



RETAIL SPACE

**NORTH
PLAINFIELD, NJ**

REDEVELOPMENT SITE

1292 ROUTE 22

SIZE

±3,176 SF

ASKING RENT

Upon Request

ZONING: B4 BUSINESS ZONE

Permitted Uses:

Retail, Banks, Offices, Restaurants (no drive-thru),
Motels, Public Building

LOT SIZE

1.47 Acres

TERM

Long term ground lease

FRONTAGE

319 FT

NEIGHBORS

Costco, Texas Roadhouse, The Tile Shop, McDonald's,
Valley Bank

COMMENTS

Excellent highway exposure

Strong Traffic Counts over 46,000 VPD

Near a high volume Costco

*Confidential, please be discreet. Tenant operating
business, employees/customers unaware.*

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

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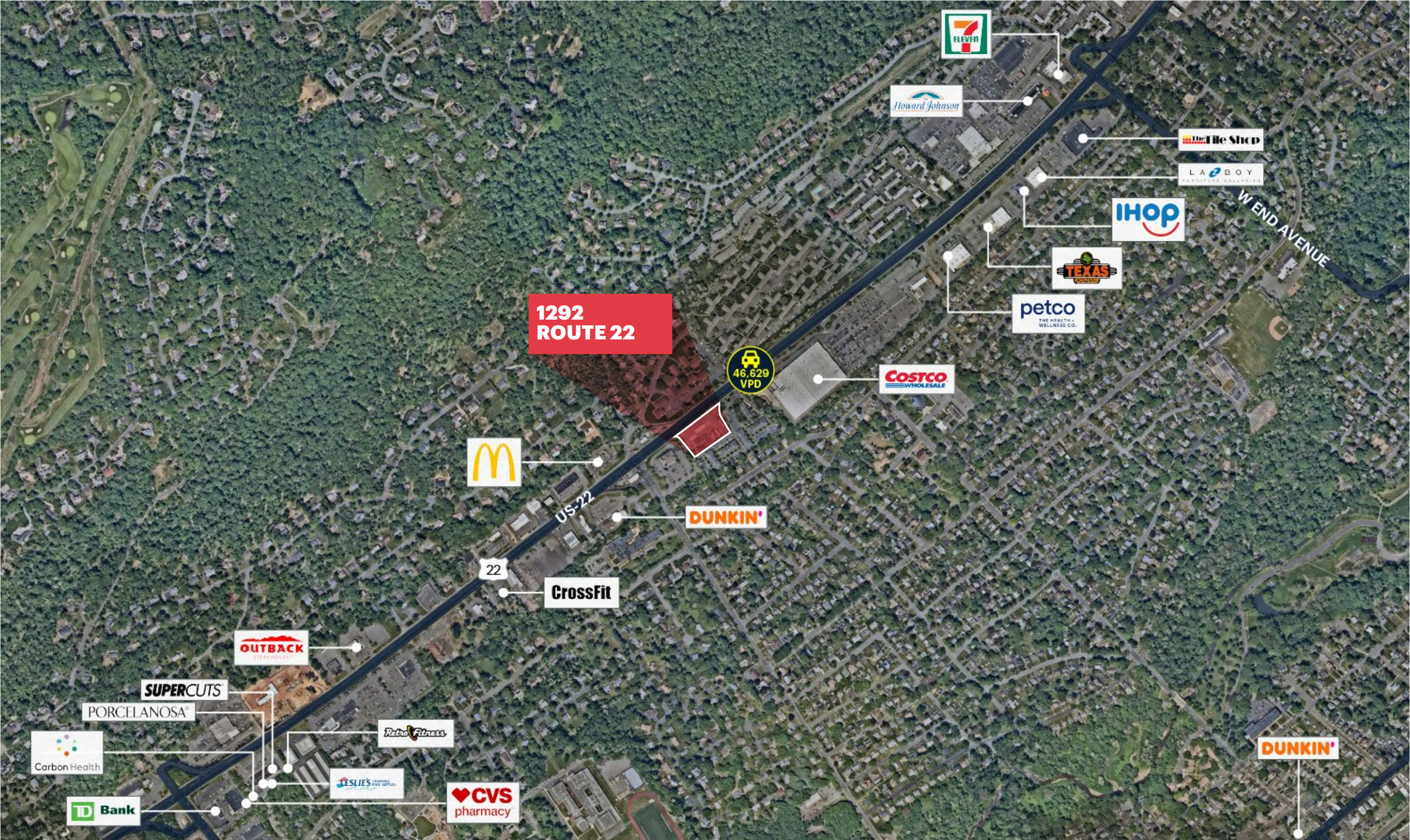
Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

