



Architecturally Enhanced Image

For Lease

RIPCO
RETAIL LEASING

352 Central Avenue

Essex County
East Orange, NJ

±13,507 SF

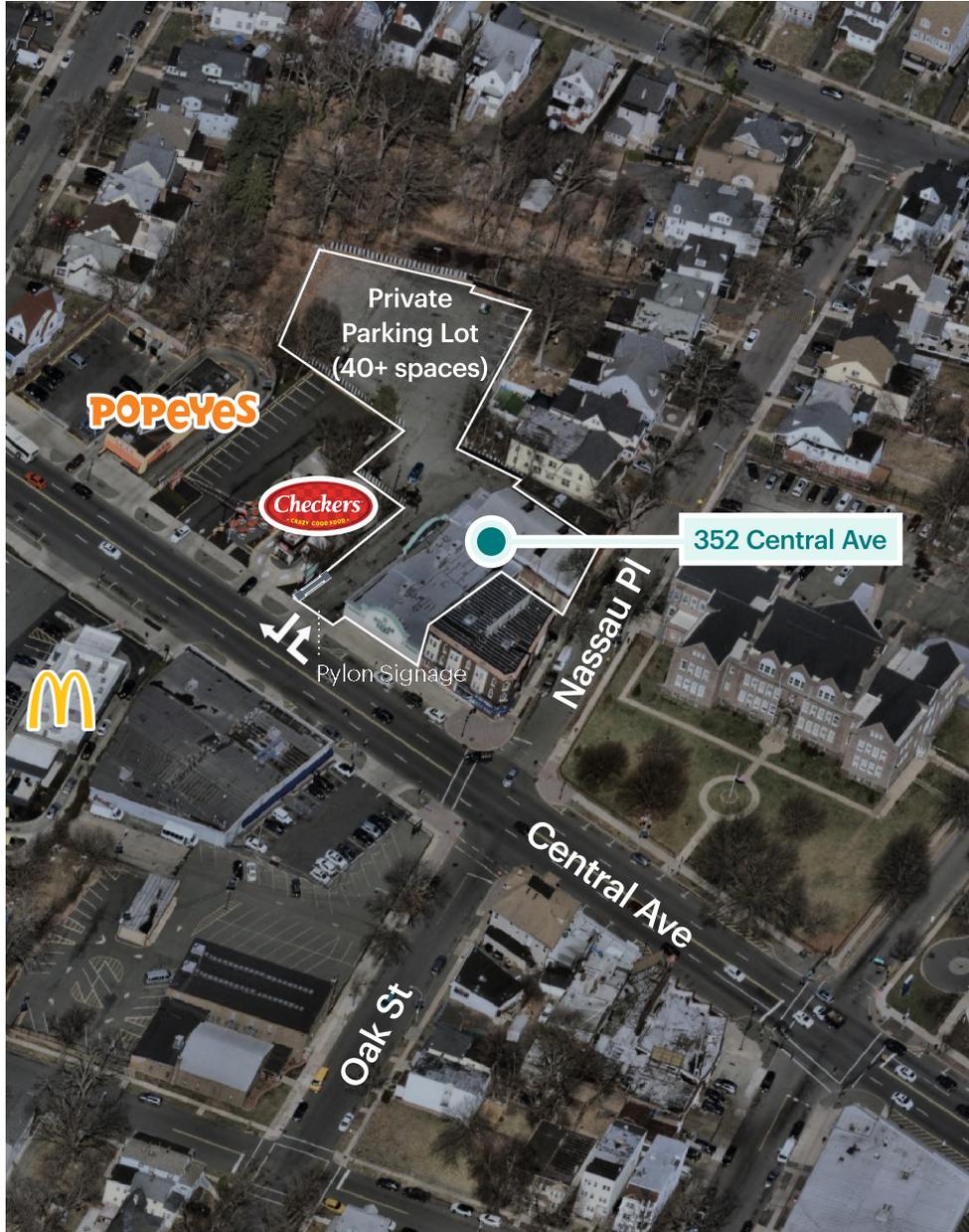
On-site exclusive parking lot

Contact
Exclusive Agents

Steven Winters
swinters@ripconj.com | 732.768.9898

Mike Horne
mhorne@ripconj.com | 732.208.6962

Property Details

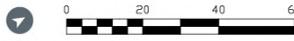


Location	352 Central Avenue
Block / Lots	404 / 2 & 32
Size	±13,507 SF
Property Acreage	0.9 Acres
Parking	On-site exclusive parking lot (±40 spaces)
Availability	Immediate
Asking Rent	Upon request
Real Estate Taxes (2024)	±\$89,211 or ±\$6.60 PSF
Building Electric	600 Amps
Ceiling Height	±9' to drop ceiling ±11' to ±14' to the bottom of the joists
Sprinklers	Yes
Neighbors	McDonald's, Popeyes, Checker's, CareWell Health Medical Center, Enterprise, CVS Pharmacy, Wendy's, Taco Bell, Boost Mobile, KFC, FOX



