

2507 ROUTE 22 W

SCOTCH PLAINS, NEW JERSEY



FLEX BUILDING FOR SALE —
WITH 2,000 SQUARE FOOT SPACE AVAILABLE FOR LEASE

WAYNE KASBAR

VICE PRESIDENT
732 807 0330

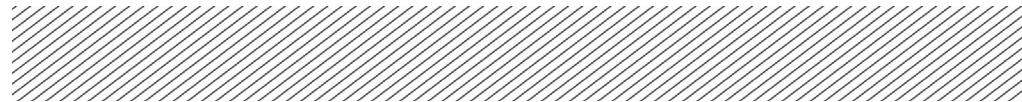
wayne.kasbar@colliers.com
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Colliers

ROBERT STEPAN

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Vacant first floor space that can be used as retail, office or flex.



7,200 SQUARE FOOT SPACE FOR SALE & LEASE

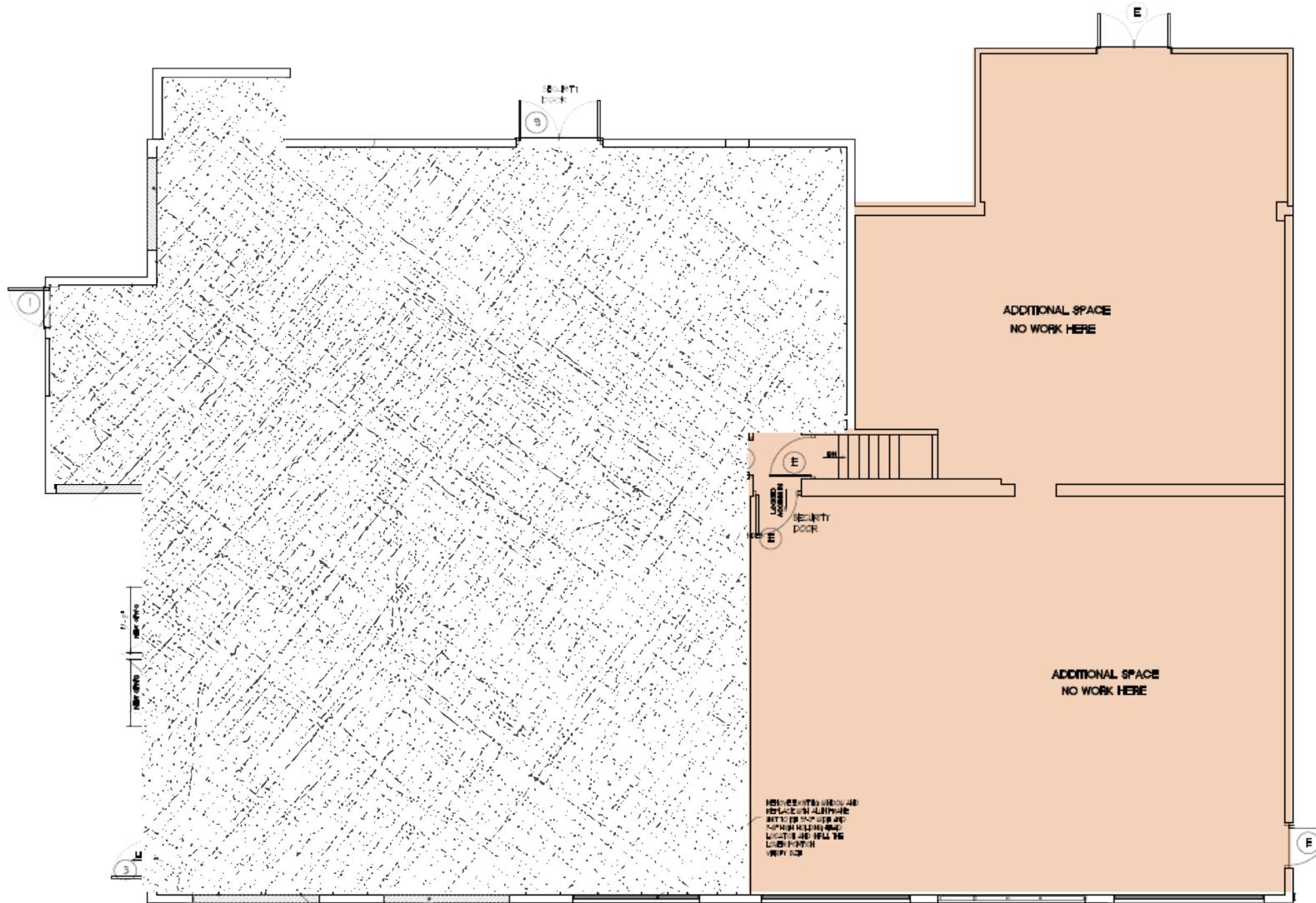
- + First Floor: existing cannabis dispensary
- + Second Floor: existing cannabis manufacturing company
- + No competitive cannabis uses will be considered, but complimentary cannabis uses will be considered
- + Zoning: B-3 ([Click for Zoning Details](#))
- + Land: .90 Acres
- +/- 40 parking spaces (5/1000)
- + Retail Neighbors: Panera, Home Depot, Home Sense, Walmart, Chipotle, Chick Fil A, Starbucks, TJ Maxx, DSW, Dicks, Aldi, Lidl, Ulta, City MD, Kohl's, & Shop Rite
- + Asking Sale Price: \$3,240,000 @ 10% CAP
- + Asking Lease Price: Call for Pricing



