

DURHAM PLAZA

LEASE OFFERING



110-136 DURHAM AVENUE | SOUTH PLAINFIELD, NJ 07080



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UMANG SWALI

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EXECUTIVE **SUMMARY**

110-136 DURHAM AVENUE | SOUTH PLAINFIELD, NJ 07080





PROPERTY SUMMARY

THE OFFERING

ADDRESS 110-136 Durham Ave

CITY STATE ZIP South Plainfield, NJ 07080

AVAILABLE SF 16,799 SF

RENTAL RATE \$16.00 - \$18.00 / SF / YR

POTENTIAL USES Wide Range of Retail Uses

CENTER TYPE Strip Center

GROSS LEASABLE AREA 24,703 SF

TOTAL LAND AREA 3.40 AC

YEAR BUILT 2005

DISCLAIMER: The information contained herein is not a substitute for a thorough due diligence investigation. The Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, zoning & land use, and the size and square footage of the property and improvements.

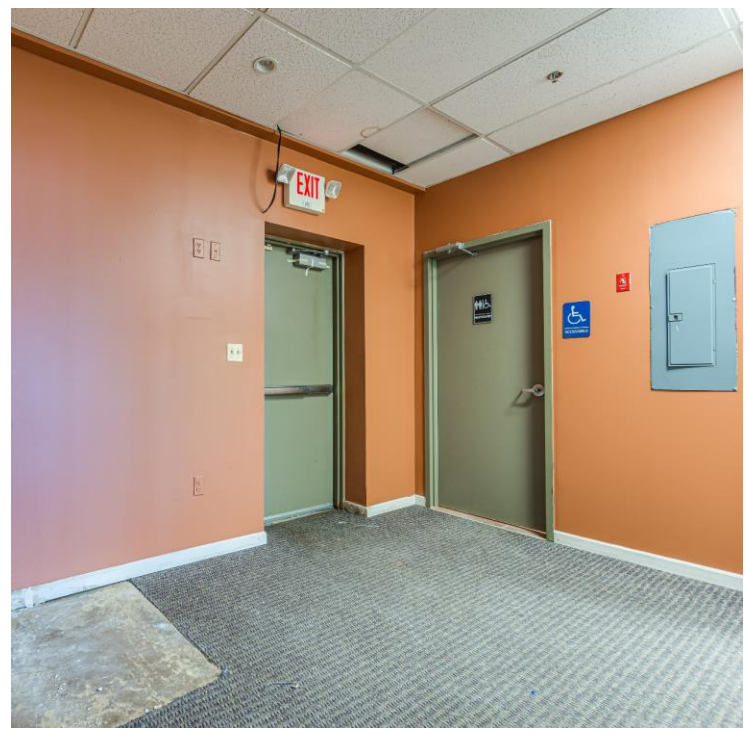


LEASE SUMMARY

SPACE	SIZE	TERM	RATE	TYPE
Ground	7,600 SF	Negotiable	\$16/SF Base + NNN	\$10.00/SF NNN
Ground	1,400 SF	Negotiable	\$18/SF Base + NNN	\$10.00/SF NNN
Ground - Ste 10	1,400 SF	Negotiable	\$18/SF Base + NNN	\$10.00/SF NNN
Ground - Ste 12-14	4,999 SF	Negotiable	\$16/SF Base + NNN	\$10.00/SF NNN
Ground - Ste 9	1,400 SF	Negotiable	\$18/SF Base + NNN	\$10.00/SF NNN













OPPORTUNITY HIGHLIGHTS



2007 BEST BUILDER

Awarded in 2007 Best Builder (Commercial Building over \$1 million) from the Community Builders' Association for the Durham Plaza in South Plainfield



24,500 SF

Durham Plaza is a 24,500 SF single story (plus mezzanine area) steel frame and traditional brick constructed neighborhood shopping center recently completed.



RETAIL USES

Wide range of retail uses within OBC - 3 zone are permitted for Durham Plaza. We are seeking qualified tenant candidates for: financial and service retail, fitness/health, discount/variety stores, print/copy center and medical professionals.



ANCHOR SYNERGY

Anchored by a 7,600 SF specialty grocery store. Situated at the signalized intersection of Hamilton Blvd./ Durham Avenue with shadow anchor Valley National Bank.

