

FOR  
SALE

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Gary's  
Wine & Marketplace

1308 Route 23,  
Wayne, NJ

36,000 SF + Mezzanine of 4,000 SF

James Aug  
aug@sabre.life | T 201 249 8911 x 1540

SABRE

# FOR SALE

1308 Route 23  
Wayne, NJ  
Gary's Wine & Ski Barn

## GARY'S WINE & SKI BARN



### Prime Retail Space Available on Route 23 | **FOR LEASE**

**ADDRESS:** Gary's Wines & Ski Barn  
1308 Route 23, Wayne, NJ 07470  
**AVAILABLE:** 36,000 SF, 22 ft ceiling  
+ Mezzanine of 4,000 SF  
**Availability March 2027 or sooner**  
**ASKING PRICE:** Upon Request  
**NETS:** Approximately \$9.75 PSF

Possession: Arranged

**PARKING:** 199 vehicles

**AREA RETAIL:** Car Max, Kohl's, Five Below, Starbucks, Party City, Dunkin', Club Pilates, Walgreens, Michaels, Panera, and many more...

Demographics	1 mile	3 miles	5 miles
Population	6,131	61,583	201,551
Median HHI	\$123,293	\$116,175	\$99,574
Daytime Population	10,478	96,845	224,651

- Possible possession of entire building (3/ 2027)
- Regional market with large residential/ daytime population
- Car counts on Rt 23 average 77,150 VPD
- One of the largest pylons on the highway
- Located between New York Avenue and Packanack Lake Road

