

639 West 1st Avenue

Roselle, NJ 07203



FOR SALE

VACANT

RESTAURANT SPACE

WITH A GOOD AMOUNT OF PARKING

639 West 1st Avenue

Roselle, NJ 07203

EXECUTIVE SUMMARY

Positioned along a prominent stretch of 1st Avenue, **639 West 1st Avenue in Roselle, New Jersey** presents a well-located commercial opportunity suitable for a variety of retail, service, or professional uses. The property offers a practical and adaptable layout that can accommodate boutique retail, neighborhood service providers, medical or wellness operators, or professional offices seeking a visible and accessible storefront presence. Its flexible configuration allows businesses to efficiently utilize the space while maintaining the ability to tailor the interior to meet specific operational needs.

Situated within Roselle's active local commercial corridor, the property benefits from steady neighborhood traffic and strong surrounding residential density that supports consistent customer demand. The location provides convenient regional connectivity with close proximity to major transportation routes including the **Garden State Parkway, Route 1 & 9, and Route 27**, allowing for efficient travel throughout Union County and into the greater New York metropolitan area. Nearby NJ Transit rail and bus options further enhance accessibility for both employees and customers.

With its strategic positioning, adaptable layout, and access to major regional thoroughfares, **639 West 1st Avenue offers a practical and well-connected commercial space within an established North Jersey market—ideal for businesses seeking visibility, accessibility, and long-term operational stability.**

PROPERTY OVERVIEW

Property Type	Existing Restuarant
Units	1
Lot Size	19,079 SF
Building Size	3,200 SF
Zoning	Industrial
Taxes	\$22,410



INVESTMENT HIGHLIGHTS

• Strategic Union County Location

Located in Roselle's established commercial corridor, the property benefits from strong surrounding residential density and consistent neighborhood traffic that supports long-term retail and service demand.

• Flexible Commercial Layout

The building offers an adaptable footprint suitable for a wide range of uses including boutique retail, professional services, medical or wellness operators, and neighborhood-serving businesses.

• High Visibility Along 1st Avenue

Positioned on a well-traveled local thoroughfare, the property provides strong street presence and storefront exposure, enhancing branding and customer accessibility for tenants or owner-operators.

• Strong Regional Connectivity

Convenient access to major transportation routes including the Garden State Parkway, Routes 1 & 9, and Route 27, providing efficient connectivity throughout Union County and to Newark, Elizabeth, and New York City.

• Transit Accessibility

Close proximity to NJ Transit rail and bus service, allowing convenient commuting options for employees and customers traveling throughout Northern New Jersey and into Manhattan.

• Dense Residential Surroundings

Located within a stable residential neighborhood, creating a reliable customer base for retail and service-oriented tenants.

• Value-Add Potential

Opportunity for investors to enhance value through tenant repositioning, lease restructuring, or property improvements while capitalizing on the strong demand for neighborhood retail and service space.

• Attractive Opportunity in a Supply-Constrained Market

Union County continues to experience limited availability of small-format commercial properties, positioning the asset as a compelling opportunity for investors seeking stable, income-producing neighborhood retail real estate.

639 West 1st Avenue

Roselle, NJ 07203

5-MILE

POPULATION:
524,273

5-MILE

HOUSEHOLDS:
187,068

5-MILE

MEDIAN HOUSEHOLD INCOME:
187,068

DEMOGRAPHICS

Located along **West 1st Avenue in Roselle, Union County**, the property benefits from strong regional accessibility and dense surrounding population that supports neighborhood retail and service-based businesses.

The site offers convenient access to **Route 1 & 9, the Garden State Parkway, and Newark Liberty International Airport**, while nearby **NJ Transit rail and bus routes** provide direct connectivity throughout Northern New Jersey and into New York City.

The surrounding area is supported by a large and diverse residential base, reinforcing steady local consumer demand and workforce accessibility.

The surrounding **Union County market features high population density and a strong commuter workforce**, supporting consistent foot traffic and demand for neighborhood-serving retail, medical, and professional services.



