



352 CENTRAL AVENUE

East Orange, NJ, 07018 | **Essex County**

ON-SITE EXCLUSIVE PARKING LOT

AVAILABLE FOR SALE
OR LEASE

RIPCO
RETAIL LEASING

PROPERTY HIGHLIGHTS

#1

Prime Urban Corridor Location

Positioned along highly traveled Central Avenue, the property benefits from strong visibility, a large off street parking lot and continuous traffic flow.

#2

Dense Surrounding Demographics

A dense residential and commercial population within close proximity supports strong customer demand and consistent foot traffic.

#3

Flexible Commercial Space

The building's adaptable layout accommodates a variety of retail, service, and professional uses.

#4

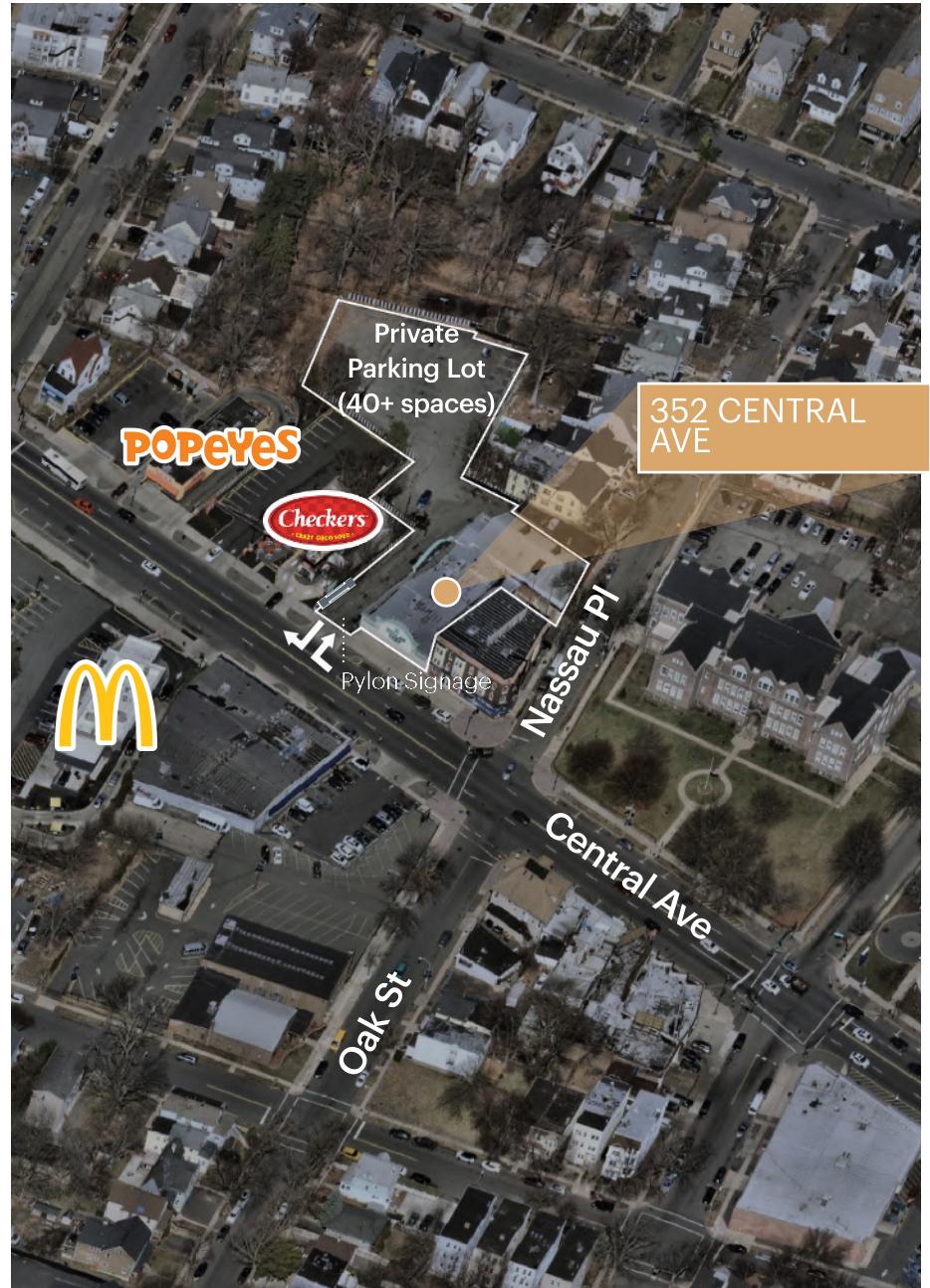
Excellent Accessibility

Convenient access to the Garden State Parkway, I-280, and public transit enhances convenience for customers and tenants.

