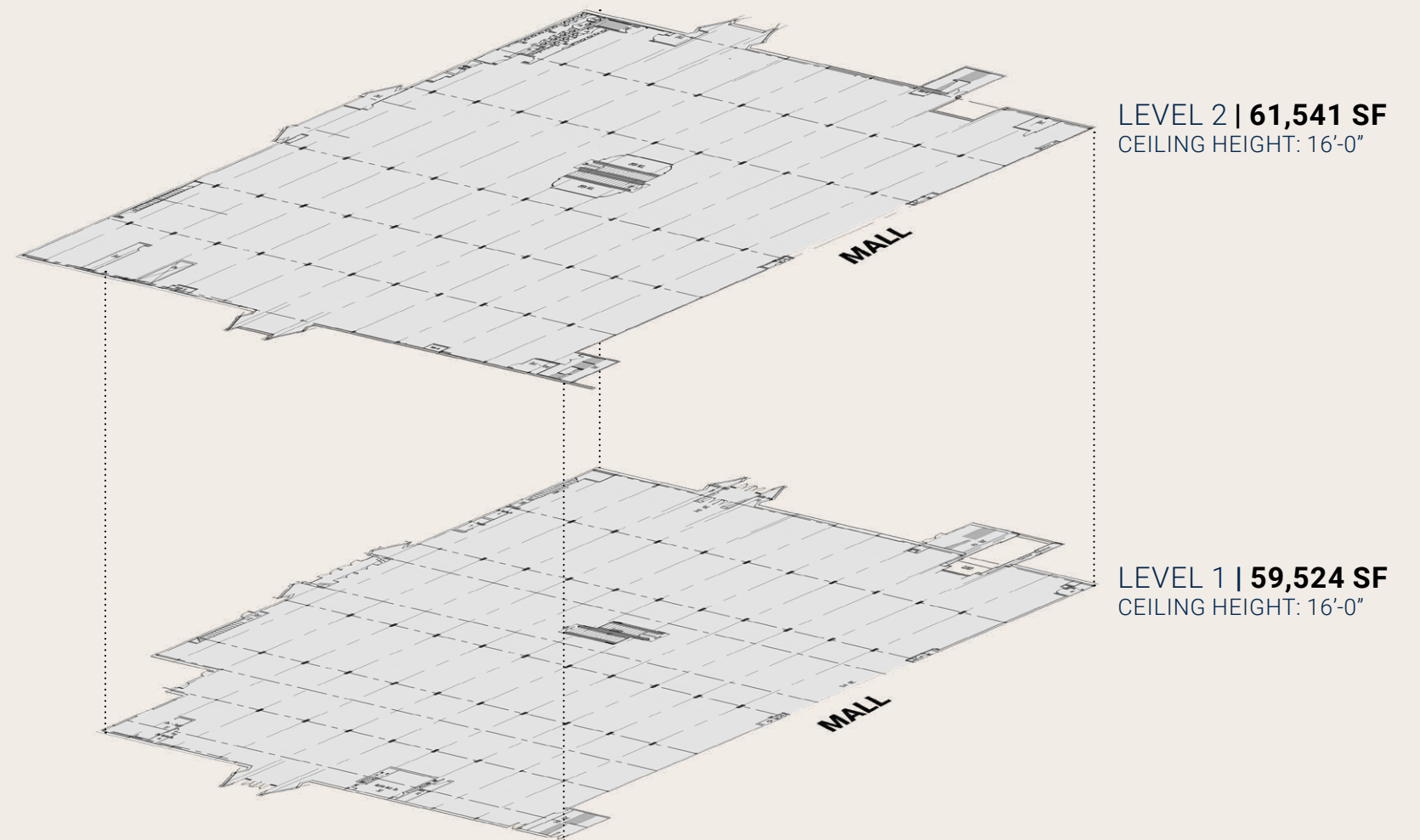
WILLOWBROOK



Specifications

PROPERTY INFORMATION



Site Acreage	6.26 Acres
Gross Leasable Area	121,065 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	Over 650 parking spaces within ~600 feet of property entrances