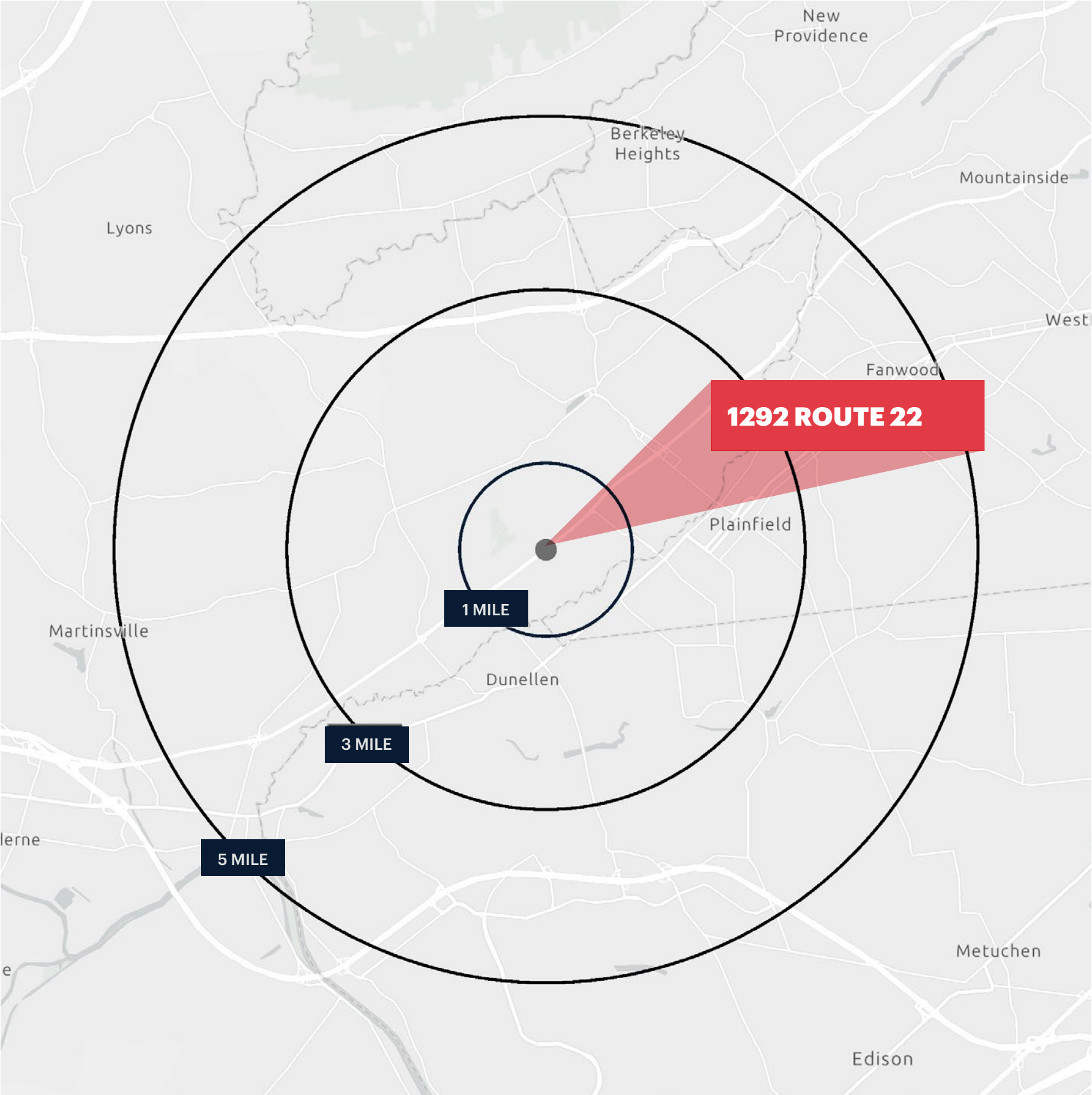
OBLIQUE AERIAL



LOW-LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
10,639	234
HOUSEHOLDS	TOTAL EMPLOYEES
3,731	3,994
MEDIAN AGE	TOTAL DAYTIME POPULATION
39.3	8,953
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
2,834 - 38.6%	\$139,298