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PYLON

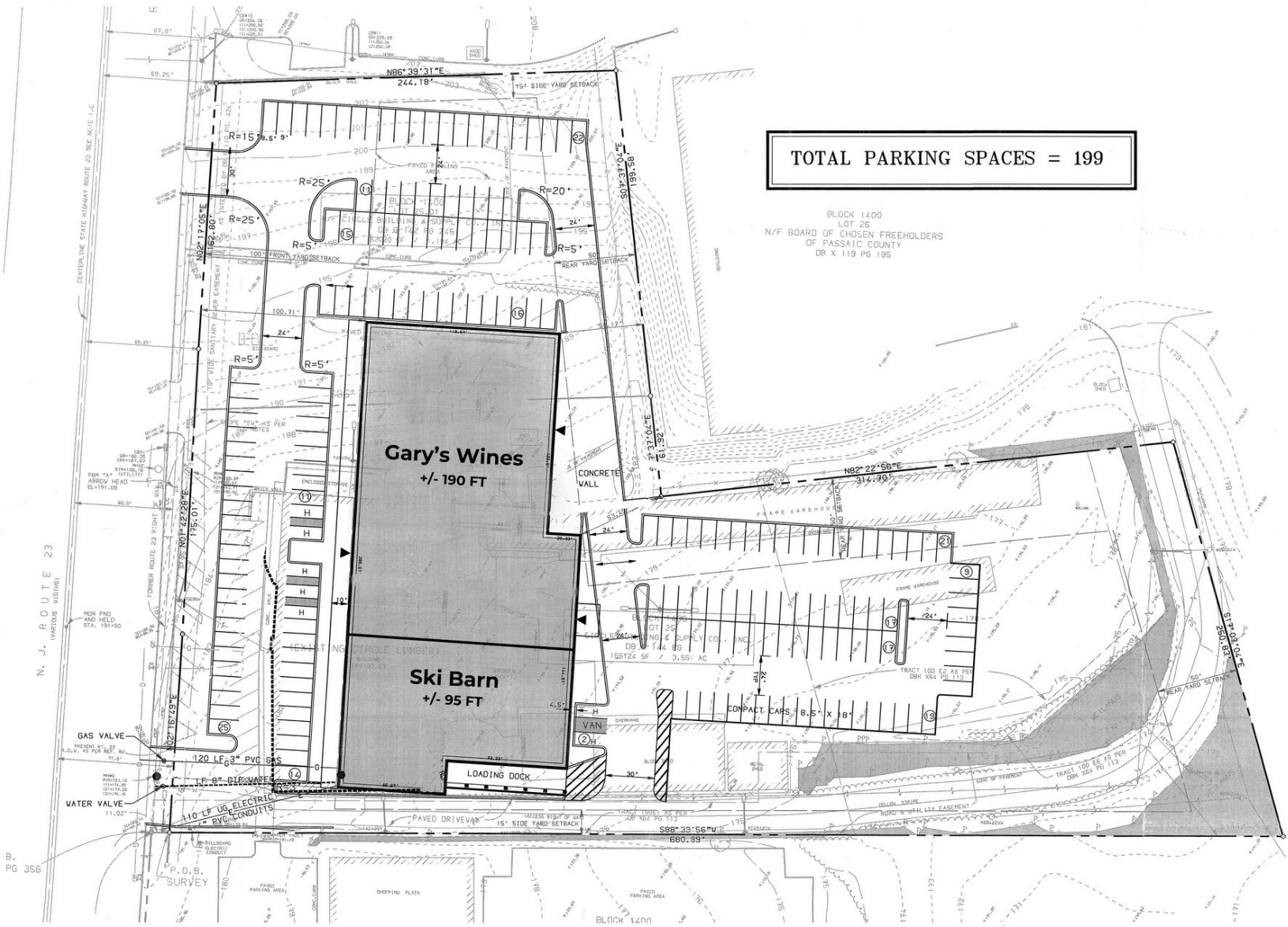




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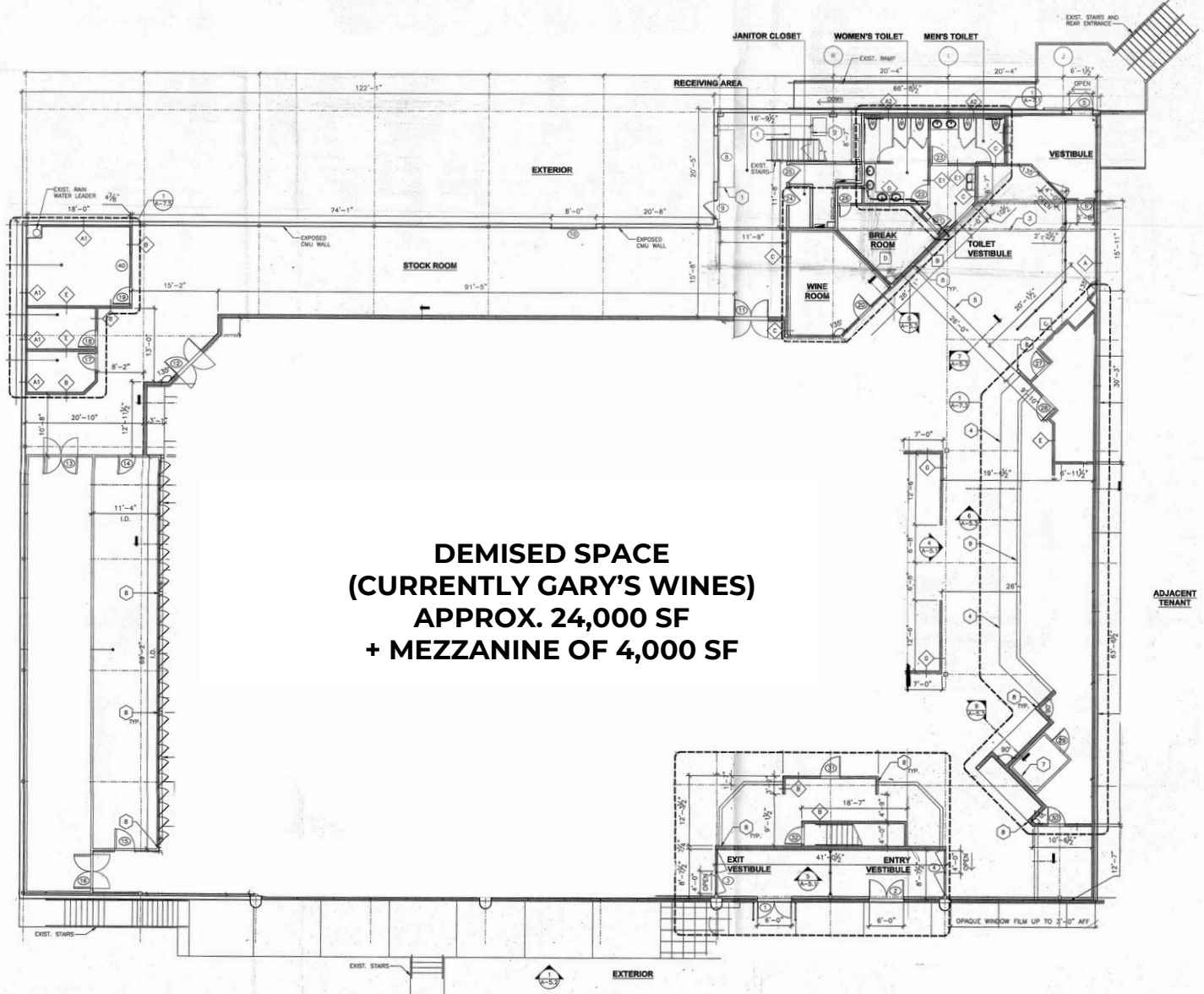
## SITE PLAN



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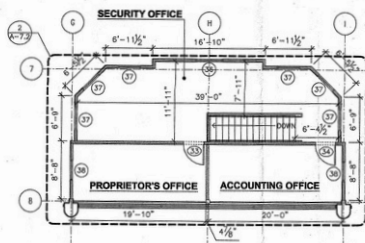
## FLOOR PLAN



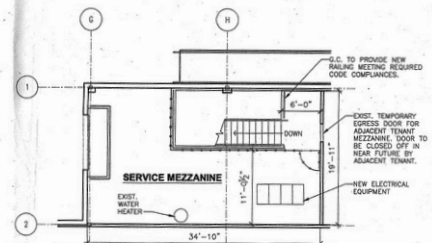
**DEMISED SPACE  
(CURRENTLY GARY'S WINES)  
APPROX. 24,000 SF  
+ MEZZANINE OF 4,000 SF**

ADJACENT  
TENANT

**1 CONSTRUCTION PLAN**  
1/8" = 1'-0"



**2 NEW MEZZANINE PLAN**  
1/8" = 1'-0"



**3 EXISTING MEZZANINE PLAN**  
1/8" = 1'-0"



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AERIAL



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