



LEE & ASSOCIATES

# DEVELOPMENT SITE FOR SALE

422 Main Street, 12 & 14 Burnett Street, East Orange NJ

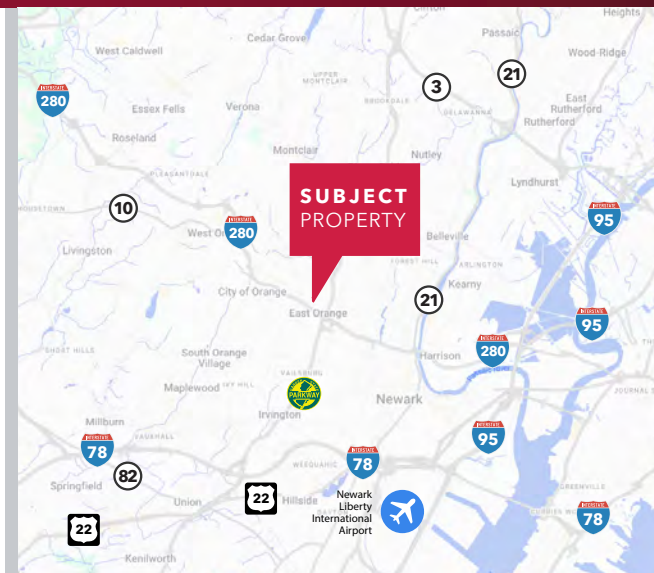
±25,000 SF



## Multi-Family / Mixed-Use Development Site on Nearly 1 ACRE LOT

PROPERTY OVERVIEW

<b>BUILDING SF:</b>	±25,000 SF
<b>YEAR BUILT:</b>	1920
<b>LOT SIZE:</b>	0.96 Acres / 41,817 SF
<b>ZONING:</b>	ACD / TVD Central Art & Cultural District / Transit Village District
<b>BUILDABLE UNITS:</b>	110-125
<b>ASKING PRICE:</b>	\$2,000,000



FOR MORE INFORMATION,  
PLEASE CONTACT  
EXCLUSIVE BROKERS:

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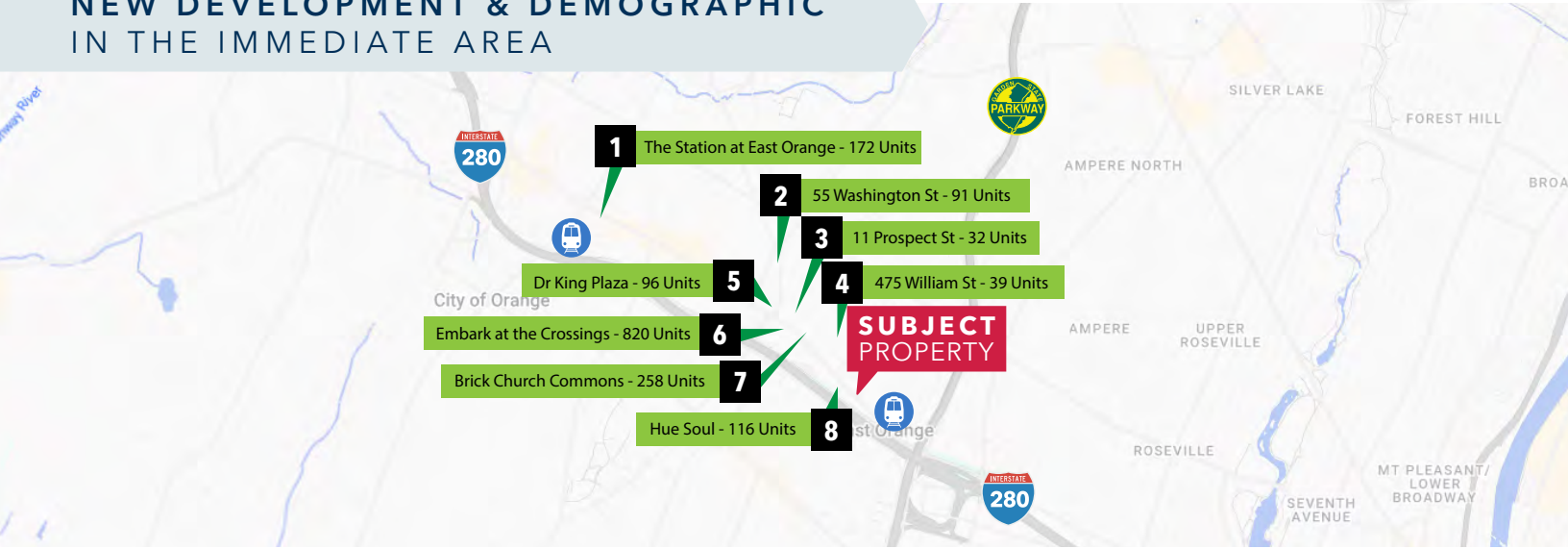
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±25,000 SF