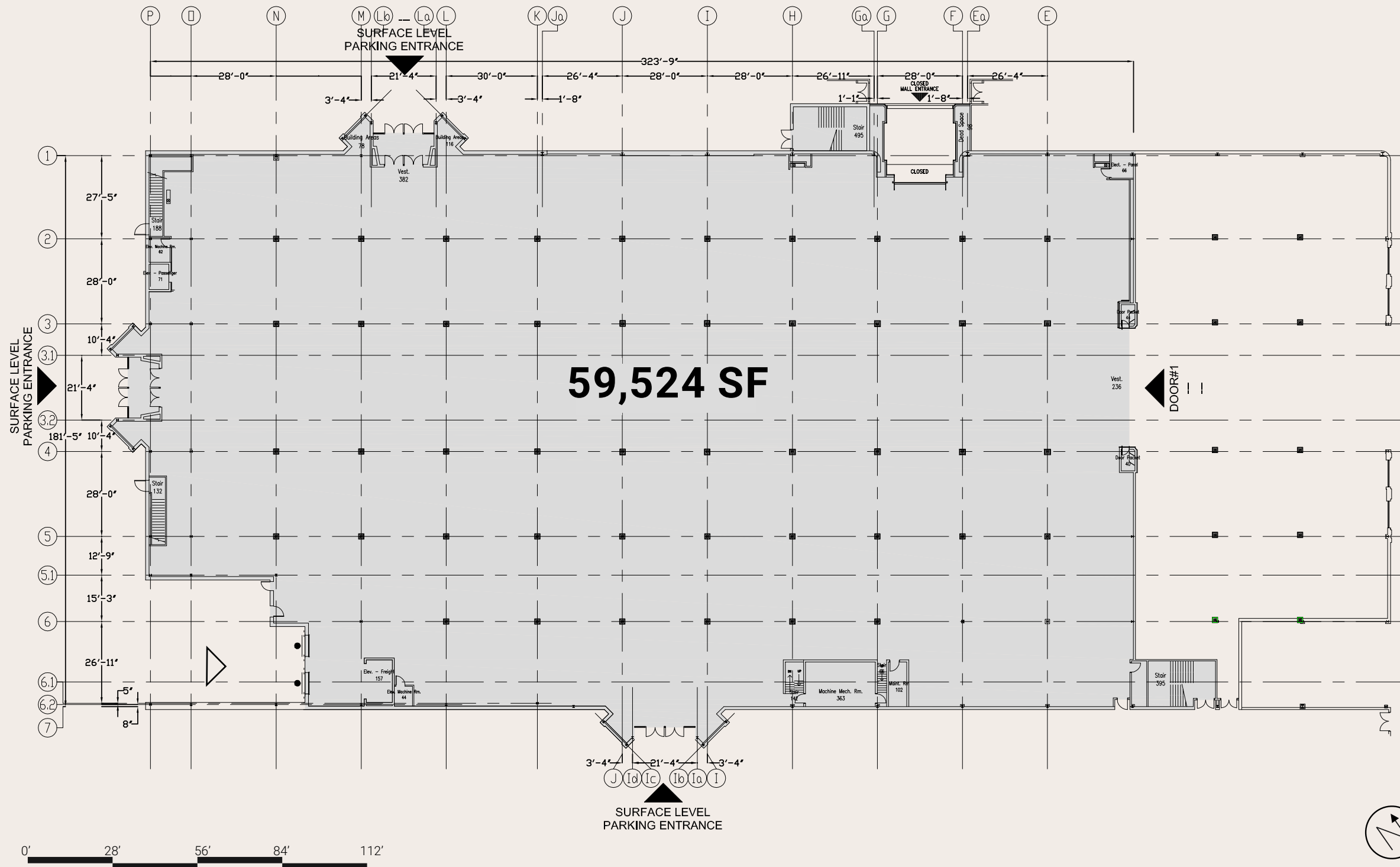
Existing Conditions

LEVEL 1
59,524 SF*

CEILING HEIGHT: 16'-0"
COLUMN SPANS OVER 28'-0"