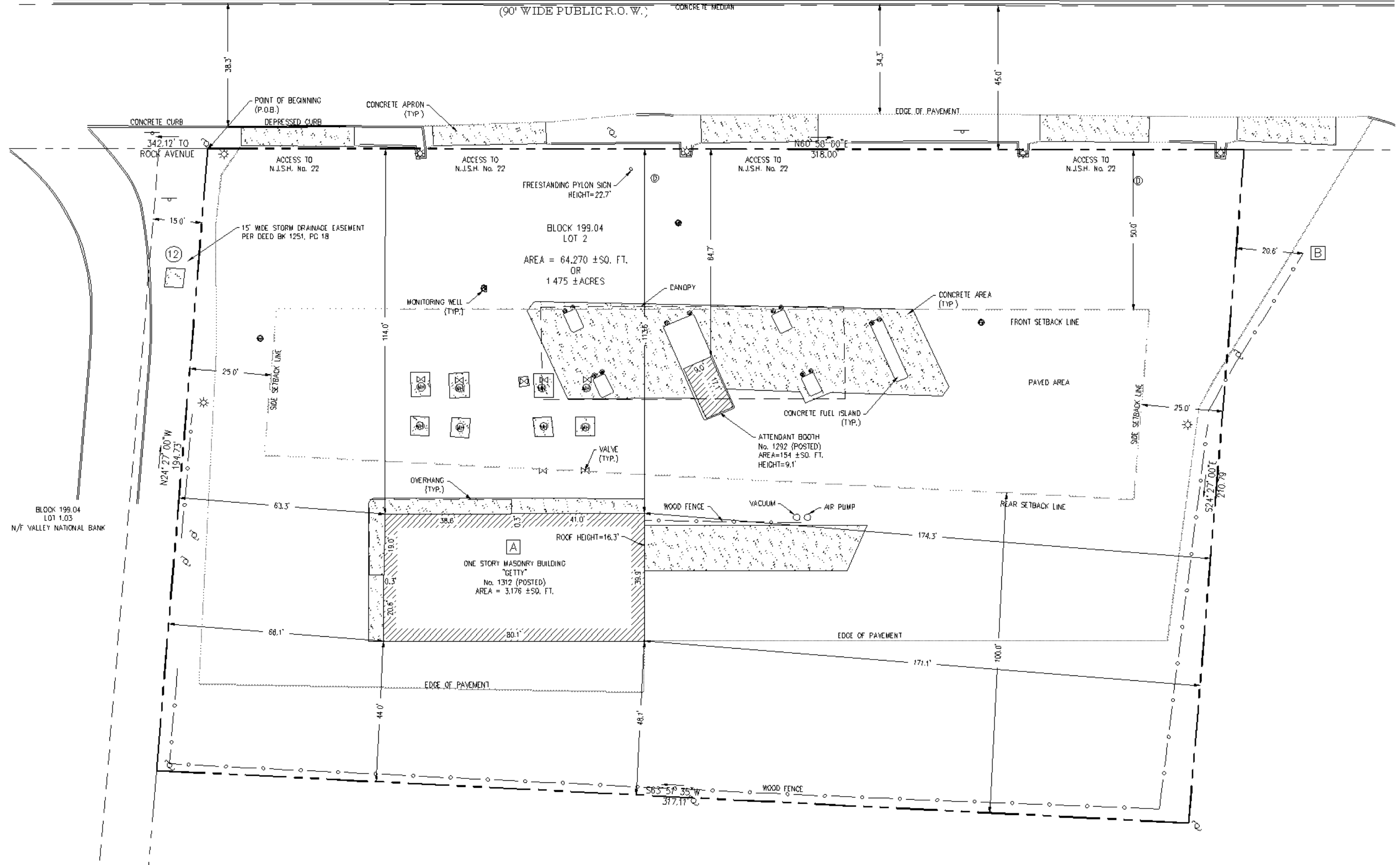
3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
116,404	3,654
HOUSEHOLDS	TOTAL EMPLOYEES
36,953	37,209
MEDIAN AGE	TOTAL DAYTIME POPULATION
37.8	94,583
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
26,389 - 33.7%	\$132,608

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
231,004	8,204
HOUSEHOLDS	TOTAL EMPLOYEES
77,282	105,549
MEDIAN AGE	TOTAL DAYTIME POPULATION
39.7	216,055
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
43,730 - 45.3%	\$164,712

*2024 estimates



SURVEY OVERLAY