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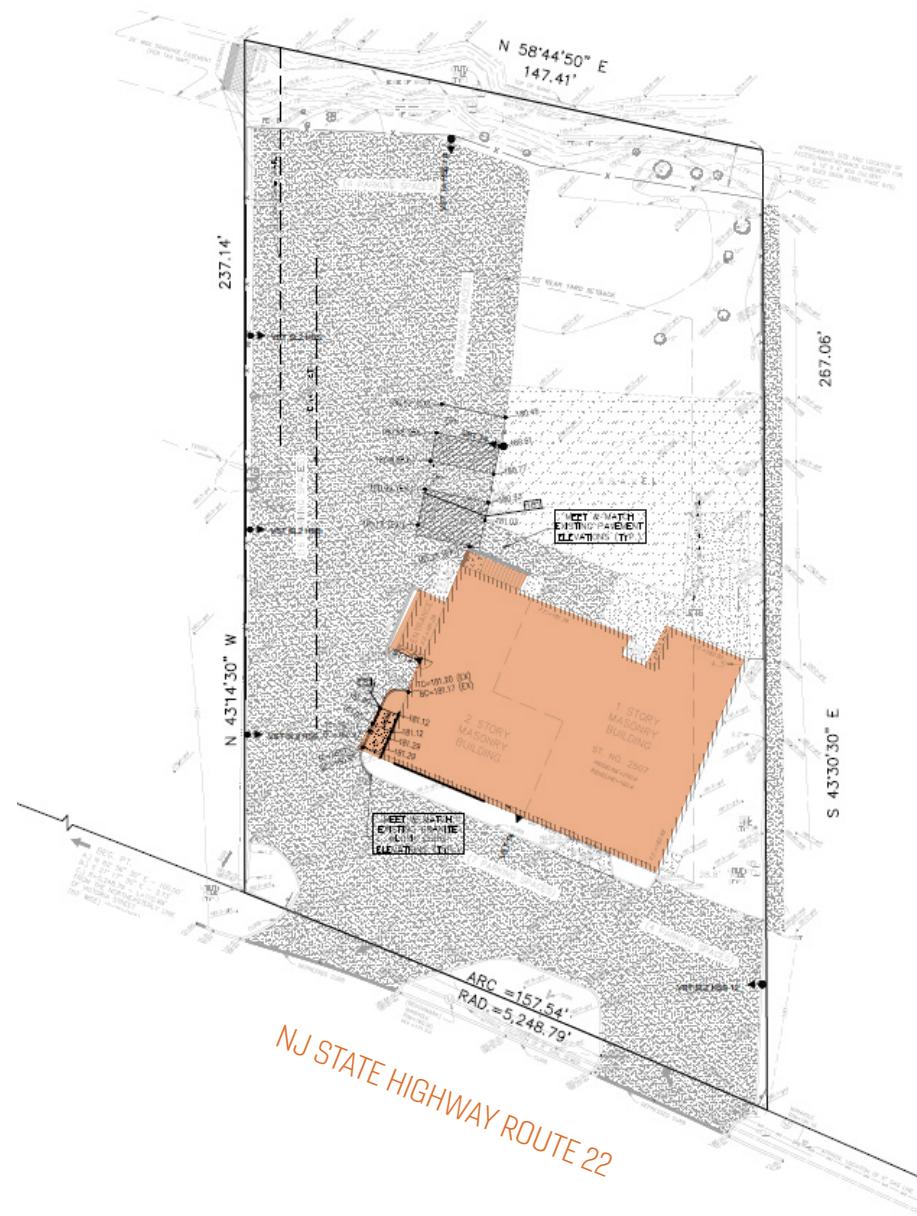
FIRST FLOOR PLAN

