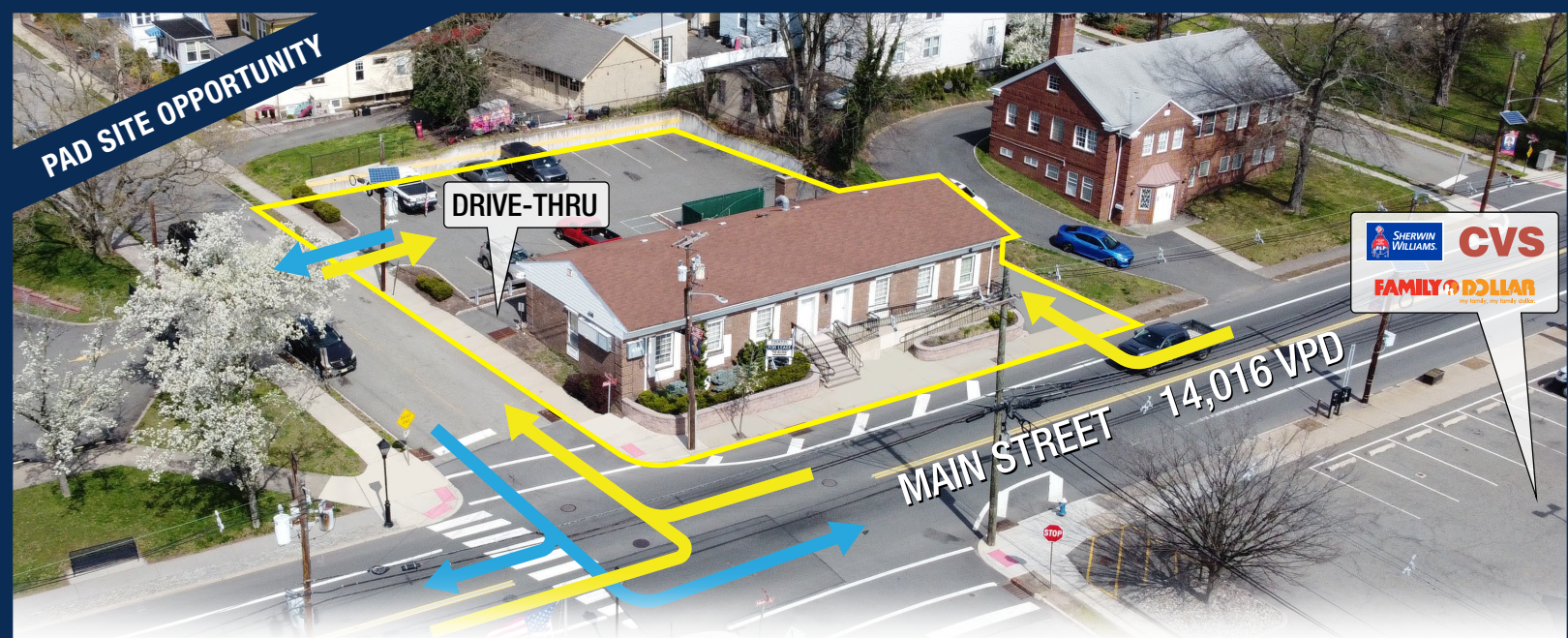


PAD SITE OPPORTUNITY



216 Main Street West Orange, New Jersey

Building Size

- +/- 2,400 SF with full usable basement

Surrounding Tenants



Site Description

- Freestanding building with full usable basement, drive-thru lane, 15 parking spaces and multiple points of ingress/egress
- West Orange is one of the most densely populated suburban markets in New Jersey, with over 264,000 residents within a 3-mile radius
- Nearby market activators include Edison Village, Cooperman Barnabas Medical Center, multiple schools, Thomas Edison National Historic Park and a variety of national and local businesses
- Township offering a local grant to support new businesses
- Close proximity to Interstate 280 and Garden State Parkway
- Prime visibility having roughly 80 feet of frontage along Main Street

