



INVESTMENT SALE

513 US-22,
NORTH PLAINFIELD, NJ



 DRONE VIDEO





DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	21,717	123,397	250,491
2029 Population Projection	21,924	126,967	254,603
Change (%)	0.19%	0.57%	0.33%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	7,311	39,406	83,505
2029 Households Projection	7,458	40,626	85,318
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$107,087	\$153,160	\$184,152

FACTS

- 100% Leased Strip Center with 2 Tenants
- NNN Lease Structures
- Stable Tenants
- Annual 3% Rental Increases
- Dense in-fill Market (NY DMA)
- 3,344 Square Foot Building
- .62 Acres
- 37 parking stalls



56,793 VPD



\$1,807,179.20
LIST PRICE



7.50%
CAP RATE



\$135,538.44
NET OPERATING INCOME

513 US-22, NORTH PLAINFIELD, NJ

RENT SCHEDULE

TENANT	LEASE START	LEASE END	SQUARE FEET	ANNUAL RENT	PSF RENT	LEASE TYPE
<i>Cloud Nine Dispensary</i>	3/1/25	2/28/26	1,672	\$84,000.00	\$50.24	NNN
	3/1/26	2/28/27	1,672	\$86,520.00	\$51.75	
	3/1/27	2/28/28	1,672	\$89,115.60	\$53.30	
	3/1/28	2/28/29	1,672	\$91,789.07	\$54.90	
	3/1/29	2/28/30	1,672	\$94,542.74	\$56.54	
	3/1/30	2/28/31	1,672	\$97,379.02	\$58.24	
	3/1/31	2/28/32	1,672	\$100,300.39	\$59.99	
	3/1/32	2/28/33	1,672	\$103,309.40	\$61.79	
<i>Batteries + Bulbs</i>	3/1/25	2/28/26	1,672	\$51,538.44	\$30.82	NNN
	3/1/26	2/28/27	1,672	\$53,084.59	\$31.75	
	3/1/27	2/28/28	1,672	\$54,677.13	\$32.70	
	3/1/28	2/28/29	1,672	\$56,317.44	\$33.68	
	3/1/29	2/28/30	1,672	\$58,006.97	\$34.69	
	3/1/30	2/28/31	1,672	\$59,747.18	\$35.73	

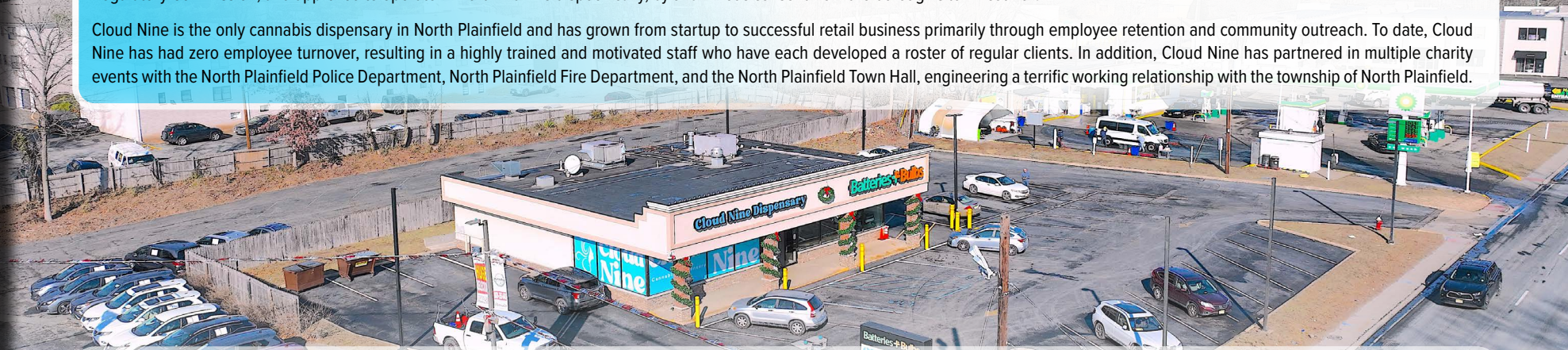


ABOUT: Cloud Nine Dispensary LLC is a retail cannabis dispensary operating in North Plainfield, New Jersey since November 2023. Cloud Nine is licensed to operate by New Jersey’s Cannabis Regulatory Commission, and approved to operate in North Plainfield specifically, by unanimous consent from the borough’s town council.

Cloud Nine is the only cannabis dispensary in North Plainfield and has grown from startup to successful retail business primarily through employee retention and community outreach. To date, Cloud Nine has had zero employee turnover, resulting in a highly trained and motivated staff who have each developed a roster of regular clients. In addition, Cloud Nine has partnered in multiple charity events with the North Plainfield Police Department, North Plainfield Fire Department, and the North Plainfield Town Hall, engineering a terrific working relationship with the township of North Plainfield.

TENANT - CLOUD NINE

Cloud Nine Dispensary, LLC	
Term Remaining	Eight (8) Years
Options	Three (3), Five (5) Year Options
Rental Increases	Three (3%) Percent Annual
Next Rental Increase	March 1, 2026
Lease Commencement	Feb. 2025
Lease/ Rent Expiration	Feb. 2033



TENANT - BATTERIES + BULBS

Batteries + Bulbs	
Term Remaining	Five (5) Years
Options	Two (2), Two (2) Year Options
Rental Increases	Three (3%) Percent Annual
Next Rental Increase	March 1, 2026
Lease Commencement	March 1, 2016
Lease/ Rent Expiration	Feb. 28, 2031

ABOUT: Batteries Plus has operated out of North Plainfield since 2019. Batteries Plus (North Plainfield), is one of more than 600 Batteries Plus franchises, supported by Freeman Spooigil & CO, which has owned the group since 2016. A key to the success and staying power of both Batteries Plus and Cloud Nine Dispensary is that both owners also serve as general managers and are on site 5-7 days per week.





SITE



56,793 VPD



CRYSTAL RIDGE AT WATCHUNG

REGENCY VILLAGE

SITE



56,793 VPD



WATCHUNG SQUARE



CRYSTAL RIDGE AT WATCHUNG

REGENCY VILLAGE

SITE



22

22

NORWOOD AVE







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