-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements



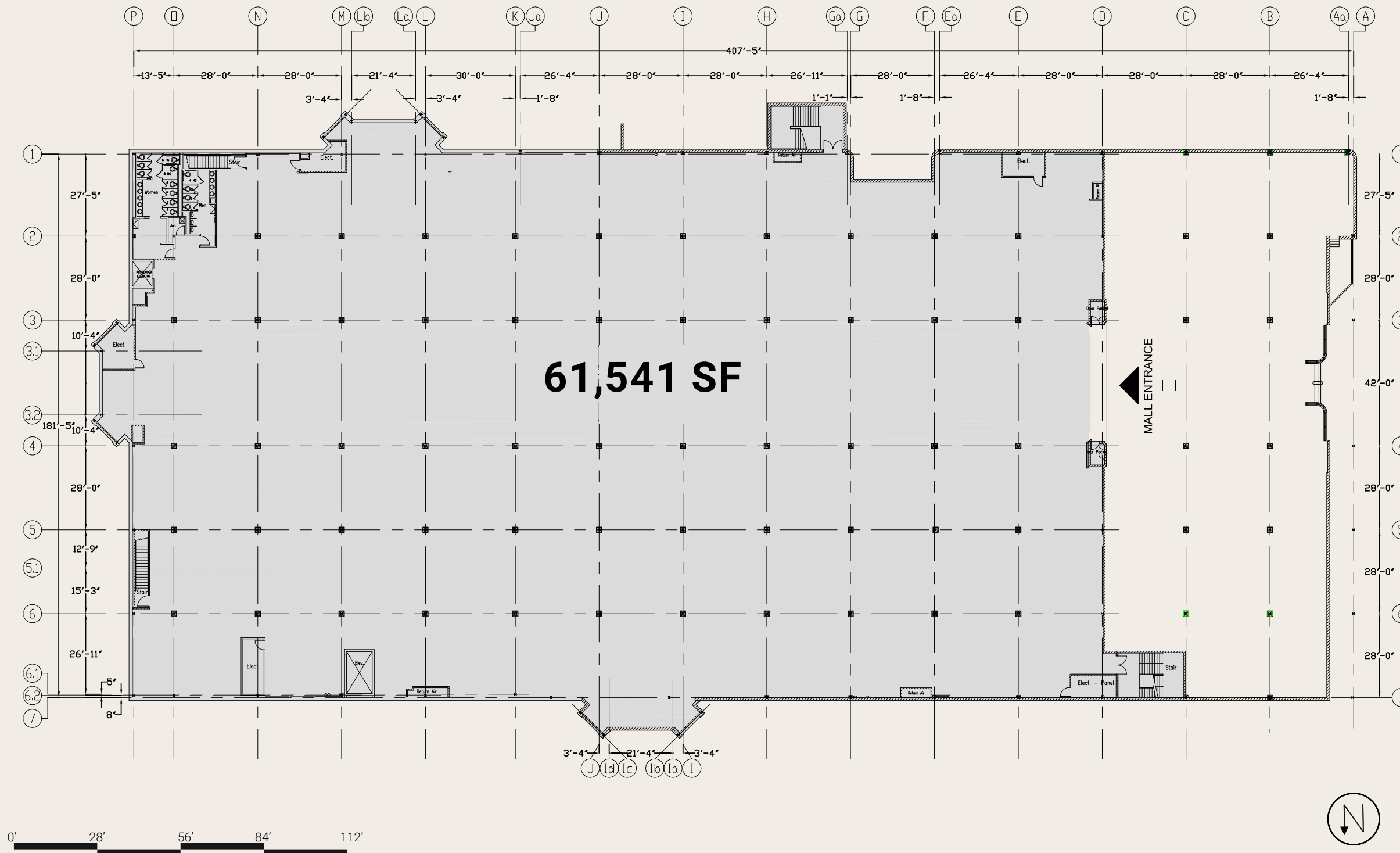
Existing Conditions

LEVEL 2
61,541 SF*

CEILING HEIGHT: 16'-0"
 COLUMN SPANS OVER 28'-0"

Key Entrance

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements





Leasing Contact

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