#5

Continued Area Revitalization

Ongoing investment and redevelopment within East Orange and the contiguous markets contribute to long-term value and growth potential.



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale or lease of **352 Central Avenue**— East Orange, NJ (the 'Property').

The Property offers a highly visible commercial location along a busy urban corridor with strong traffic counts and an exclusive parking lot of 40+ spaces. For easy access the Property is in close proximity to the Garden State Parkway and I-280. The area's dense residential population and steady pedestrian activity make it ideal for retail, service, and community-oriented uses.

Surrounded by neighborhood anchors and ongoing local investment, the property provides strong visibility and long-term growth potential.

PROPERTY SUMMARY

THE OFFERING

Property Address	352 Central Avenue
County	Essex County
Block / Lot	404 / 2
Property Acreage	0.9 Acres
Lot Dimensions	64' X 100' SF (approx.)

BUILDING INFORMATION

Number of Buildings	1
Stories	1
Building Sq. Ft.	+/- 13,507 SF

ZONING INFORMATION

Zoning	C-2 Gateway Commercial
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TAX INFORMATION

Assessment (2024)	\$70,835.83
Tax Rate	3.141%

ZONING INFORMATION

C-2 - Gateway Commercial

Permitted Uses

- Retail Stores
- Banks & Financial Offices
- Schools
- Daycare
- Fitness Centers
- Restaurants
- Equipment Repair and Maintenance
- Motorcycle Dealers
- Low Rise and Mid Rise dwellings