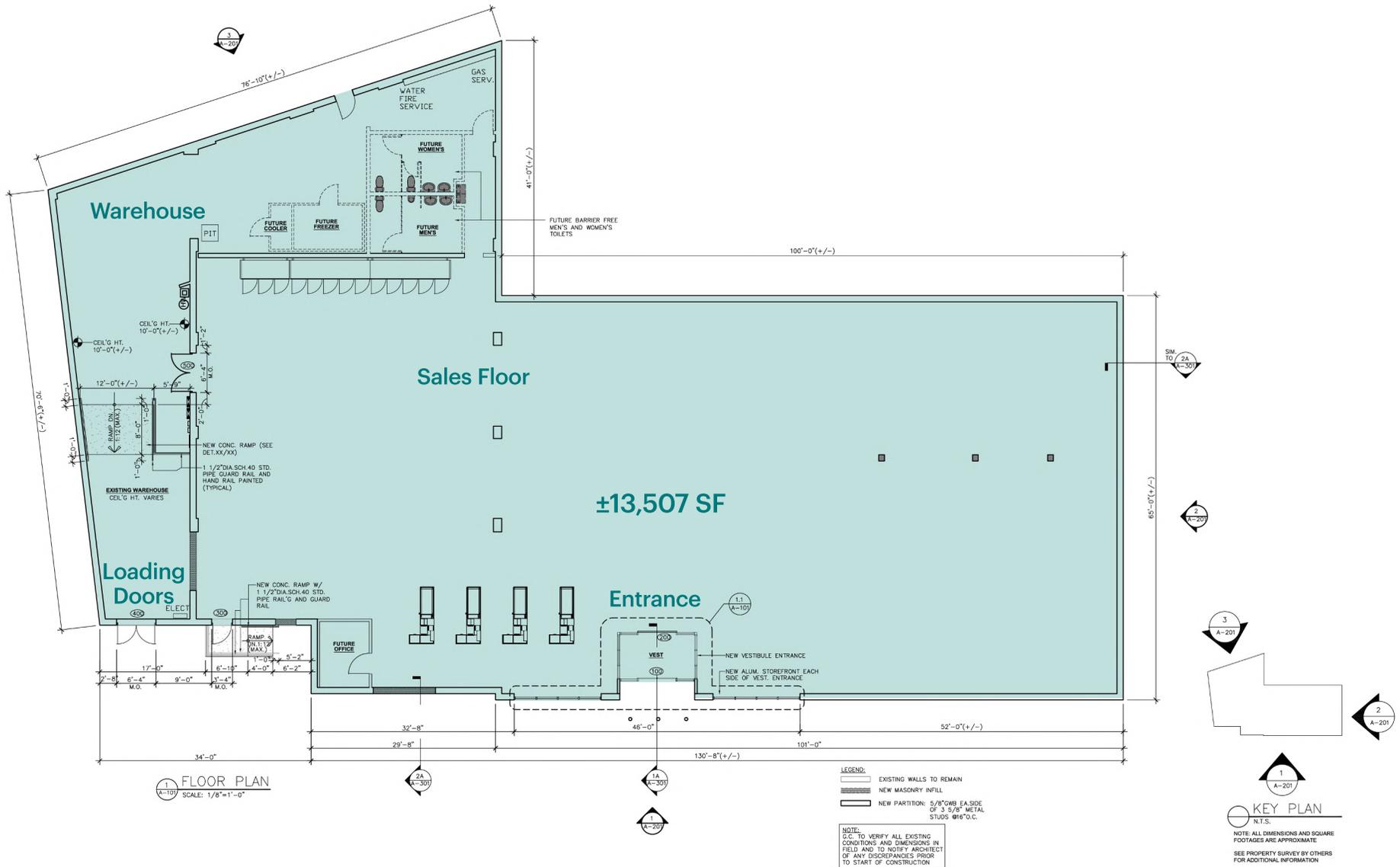
Survey

Pylon Sign



NASSAU 50' R.O.W. PLACE

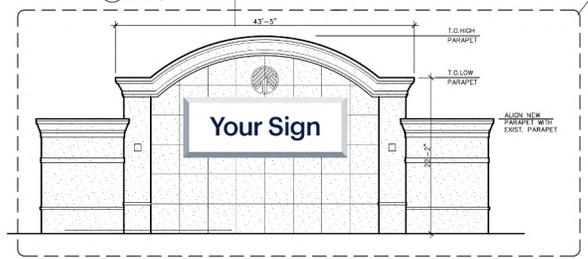
Building Plan



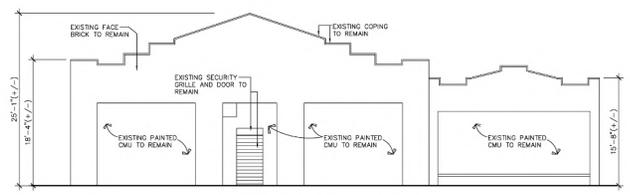
Elevations



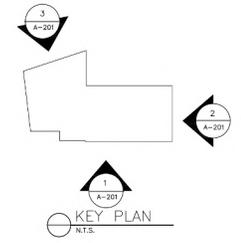
