



COMMERCIAL PROPERTY

FOR LEASE

±3.5 ACRES COMMERCIAL PROPERTY

431 Route 1 & 82/88/94 Plainfield Road, Edison, NJ 08817

For More Information, Contact the Exclusive Broker

JOHN R. LONGO

Senior Director

jlongo@blauberg.com

973.379.6644 x129



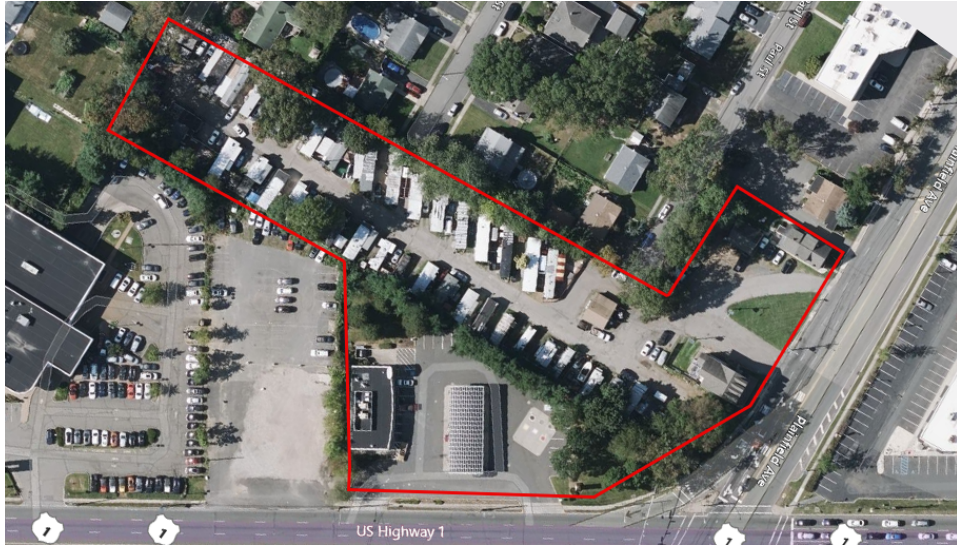
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 2.6 Miles to NJ Turnpike
 Approx. 2.9 Miles to I-287
 Approx. 3.6 Miles to Menlo Park Mall
 Approx. 5.5 Miles to Garden State Parkway

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Lot Size:	3.5 Acres

PROPERTY HIGHLIGHTS

- ±3.5 Acres with ±260' Frontage on Route 1 - Desirable Corner Location
- Parcel 1 - Gas Convenience on ±1.06 Acres - Zoned GB-H (General Business Highway)
- Parcel 2 - Mobile Home Park with 1 Commercial Building ±875 SF on 1.93 Acres - Zoned MHP (Mobile Home Park)
- Parcel 3 - 2 Commercial Buildings Totaling ±1,400 SF on 0.52 Acres - Zoned OS - (Office Service)
- Traffic ~93,300 AADT
- Taxes ≈\$49,725 (2022)