Conditional Uses

- Arcades and Family Fun Centers
- Bars
- Car Wash

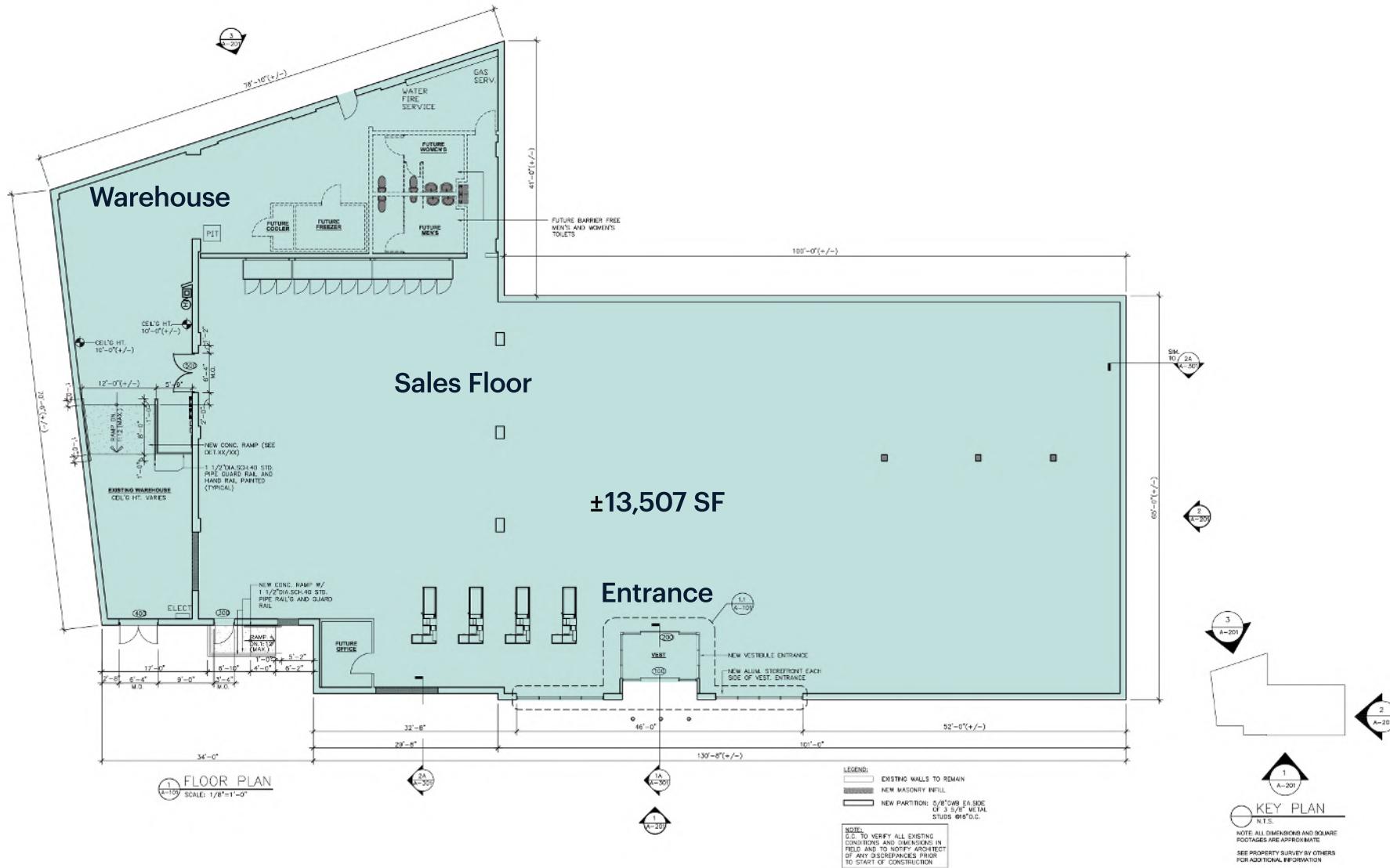
TAX MAP