1 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



2 FRONT ELEVATION-CENTRAL AVENUE
SCALE: 1/8"=1'-0"

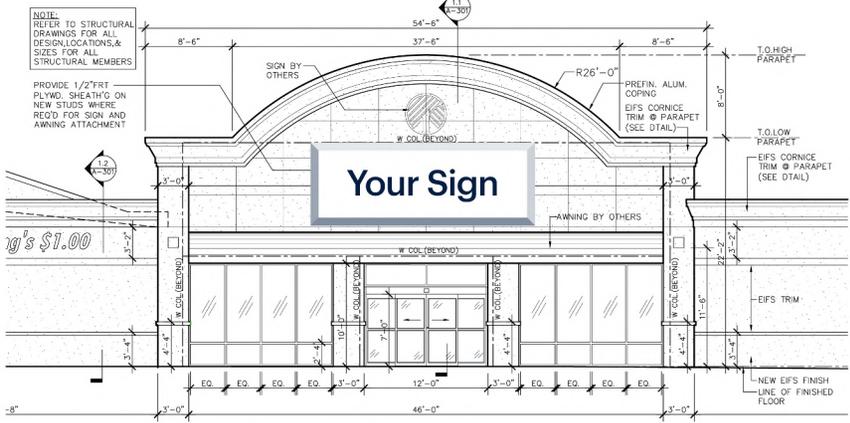


3 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

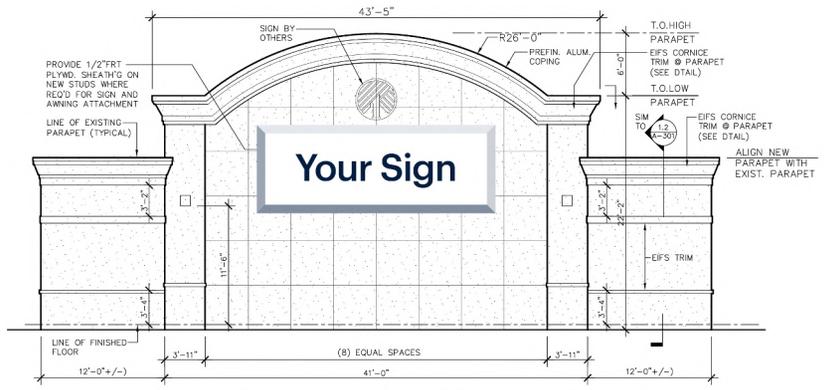


KEY PLAN
N.T.S.

