

Specifications

±3,700 SF  
TOTAL BUILDING SIZE

±0.6 Acres  
LOT SIZE

±100 Feet on South Avenue  
FRONTAGE

NC (Neighborhood Commercial)  
ZONING

Existing Long-Term Net Lease in Place  
Newly Renovated Interior and Exterior  
Surrounded by a Multitude of Single-Family Homes and Apartment Buildings  
COMMENTS

±25 On-Site Spaces  
PARKING

Call for Reduced Sale Price  
PURCHASE PRICE

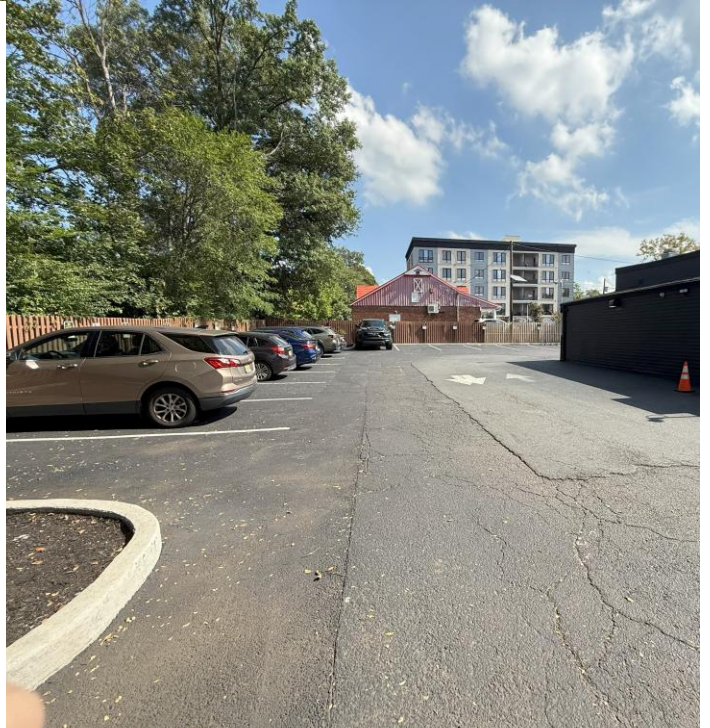
\$36,279.54  
TAXES (2025)

For additional property information or to arrange an inspection,  
please contact the exclusive broker:

Nicholas Bio  
Associate  
973.379.6644 x 233  
nbio@blauberg.com



FOR SALE | 1353 SOUTH AVENUE | PLAINFIELD, NJ



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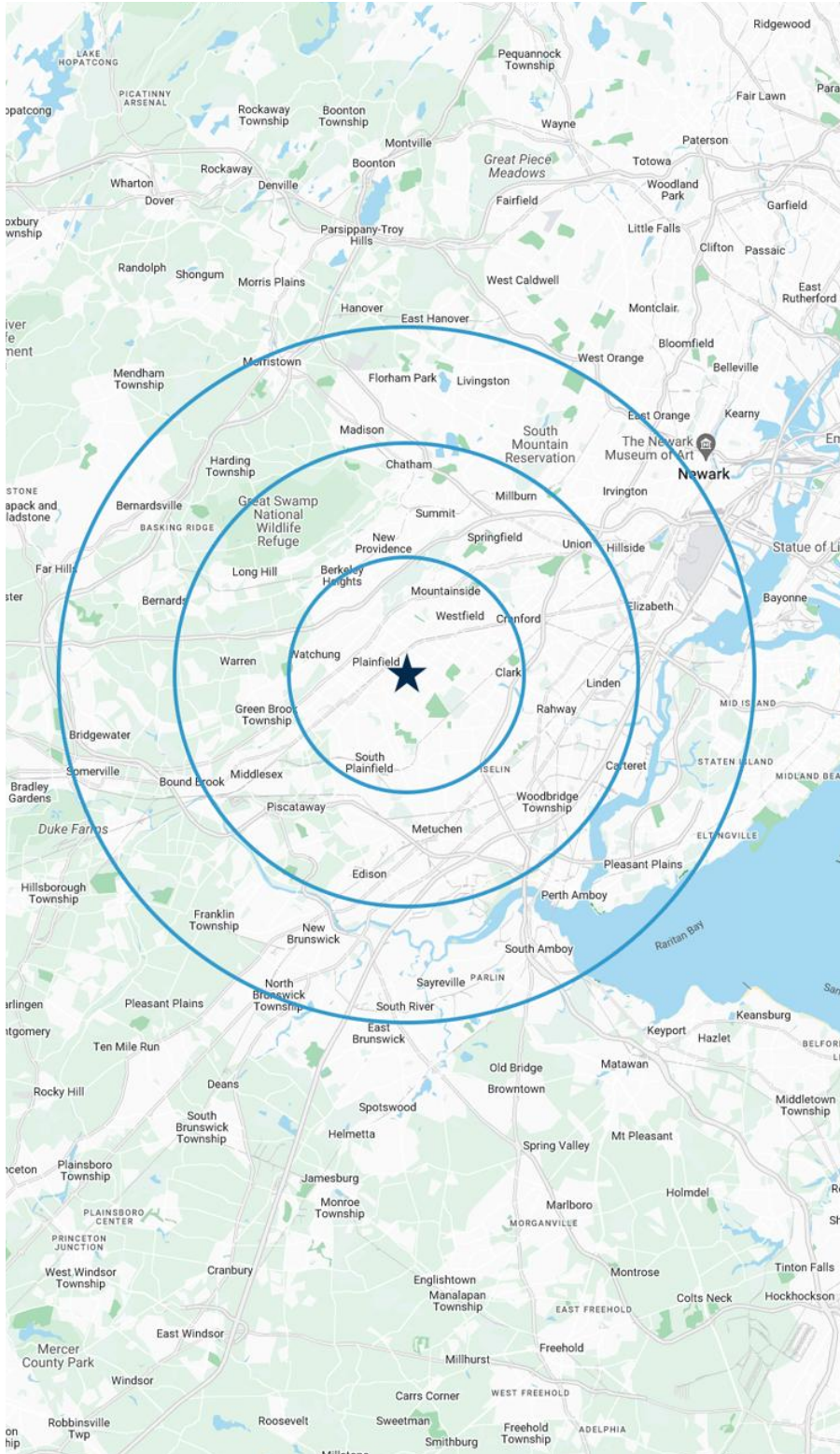