SHEET 42

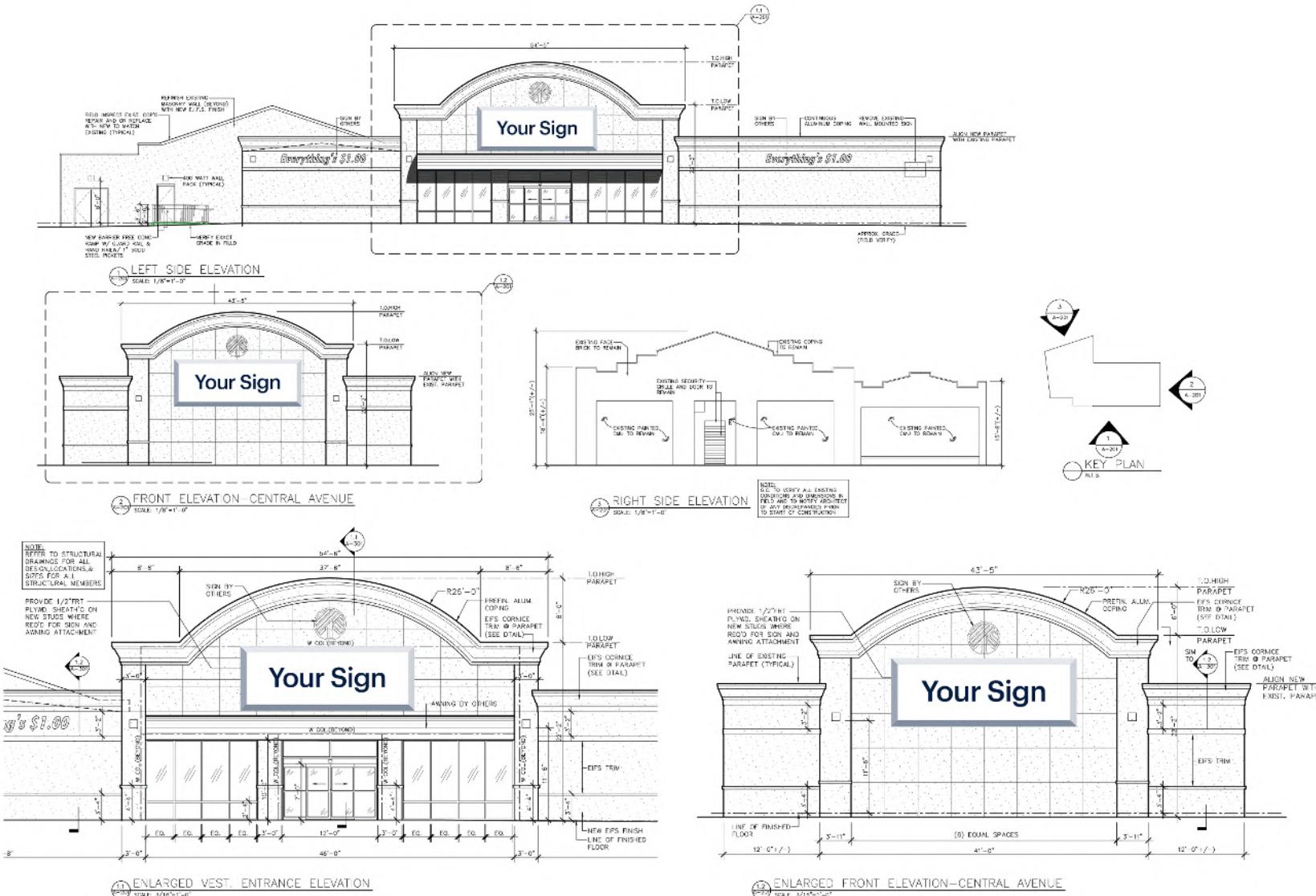
SURVEY



BUILDING PLAN

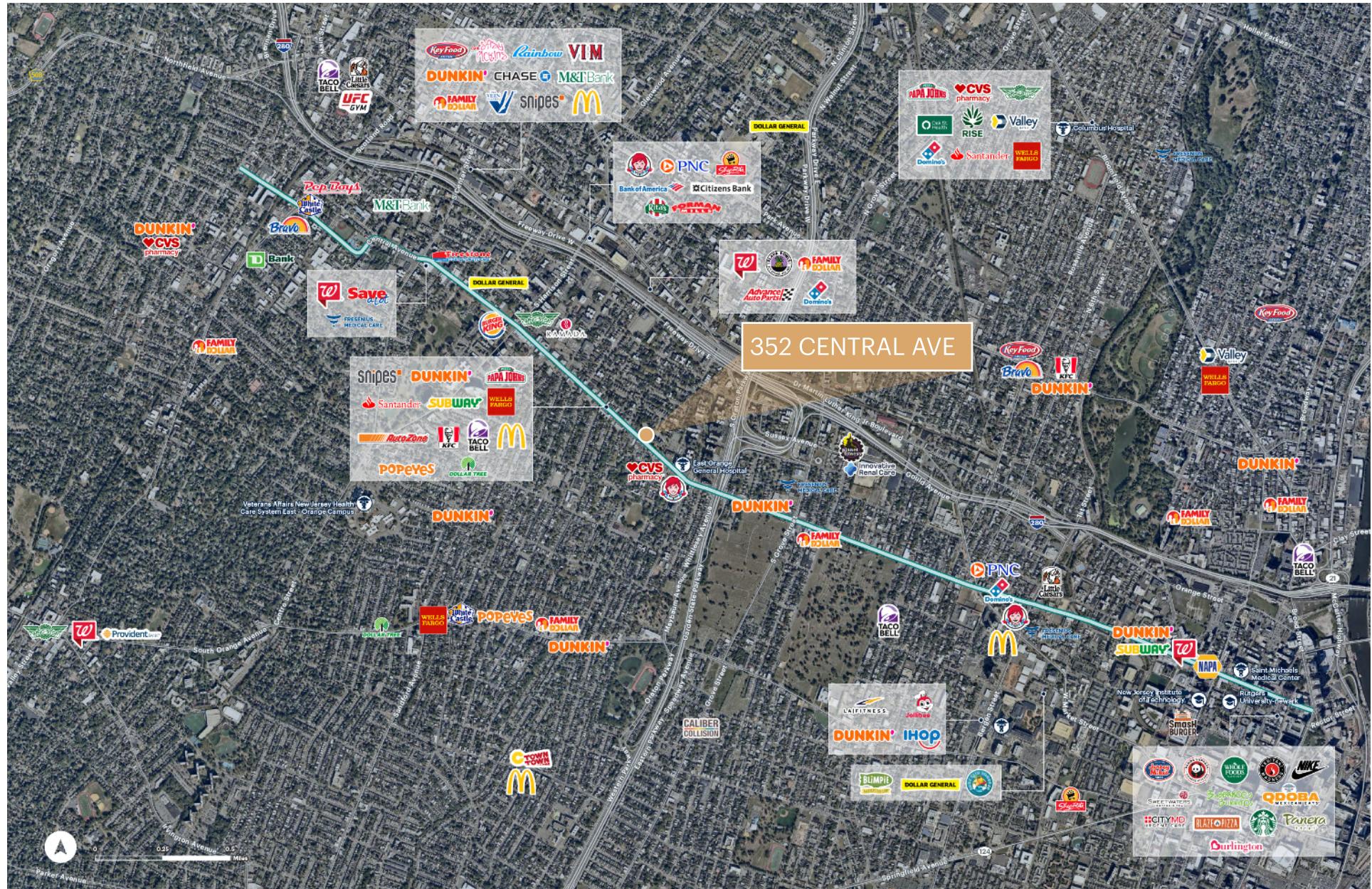