Demographics

Radius	Residential Population	Total Daytime Population	Median Household Income
1 Mile	33,732	28,964	\$52,575
3 Mile	264,722	225,628	\$59,982
5 Mile	699,121	672,786	\$62,629

For Lease - Contact

Neil Ruppert
Ph. 732-743-9938
neil@piersonre.com

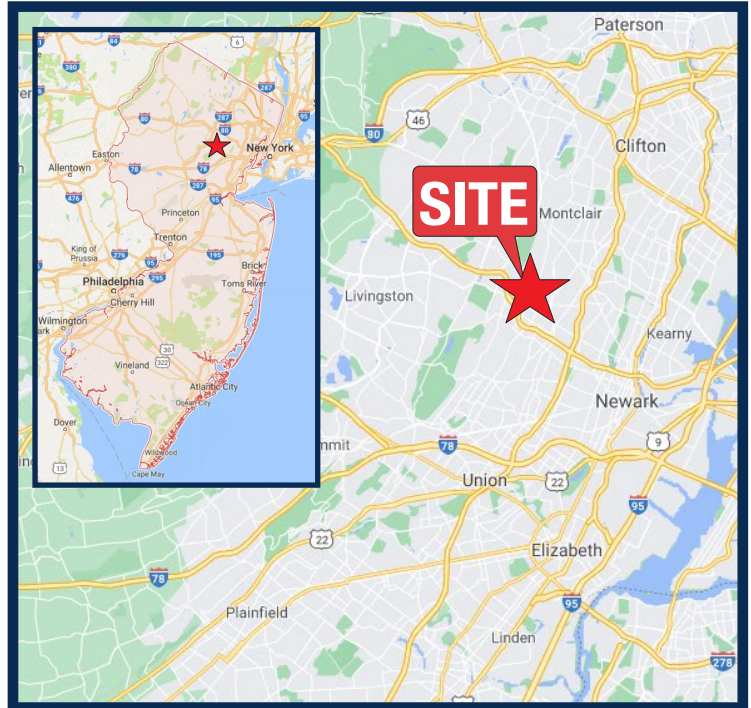
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216 Main Street West Orange, New Jersey

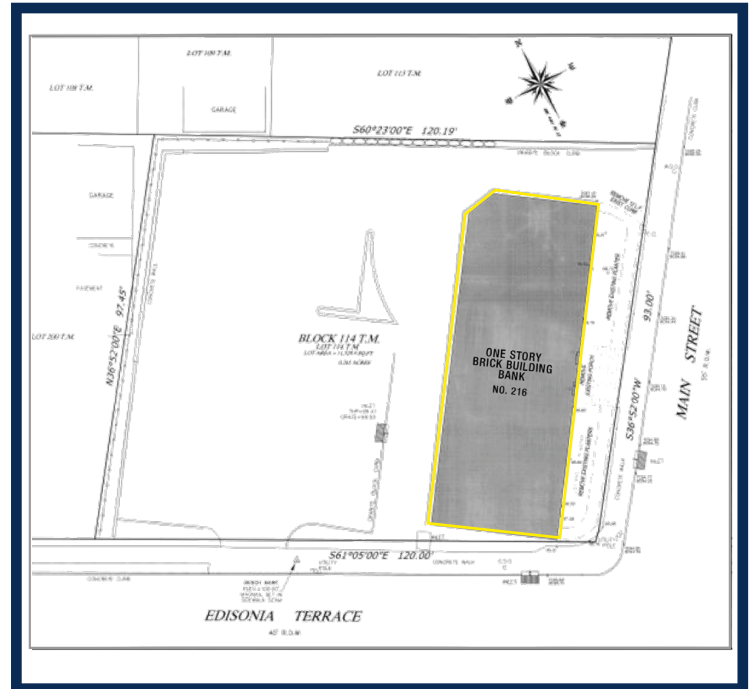
Market Aerial



Area Location



Site Survey



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