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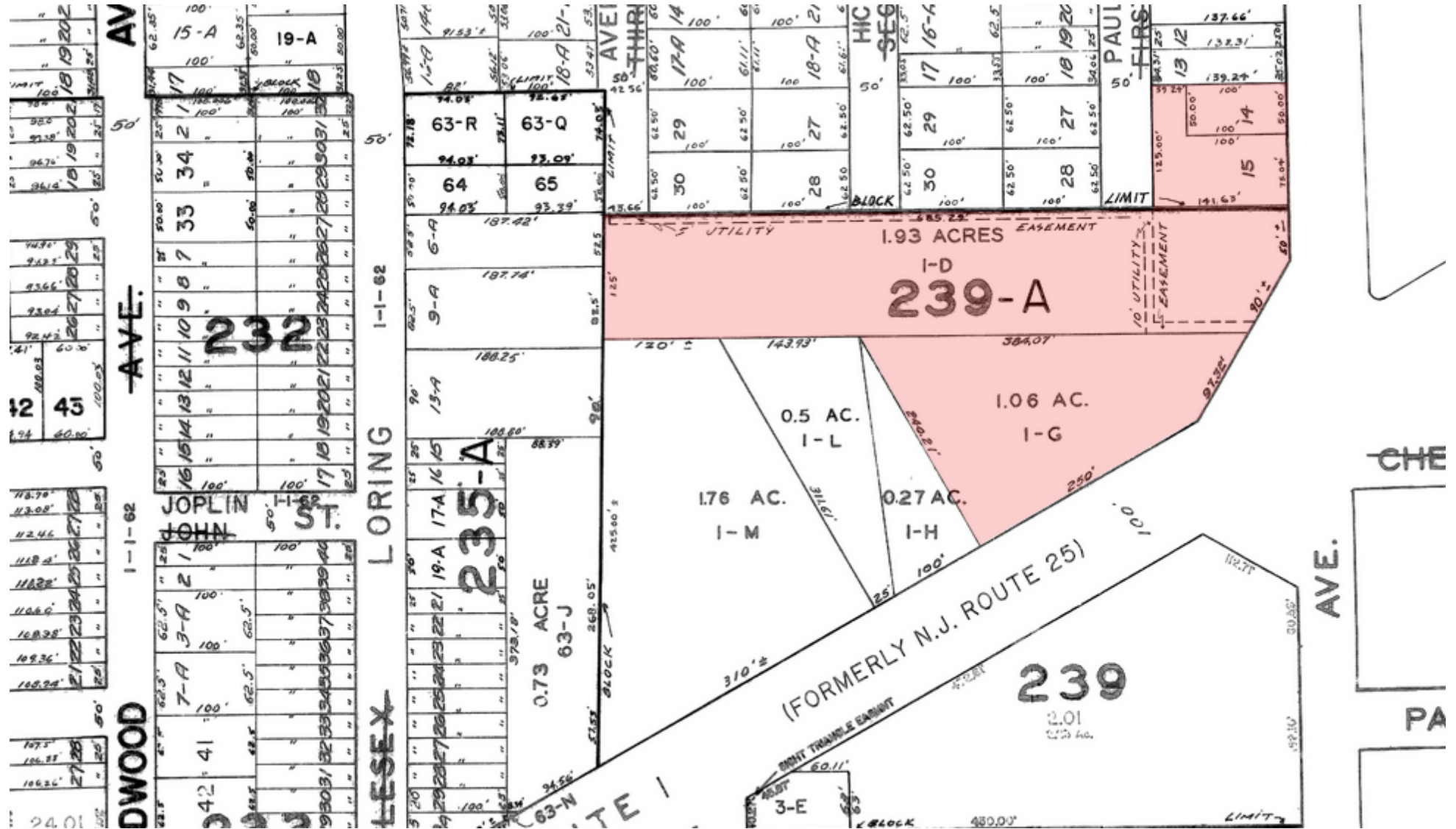
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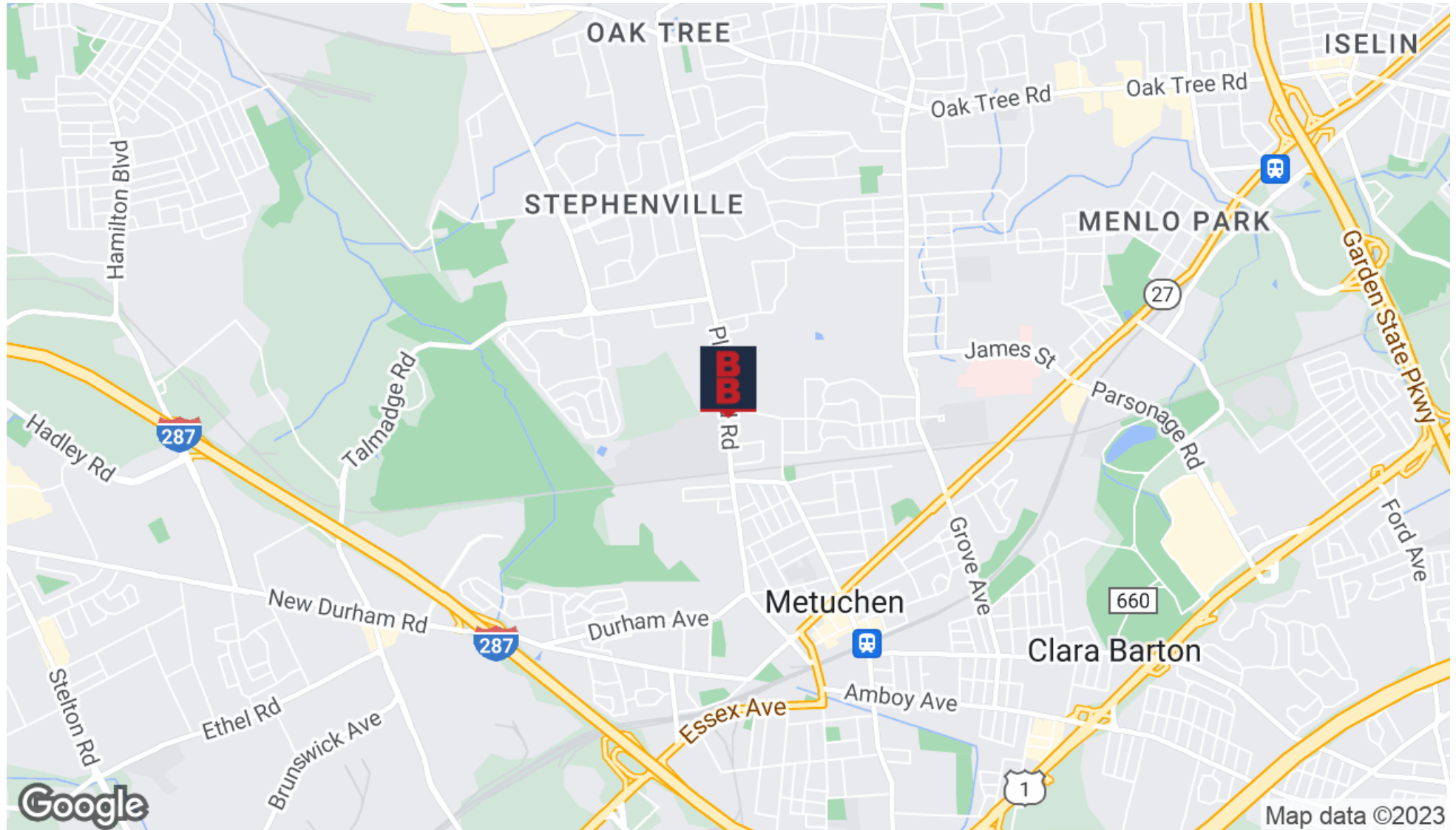
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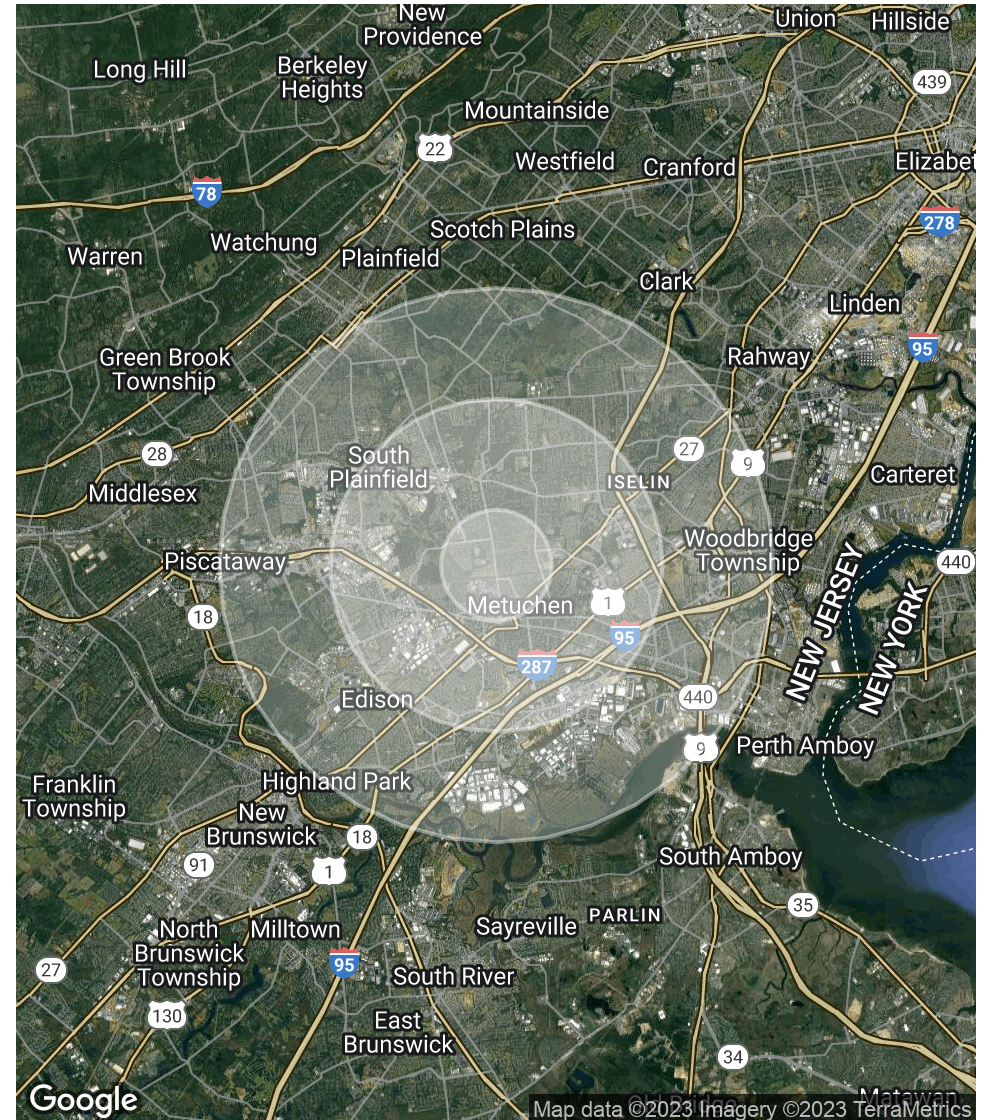
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,081	112,224	296,831
Average Age	41.5	40.9	40.2
Average Age (Male)	41.5	40.5	39.4
Average Age (Female)	41.9	41.4	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,129	40,432	106,601
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$164,171	\$129,673	\$114,718
Average House Value	\$482,107	\$364,731	\$339,396

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

John, Director for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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