+ 5,000 SQUARE FEET

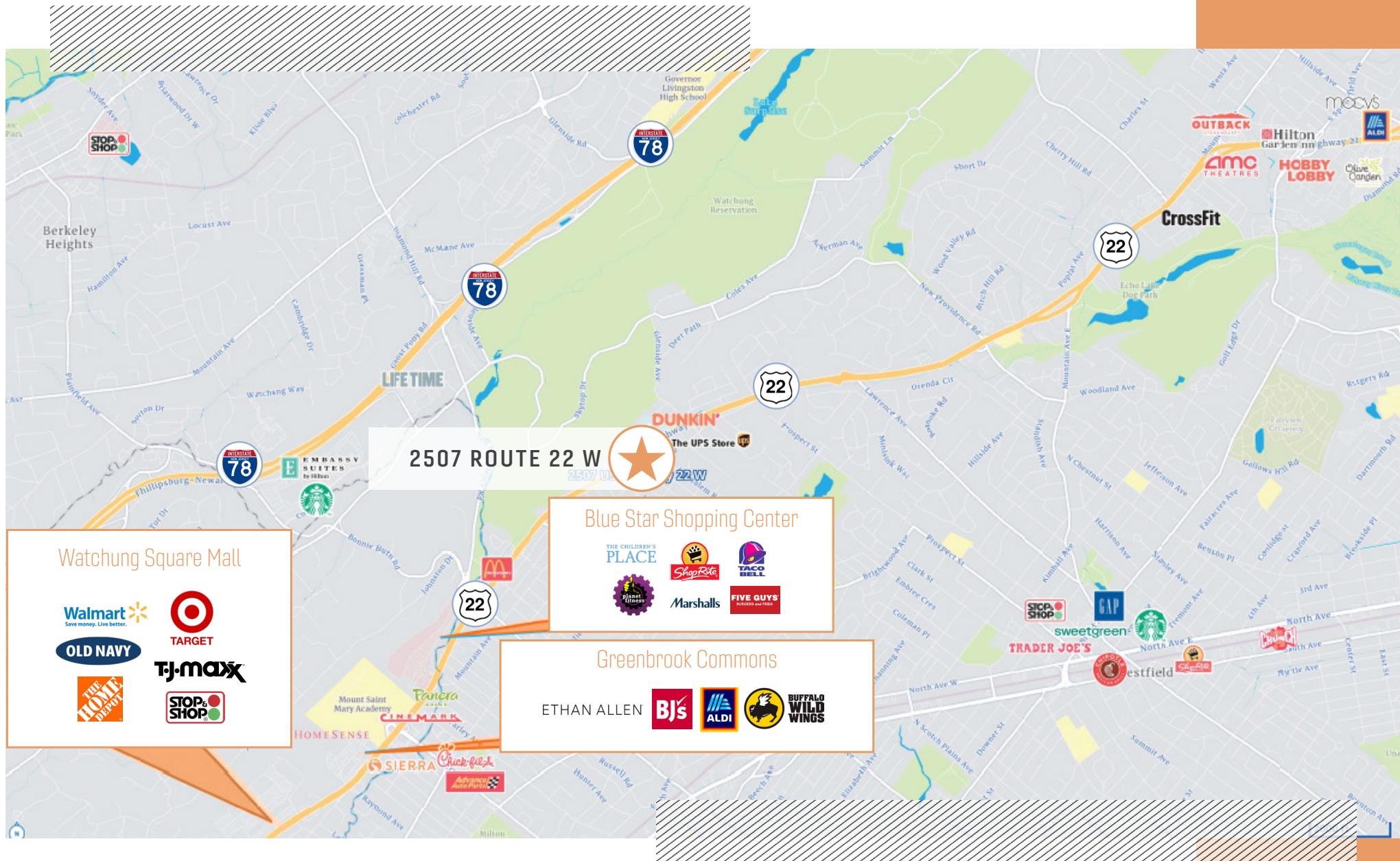


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PROPERTY SITE PLAN



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LOCAL SHOPPING CENTERS:

- Watchung Commons – 1680 US 22 • Watchung Mall – 1511 US 22 • Greenbrook Commons – 1601 Rt 22

DEMOGRAPHICS:

- Daytime Population: **1 MILE:** 10,360 • **3 MILES:** 106,492 • **5 MILES:** 263,306
- Avg. Household Income: **1 MILE:** \$173,990 • **3 MILES:** \$106,492 • **5 MILES:** \$263,306
- Daily Traffic Volume: **US 22 @ Victor St:** 46,600



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