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### 5 MILES

- Total Population: 298,910
- Households: 101,767
- Median Household Income: \$151,916
- Average Household Size: 2.9
- Transportation to Work: 151,170
- Labor Force: 236,640

### 10 MILES

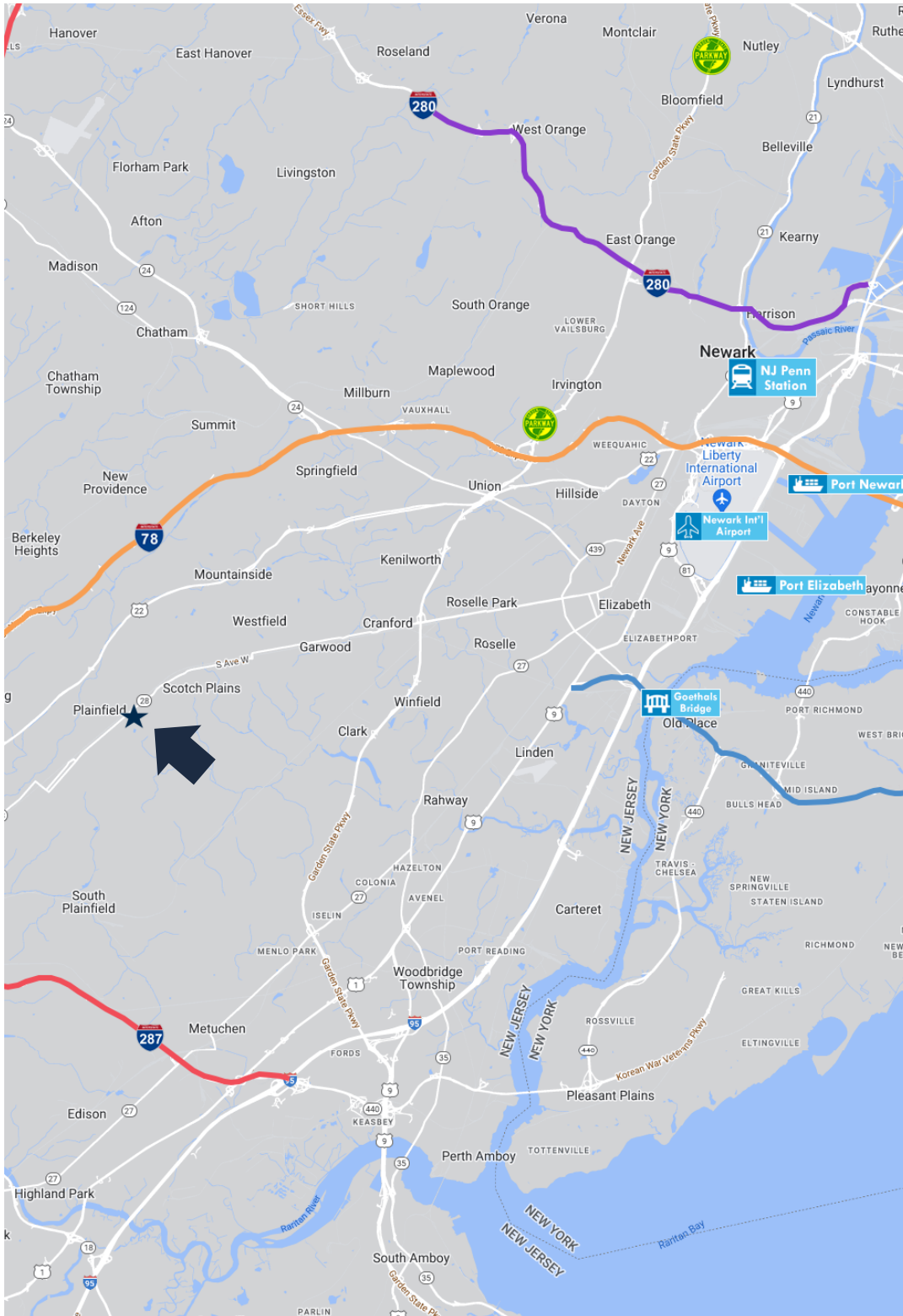
- Total Population: 1.14M
- Households: 401,702
- Median Household Income: \$136,289
- Average Household Size: 2.8
- Transportation to Work: 585,999
- Labor Force: 920,405

### 15 MILES

- Total Population: 2.7M
- Households: 966,056
- Median Household Income: \$117,996
- Average Household Size: 2.7
- Transportation to Work: 1.37M
- Labor Force: 2.17M

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## ACCESSIBILITY



0.1 MI  
US-28



1.7 MI  
US-22



3.7 MI  
I-78



6.3 MI  
Garden St. Pkwy



7.4 MI  
I-287



8.4 MI  
Route 1 & 9



11.0 MI  
I-95



13.1 MI  
Goethals Bridge



19.1 MI  
EWR



19.7 MI  
Penn Station

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