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For lease: 321 E. 3rd St, Plainfield NJ

2,300 S/F • Walking Distance to Train

Prime Location: Prime location with excellent visibility and accessibility, making it convenient for both customers and employees.

High Foot Traffic: A walk score of 84 ensures a steady stream of potential customers passing by daily.

Proximity to Transit: Two blocks from train station with express line to NYC.

Versatile Space: Flexible floor plan and brand new construction allows businesses to customize the space to their specific needs.

Growth Potential: Plainfield is experiencing economic growth and revitalization, making it an attractive location for businesses looking to establish a long-term presence and benefit from the area's evolving landscape. This development is only phase one of a multi phase project that will potentially add 1000 more residential units to the existing 131 units surrounding this retail unit.

Potential Uses: Ideal for restaurants, cafés, retail or other service based businesses.

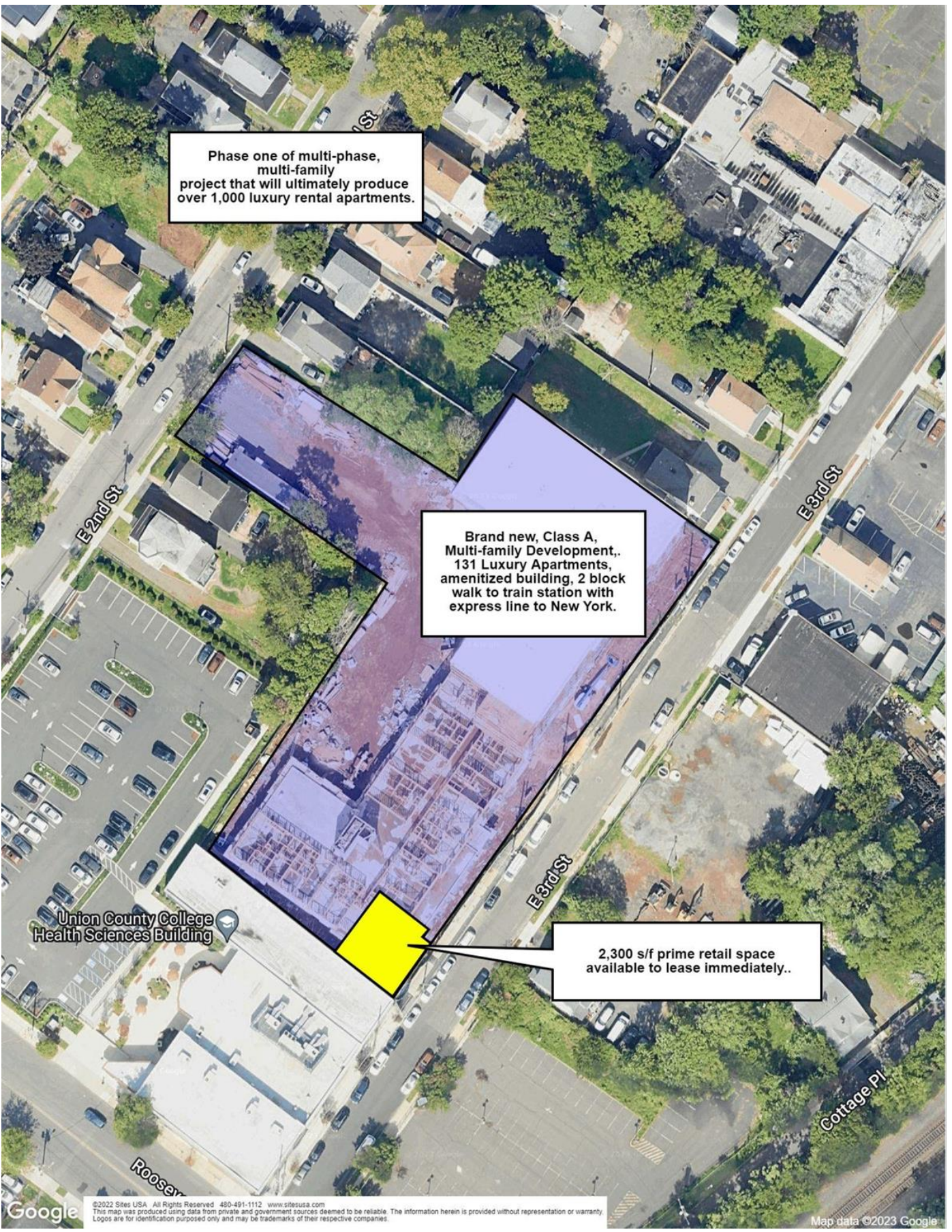