Zoning & Permitted Uses

OBC-3 Regional Business Zone

- Permitted uses. This zone is designed for a regionally oriented retail shopping center of a combination of the uses herein permitted, in enclosed buildings, utilizing such common facilities as customer parking areas, pedestrian walks, truck loading and unloading space and, where applicable, utilities and sanitary facilities. In the OBC-3 Zone, the following uses are permitted:
 - (1) Retail stores and shops: see Article VII, § 540-38A.
 - (2) Personal service establishments, such as: (a) Barber and beauty shops. (b) Dry cleaning and tailor shops, provided that not more than five persons are employed therein, and provided further that no unattended self-service or coin-operated dry cleaning shop, machine or device shall be permitted.
 - (c) Shoe repair shops.
 - (d) Business and professional offices, including banks.
 - (e) Radio, television and electrical repairing.
 - (3) Restaurants, excluding drive-in restaurants or refreshment stands where any customers or patrons thereof are served in cars or outside of fully enclosed structures.
 - (4) Assembly halls, movies or legitimate theaters, provided that the same are housed in an enclosed building or buildings.
 - (5) Office buildings for executive, administrative, business, educational or professional purposes.
 - (6) Customary accessory uses which are incidental to the operation of such a shopping center, including:
 - (a) Private garage space for the storage of commercial vehicles used in connection with a business operated in such shopping center.
 - (b) Off-street parking space for the use of patrons and employees.

SITE PLANS

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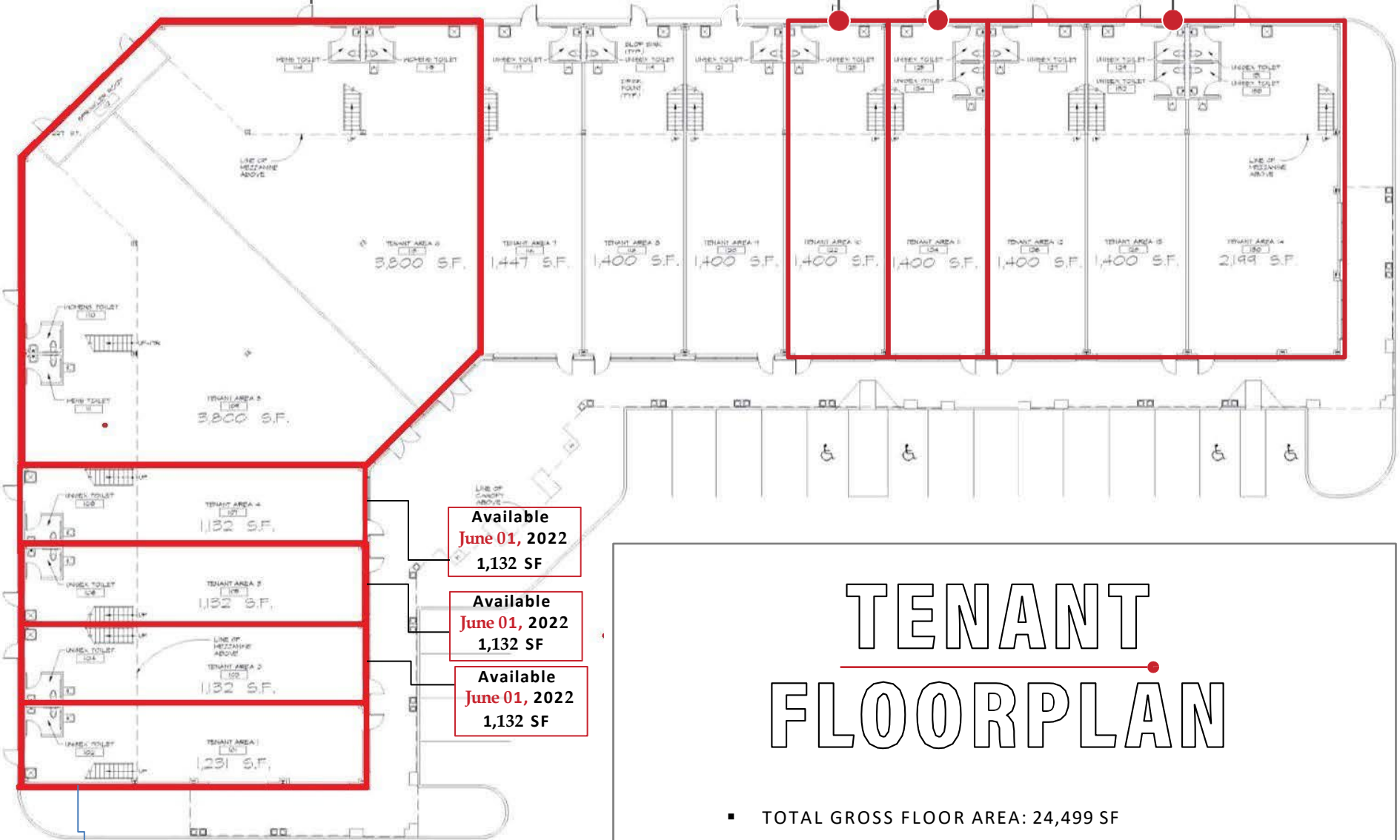


