

Retail Opportunity w/Liquor License

3880 Park Ave, Edison NJ



Artistic Rendering

18,249 SF Available for Lease

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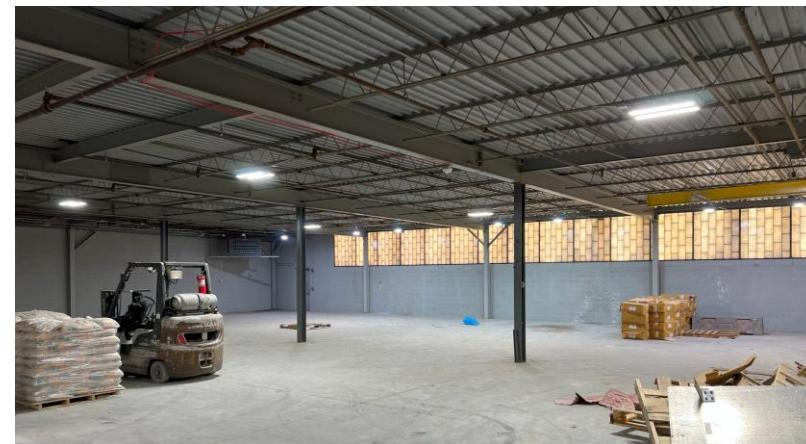
Property Location

- » 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



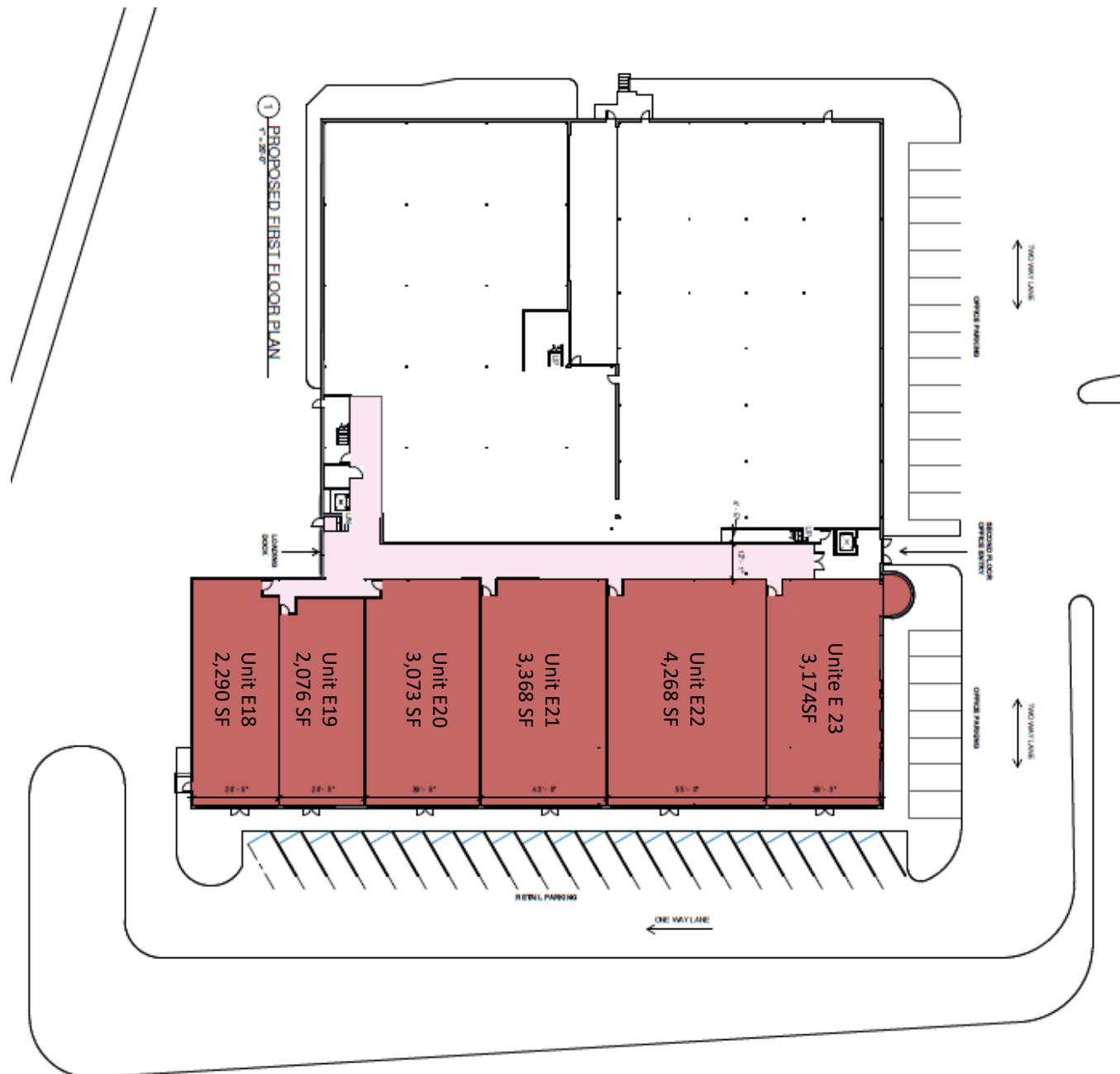
Trade Area Tenants



| Site Aerial



| Proposed Demising Plan



Market Aerial



For more information contact:

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Demographics



342,764

Population



\$107,290

Med. HH Income



138,410

Daytime Employees



13,980

Businesses

Demographics taken within 5 miles Source: ESRI, 2023