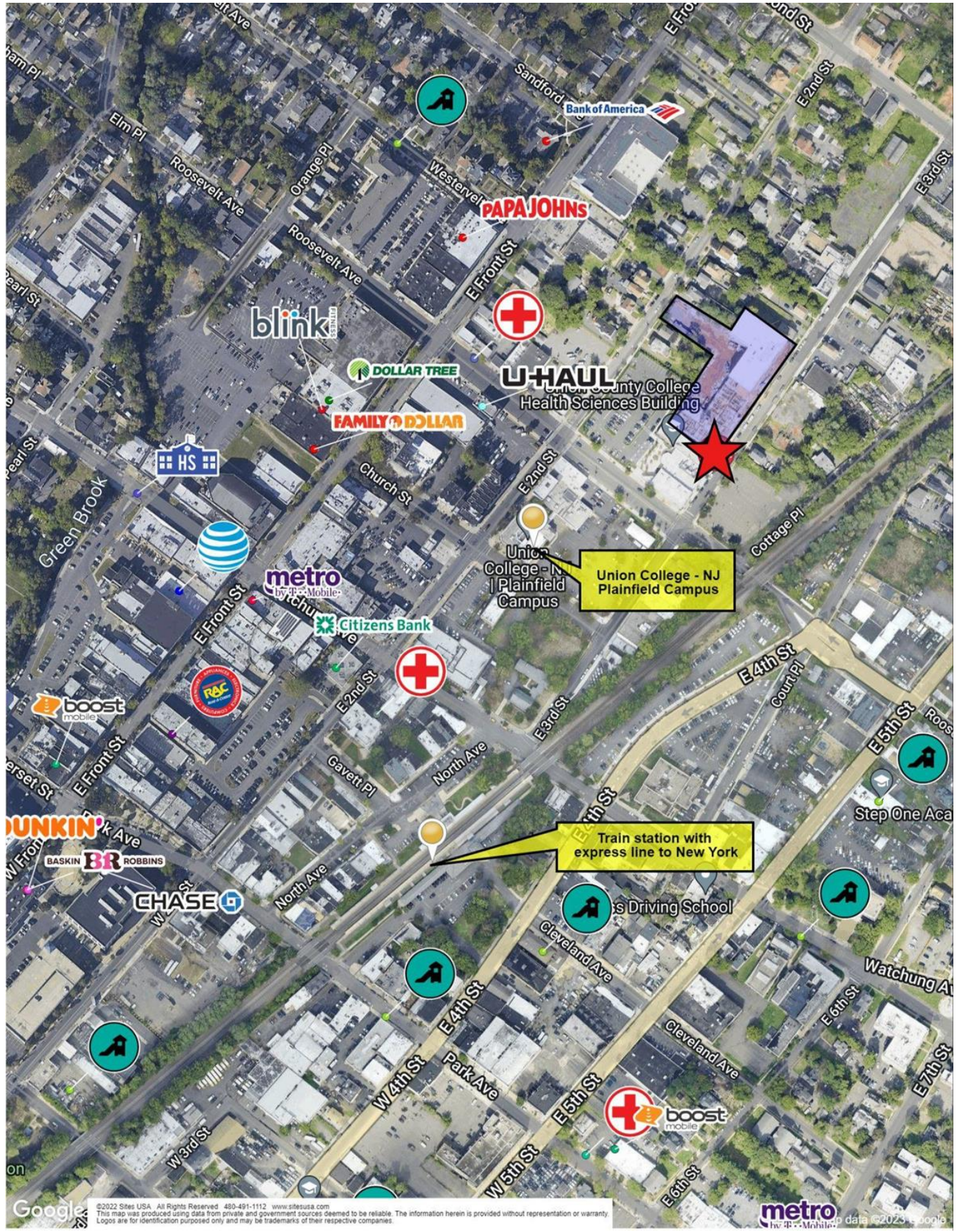
Phase one of multi-phase, multi-family project that will ultimately produce over 1,000 luxury rental apartments.

Brand new, Class A, Multi-family Development, 131 Luxury Apartments, amenitized building, 2 block walk to train station with express line to New York.

2,300 s/f prime retail space available to lease immediately..

Union County College Health Sciences Building





PAPA JOHN'S

U-HAUL

Union County College
Health Sciences Building

Union College - NJ
Plainfield Campus

Train station with
express line to New York

Driving School

Step One Aca

**225 Roosevelt Ave
Plainfield, NJ 07060**

1 mi Radius 3 mi Radius 5 mi Radius 10 mi Radius

| | 1 mi Radius | 3 mi Radius | 5 mi Radius | 10 mi Radius |
|------------------------------|-------------|-------------|-------------|--------------|
| Population | 37,457 | 129,241 | 273,960 | 1,034,410 |
| Households | 11,193 | 42,248 | 92,508 | 362,293 |
| Population Median Age | 33.8 | 37.8 | 39.7 | 39.2 |
| Average HH Income | \$99,376 | \$150,811 | \$185,801 | \$175,148 |
| Employees | 7,844 | 27,765 | 105,440 | 537,631 |