EXTERIOR ELEVATIONS



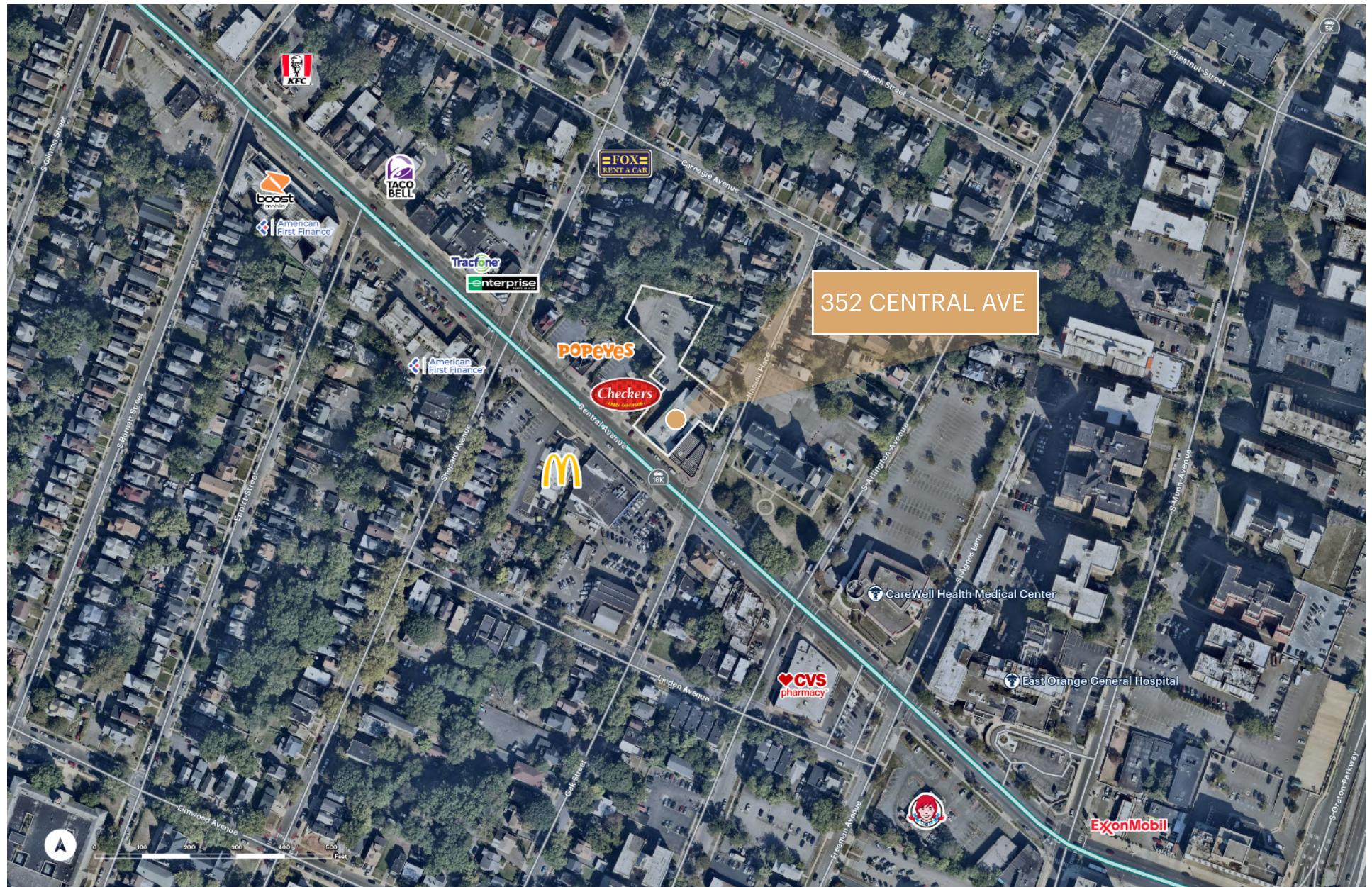
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MARKET AERIAL