NOTE:
SEE TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD AND TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION

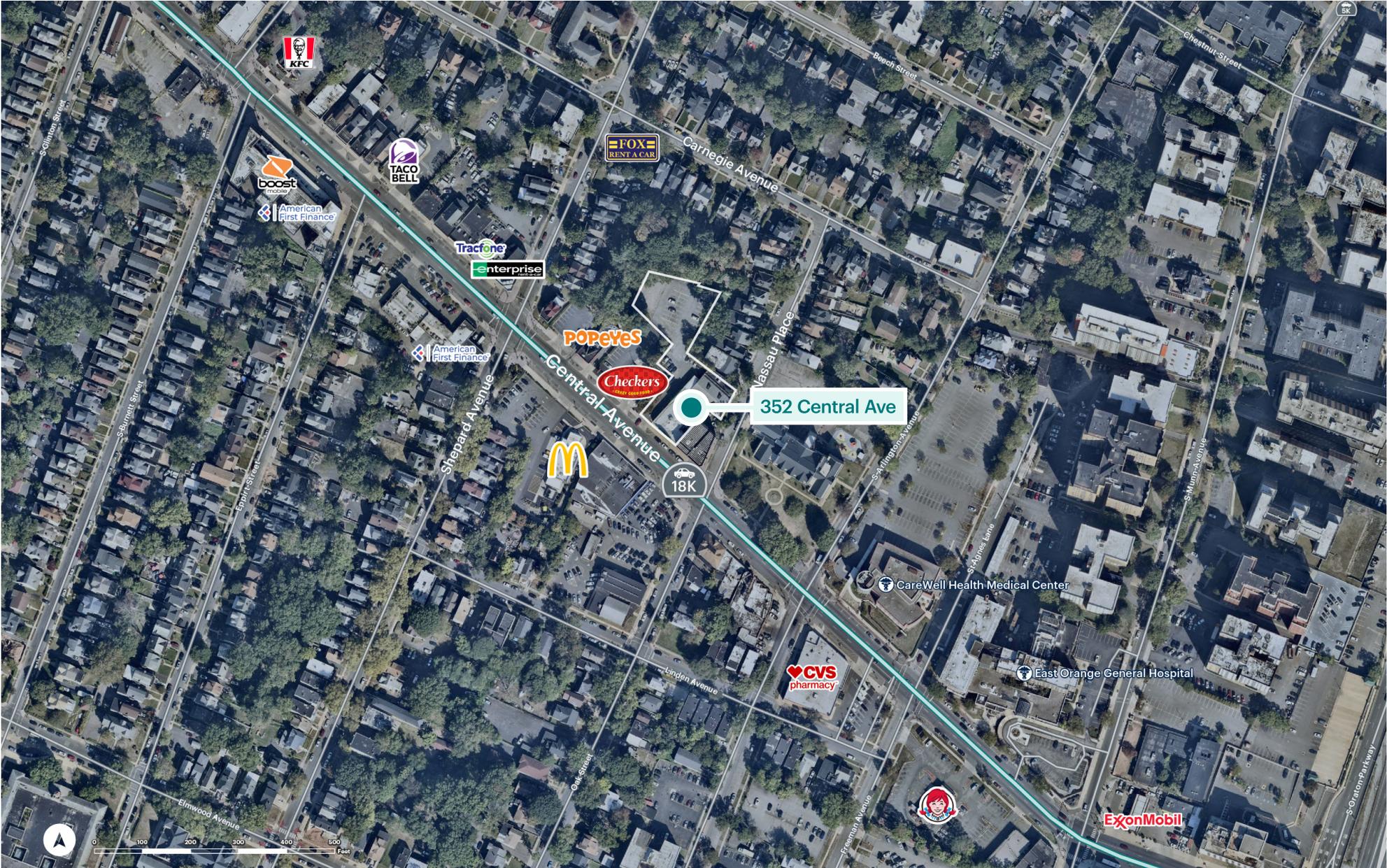


11 ENLARGED WEST. ENTRANCE ELEVATION
SCALE: 3/16"=1'-0"

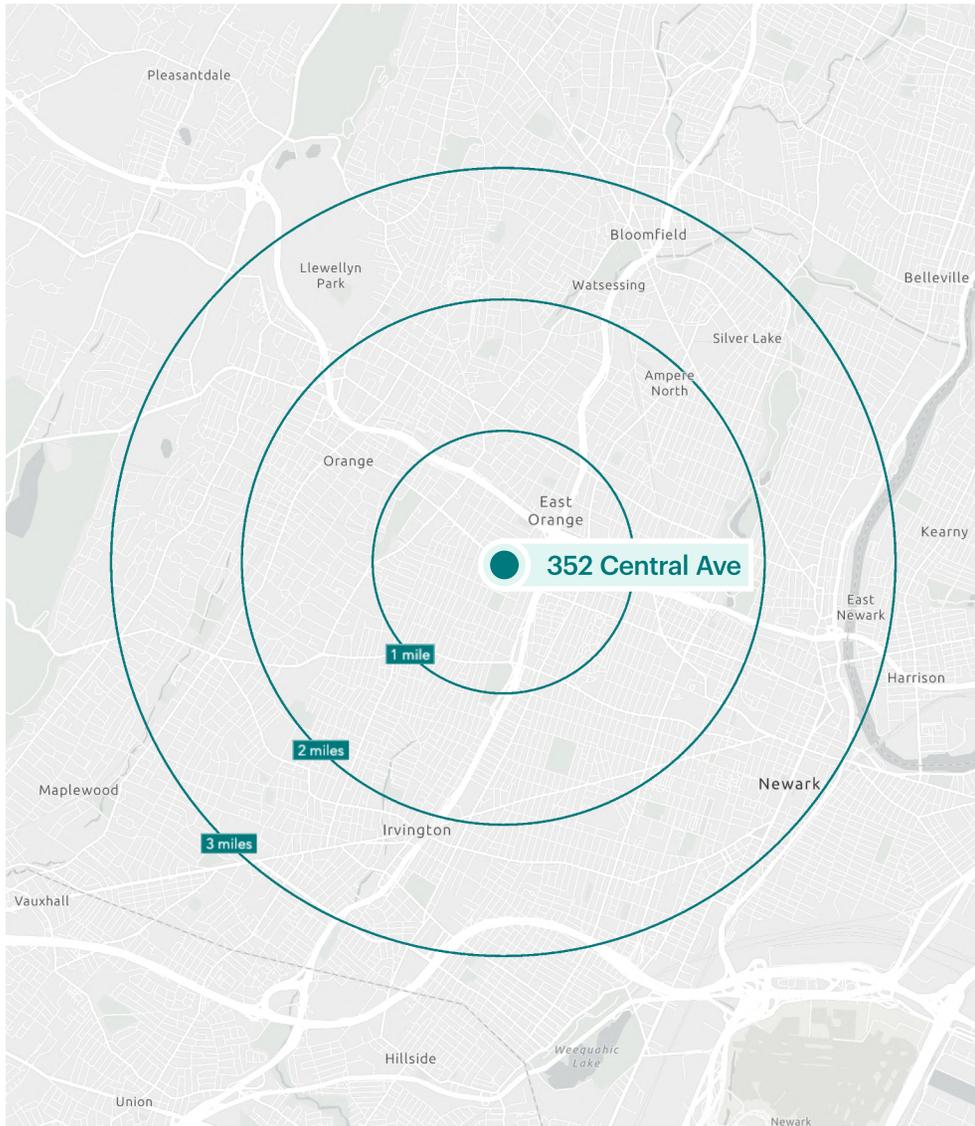


12 ENLARGED FRONT ELEVATION-CENTRAL AVENUE
SCALE: 3/16"=1'-0"

Zoom Aerial



Area Demographics



	1 mile	2 miles	3 miles
Population	58,860	235,141	461,003
Total Households	22,711	86,626	171,406
Average Household Income	\$81,400	\$83,910	\$95,350
Median Household Income	\$60,636	\$61,287	\$63,535
Daytime Population	47,655	208,489	423,606
Total Daytime Employees	14,589	76,253	169,070
Total Businesses	1,215	4,261	10,211