

Retail Opportunity w/Liquor License

3880 Park Ave, Edison NJ



Artistic Rendering

18,249 SF Available for Lease

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Property **Location**

- » Situated along heavily trafficked Park Ave (22,355 VPD)
- » Located in desirable Edison

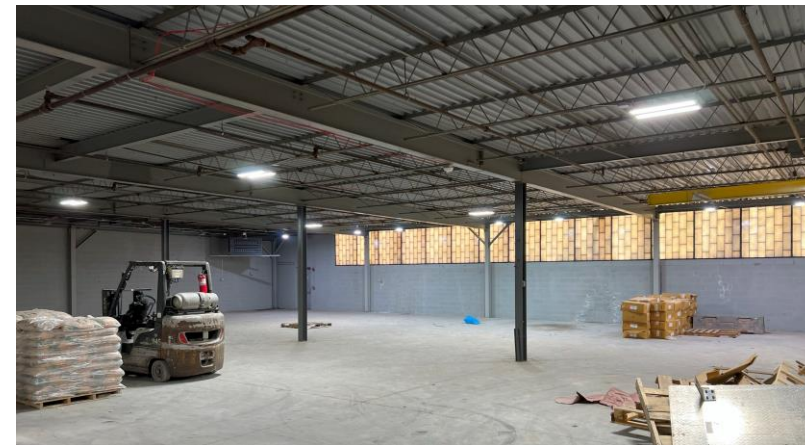
Retail Availability

- » 18,289 SF for lease (can be combined)
- » Liquor License Available
- » 12' Clear Height
- » Substantial Parking Field Available
- » 504' Frontage at lit intersection on Park Ave (22,355 Vehicles Per Day)