**Available
December 01,
2022 7,600 SF**

**Available
Immediately
1,400 SF**

**Available
June 01, 2022
1,400 SF**

**Available
Immediately
4,999 SF**



**Available
June 01, 2022
1,132 SF**

**Available
June 01, 2022
1,132 SF**

**Available
June 01, 2022
1,132 SF**

**Available
June 01, 2022
1,231 SF**

TENANT FLOORPLAN

- TOTAL GROSS FLOOR AREA: 24,499 SF
- TOTAL RENTABLE AREA: 24,272 SF
- TOTAL UTILITY COMMON AREA: 227 SF

POSSIBLE

END CAP DRIVE THRU CONCEPT PLAN



LOCATION **OVERVIEW**

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SOUTH PLAINFIELD SUBURBAN ACCESSIBILITY

ACCESSIBILITY

Middlesex County borough is quiet, but its convenient to major metropolitan areas that make commuting a breeze. South Plainfield is just 45 minutes to Manhattan, 35 minutes to Asbury Park and 45 minutes to Allentown, and its accessible highway and transit options help reduce car dependency. The area benefits from easy to access the I-287 and all the superb shopping and dining spots in New Brunswick, Morristown, Edison and Princeton

GREAT AREA AMENITIES

- Putnam Park
- Middlesex Greenway
- Cedar Brook Park
- Sky Zone Trampoline
- Crown Plaza Edison
- Brick House Tavern Tap
- Regal Cinemas
- Circle Playhouse



287
IMMEDIATE
ACCESSIBILITY



NJ
TRANSIT
10 MINUTE DRIVE



45
MINUTES TO
MANHATTAN

LOCATION OVERVIEW

South Plainfield is a borough in Middlesex County, New Jersey, United States. It is located in the heart of the Raritan Valley Region. South Plainfield is a suburb of New York City with a population of 23,906. South Plainfield is in Middlesex County and is one of the best places to live in New Jersey. Living in South Plainfield offers residents a sparse suburban feel and most residents own their homes. In South Plainfield there are a lot of restaurants, coffee shops, and parks. Many young professionals live in South Plainfield and residents tend to have moderate political views. The public schools in South Plainfield are above average.

MIDDLESEX

COUNTY • NJ

In 2019, the Census Bureau estimated the county's population at 825,062, making it the state's second-most populous county, an increase of 4.1% from 809,858 in the 2010 census. Middlesex is part of the New York metropolitan area, and its county seat is New Brunswick. The center of population of the state of New Jersey is located in Middlesex County, in East Brunswick Township, just east of the New Jersey Turnpike. NJ Transit provides Middlesex County with frequent commuter rail service along the North Jersey Coast Line, Northeast Corridor Line, and Raritan Valley Line. The North Jersey Coast Line runs through the eastern part of the county. The Northeast Corridor Line runs through the northern and central part of the county. The Raritan Valley Line serves Dunellen and is accessible to other communities along the county's northern border with Union and Somerset counties.



829,685

POPULATION



38.7

MEDIAN AGE



\$88,217

MEDIAN HH INCOME



\$352,300

MEDIAN PROPERTY VALUE



414,736

WORKFORCE



Management

TOP OCCUPATION



Defense Photonics

Concentra Urgent Care

Hardley Park



Hub City Media

Cultech

Unicon Pharma

PSEG

Avtech Institute of Technology



Edgewood Properties



The Highlands at South Plainfield Apartments



DURHAM PLAZA



1st Light Energy

Sunrise Diagnostics

DURHAM AVENUE

MB Fragrances

Grace Senior Ctr



United Rentals

J&L Auto Ctr

Golden West Stationery

Crisdel Construction

RETAILERS

- Restaurants
- Shopping
- Services



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