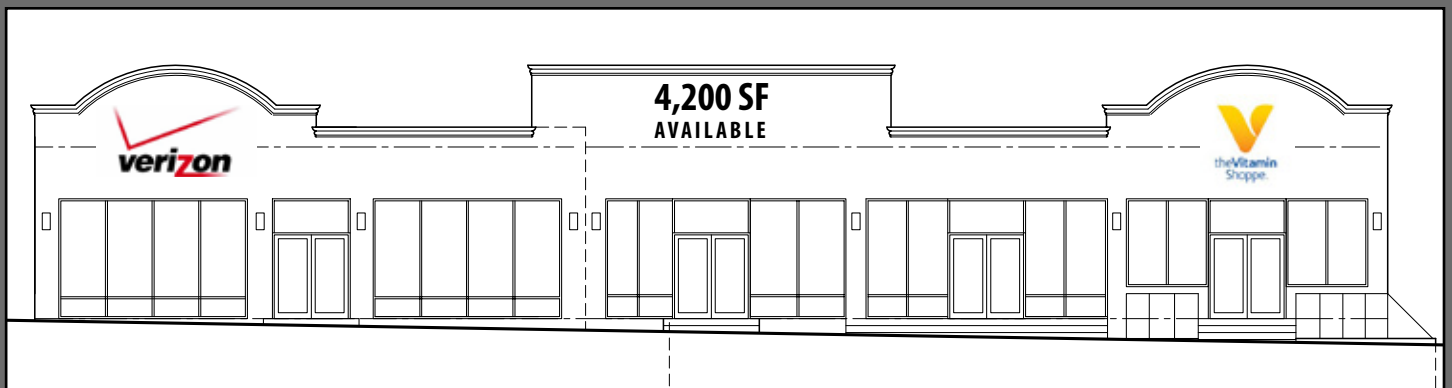


WAYNE, NJ

1428 ROUTE 23 NORTH

VITAMIN SHOPPE CENTER



WELCO REALTY, INC

EXCLUSIVE LEASING AGENT

2525 Palmer Avenue
New Rochelle, NY 10801
914.576.7500 / fax: 7596

CONTACT:

DAVID TOWNES
DTOWNES@WELCOREALTY.COM
MOBILE: (817) 456-5104

JASON GERBSMAN
JASON@WELCOREALTY.COM
MOBILE: (212) 599-2900

AVAILABLE: 4,200 SF DIVISIBLE

PRIME RETAIL ON ROUTE 23

JOIN VITAMIN SHOPPE & VERIZON

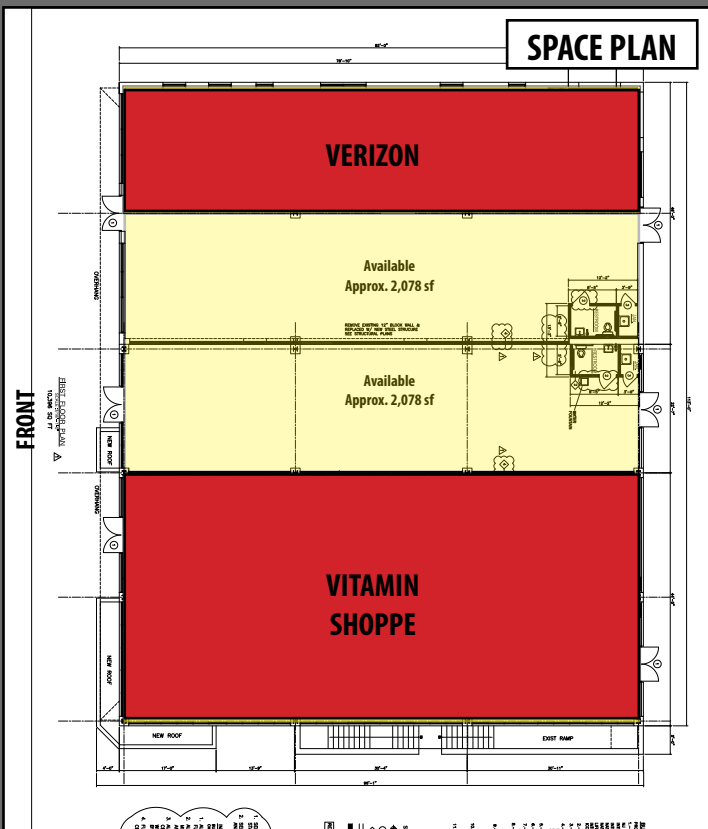
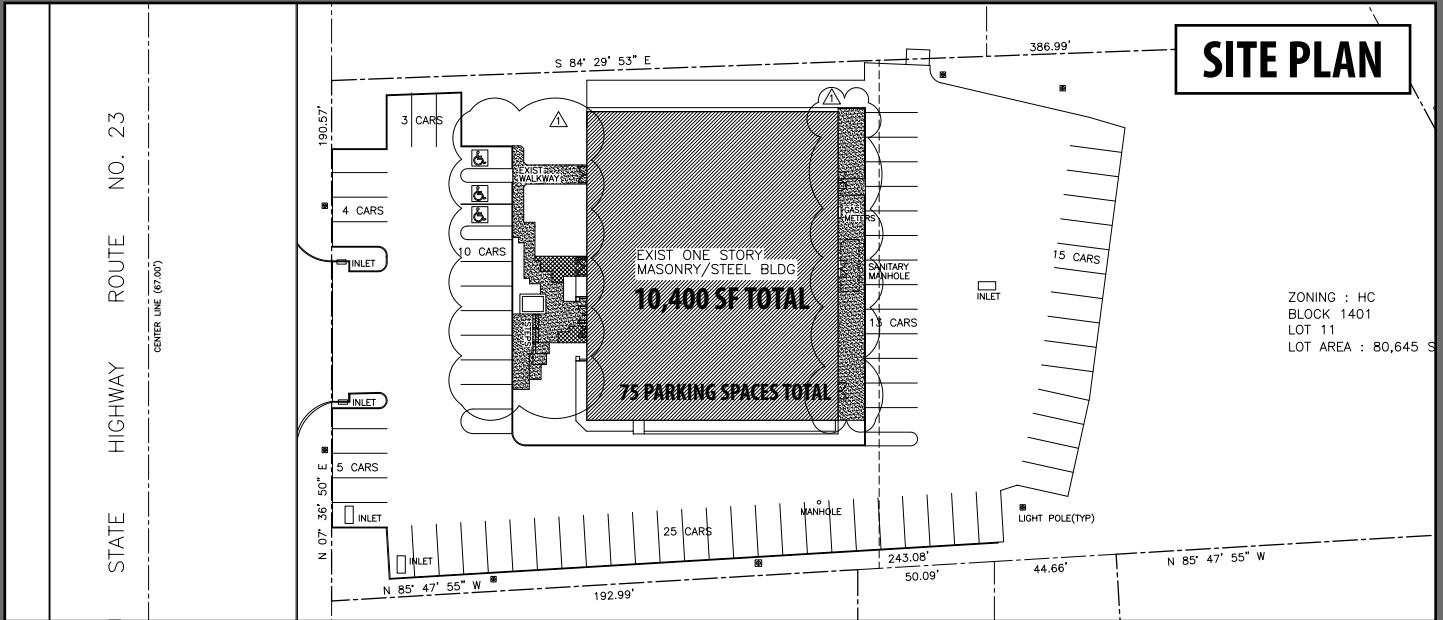
EXCELLENT EXPOSURE ON THE HIGHWAY

DIVISIBLE TO 2,100 SF +/-

70,000 VEHICLES PER DAY

WAYNE, NJ

1428 ROUTE 23 NORTH



| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|---------------|----------------|----------------|
| Population | 7,094 | 64,546 | 203,138 |
| Households | 2,365 | 23,032 | 69,739 |
| Average HH Income | \$123,888 | \$114,373 | \$103,949 |