## NEW DEVELOPMENT & DEMOGRAPHIC IN THE IMMEDIATE AREA




**1**  **The Station at East Orange**  
384 Main St  
■ 172 Units

**5**  **Dr. King Plaza**  
560 Main St  
■ 96 Units


**2**  **55 Washington St**  
■ 91 Units

**6**  **Embark at the Crossings**  
533 Main St  
■ 820 Units

**3**  **11 Prospect St**  
■ 32 Units

**7**  **Brick Church Commons**  
520 Main S  
■ 258 Units

**4**  **475 William St**  
■ 39 Units

**8**  **Hue Soul**  
431 Main St  
■ 116 Units

INCOME	RADIUS	
	1 Mile	3 Mile
2024 Population:	63,099	415,324
2024 Avg HH Income:	\$64,585	\$75,265
2024 Median HH Income:	\$52,206	\$52,883
Renter Occupied:	20,910 (82%)	112,587 (74%)
Average Daily Traffic	18,705 Vehicles Per Day	

There are nearly 70,000 residents as redevelopment efforts geared up about a dozen years ago. Today, public and private improvements worth nearly \$2.5 billion are underway in East Orange, where 4,000 new apartments are either complete, under construction, or before the planning board. Construction has begun at the largest, the Crossings at Brick Church Station, a 9-acre, mixed-use development of approximately 1,000 apartments and more than 100,000 square feet of retail space. The Crossings, which is valued at \$500 million, is funded by a public-private partnership.



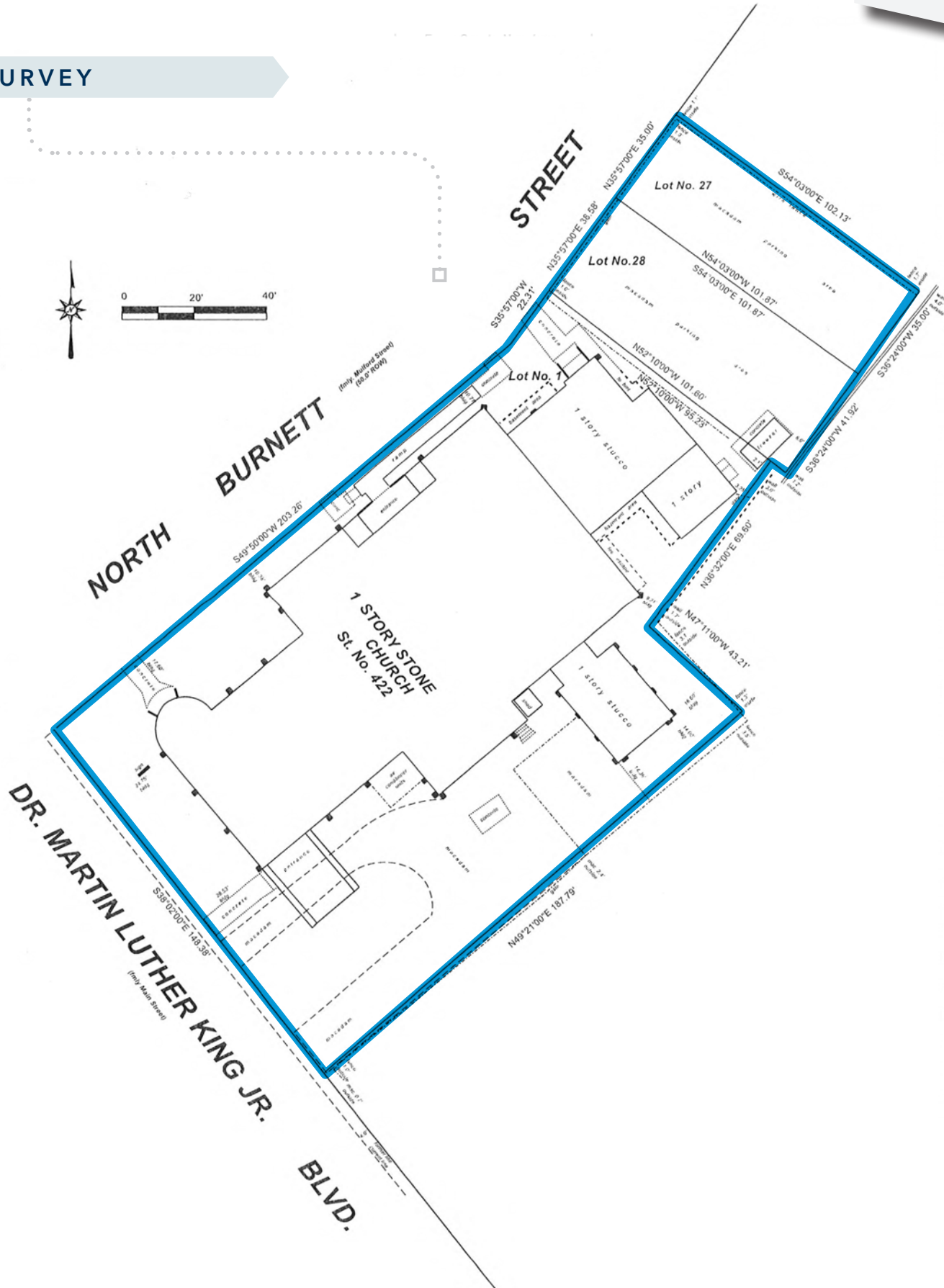
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## SURVEY





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## PROPERTY PHOTOS



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