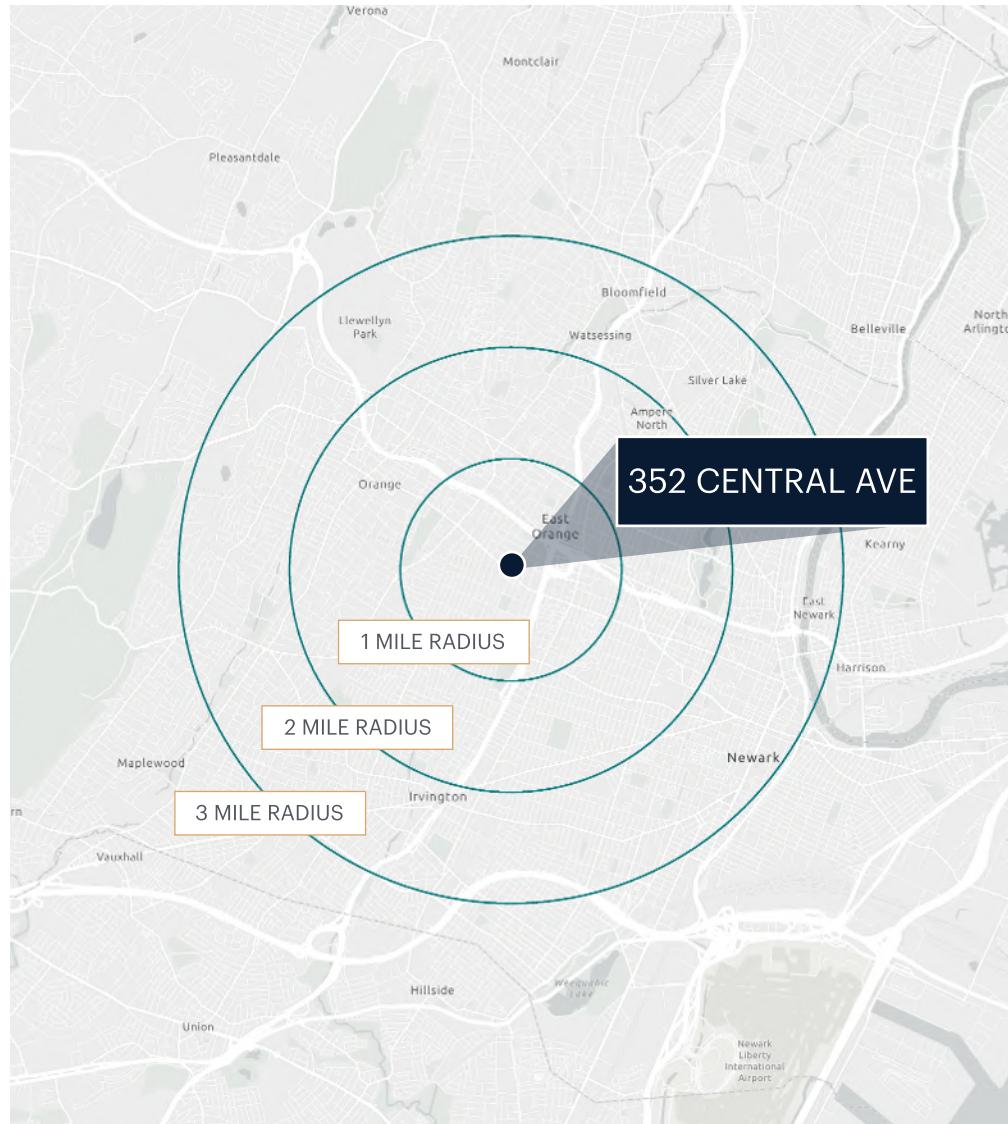


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ZOOM AERIAL



AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
Population	58,860	235,141	461,003
Number of 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
Total Businesses	1,215	4,261	10,211
Total Employees	14,589	76,253	169,070
Daytime Population	47,655	208,489	423,606

CONTACT EXCLUSIVE AGENTS

Steven Winters

732.768.9898
swinters@ripconj.com

Mike Horne

732.208.6962
mhorne@ripconj.com

FOR FINANCING INQUIRIES

Adam Hakim

646.290.2011
ahakim@ripcony.com

James Murad

646.290.2012
jmurad@ripcony.com