Asking rent

- » Upon request
- » NNN's: \$6.25

Trade Area Tenants



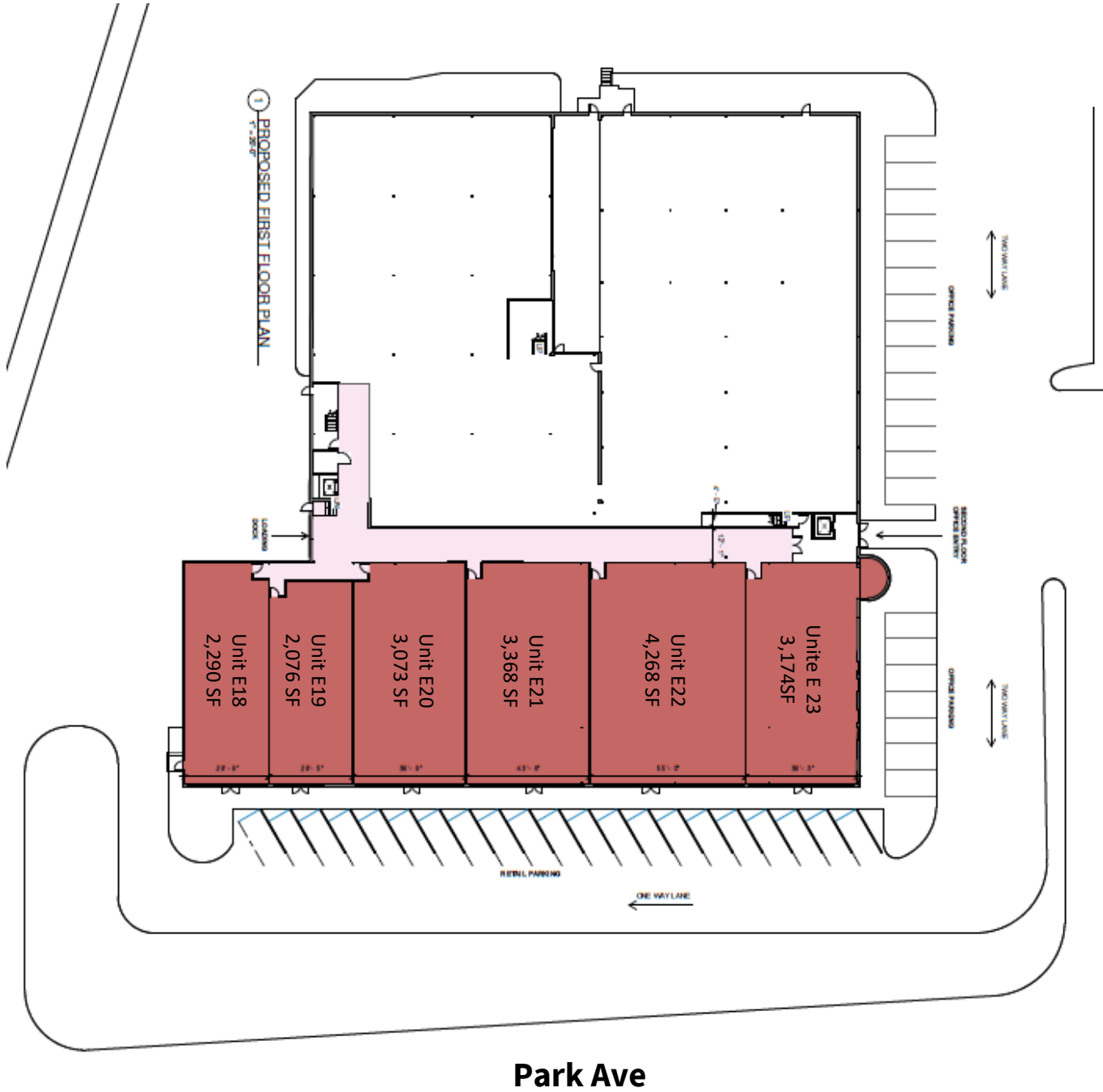
| Site Aerial



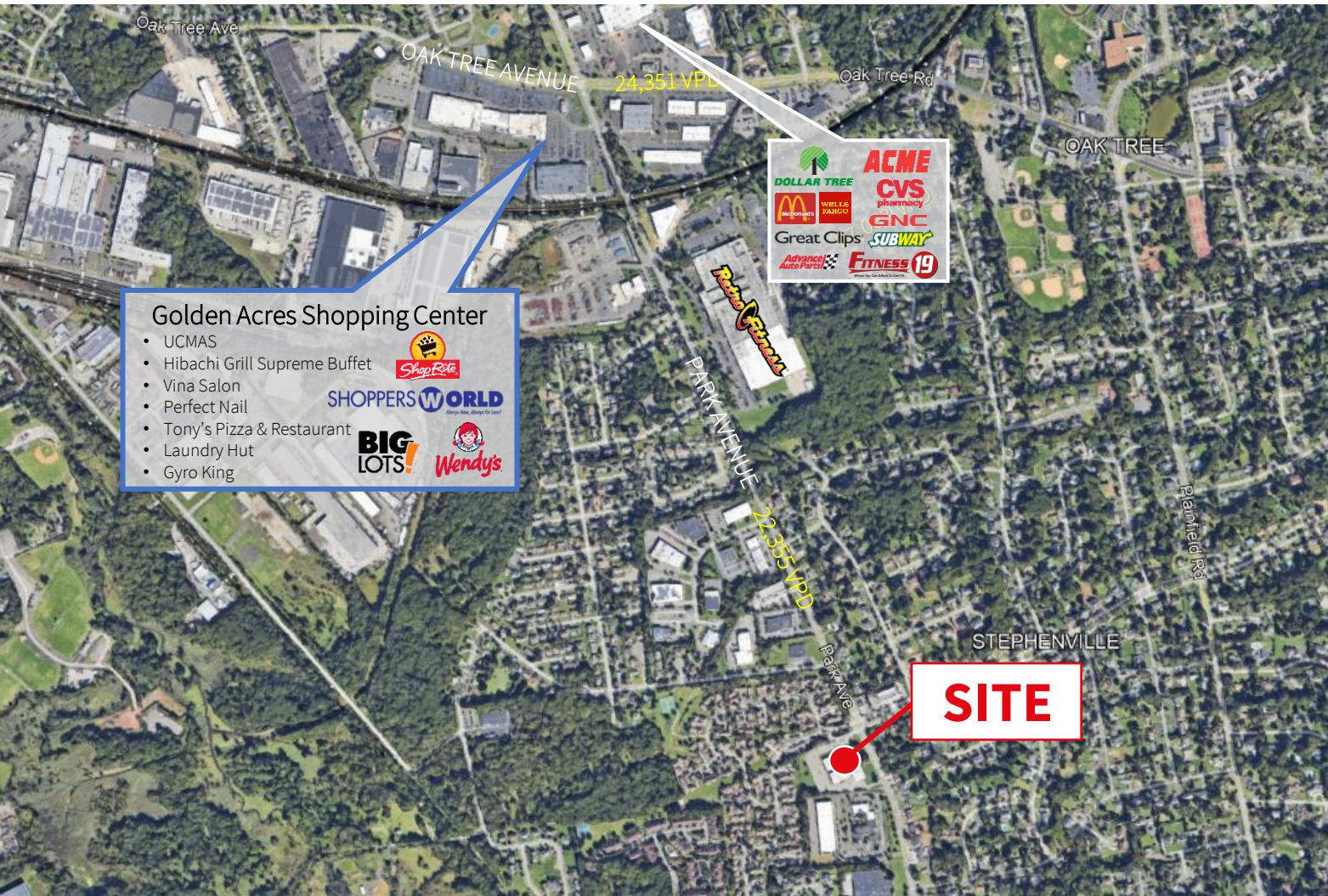
Proposed
Roof Deck

Proposed Additional Retail Parking

Proposed Demising Plan



Market Aerial



Demographics



342,764
Population



\$107,290
Med. HH Income



138,410
Daytime Employees



13,980
Businesses

Demographics taken within 5 miles Source: ESRI, 2023

For more information contact:

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