ALDENE

Raritan Valley Rail Line

Westfield Avenue West

Raritan Valley Rail Line

West 1st Avenue

Aldene Road

West 1st Avenue

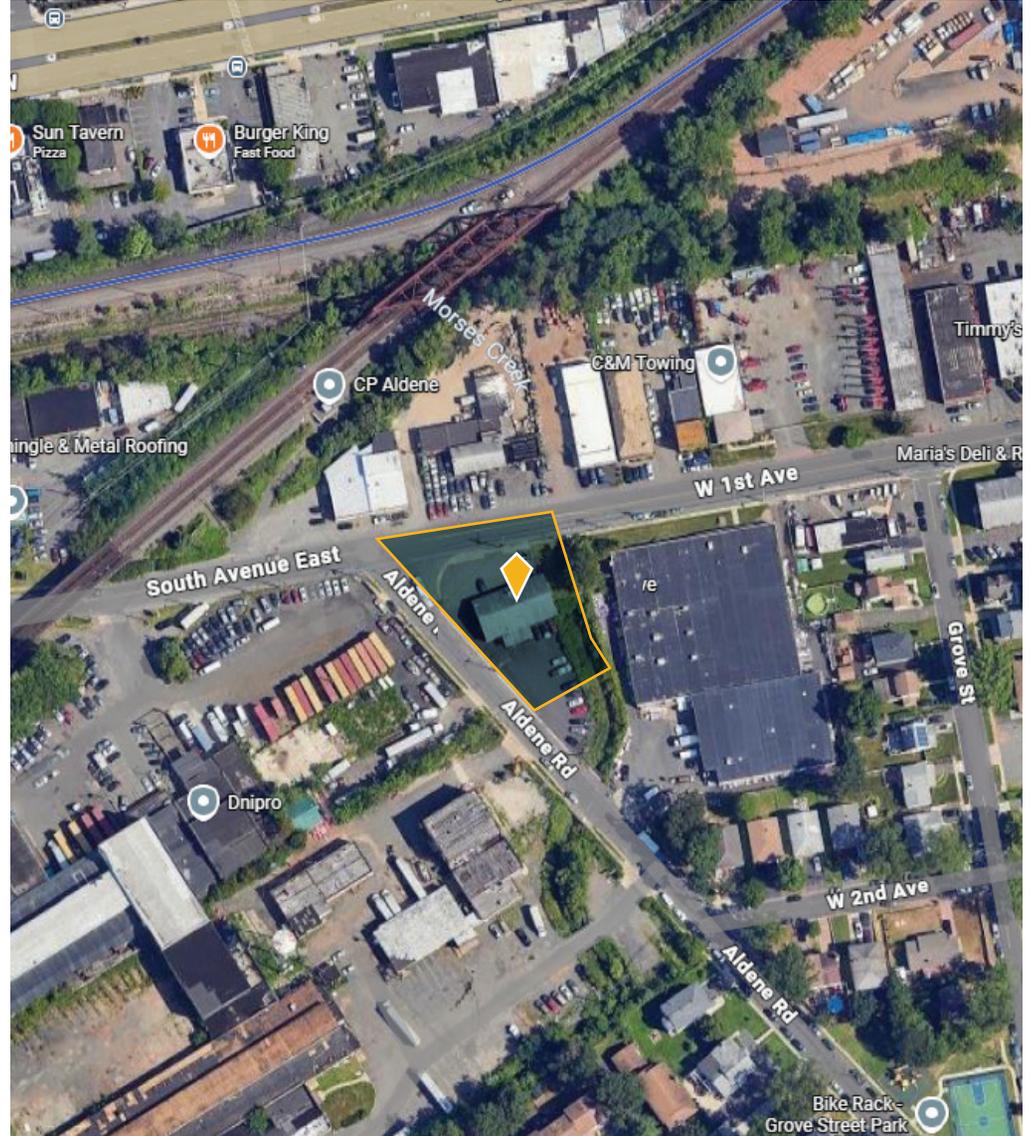
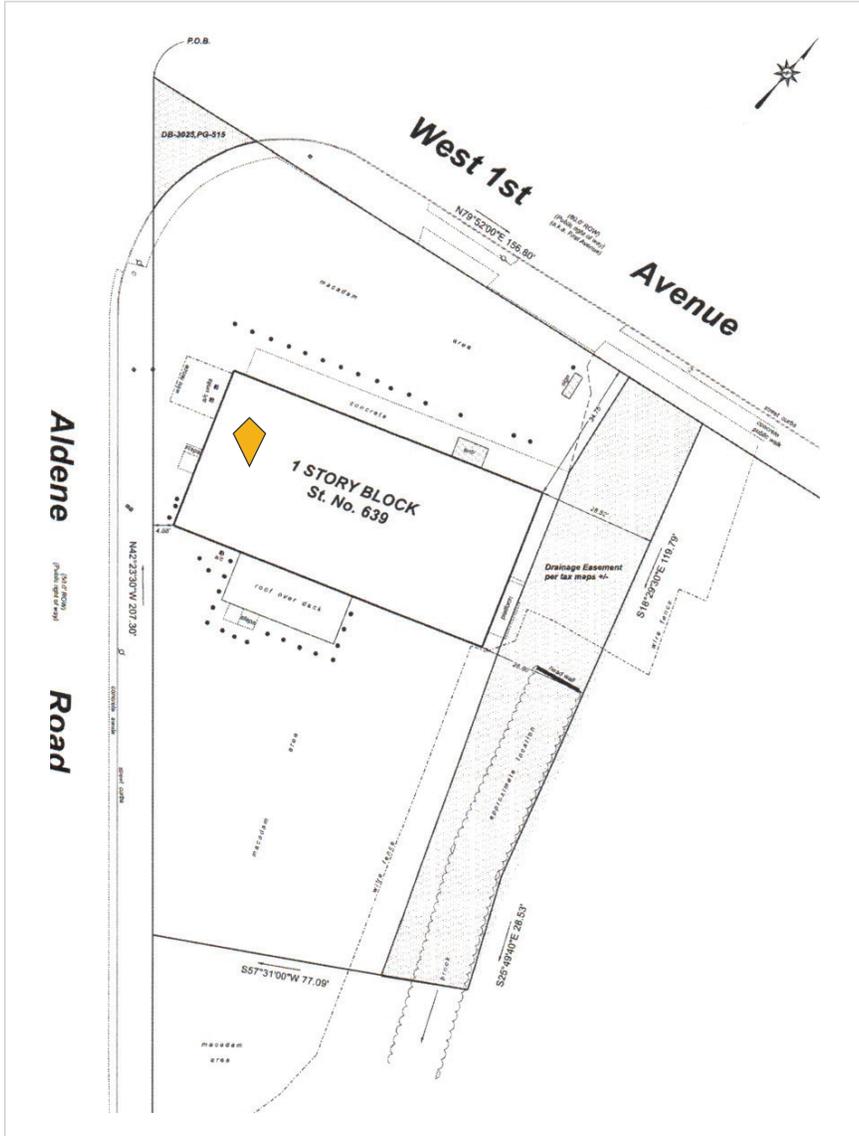
639 West 1st Avenue
Roselle, NJ 07203

THE CLOSEST RAILROAD STATION to 639 West 1st Ave, Roselle, NJ 07203 is the **Roselle Park Station**, located approximately **1.5 to 1.6 miles away** (about a 4-5 minute drive)

ROSELLE

639 West 1st Avenue

Roselle, NJ 07203

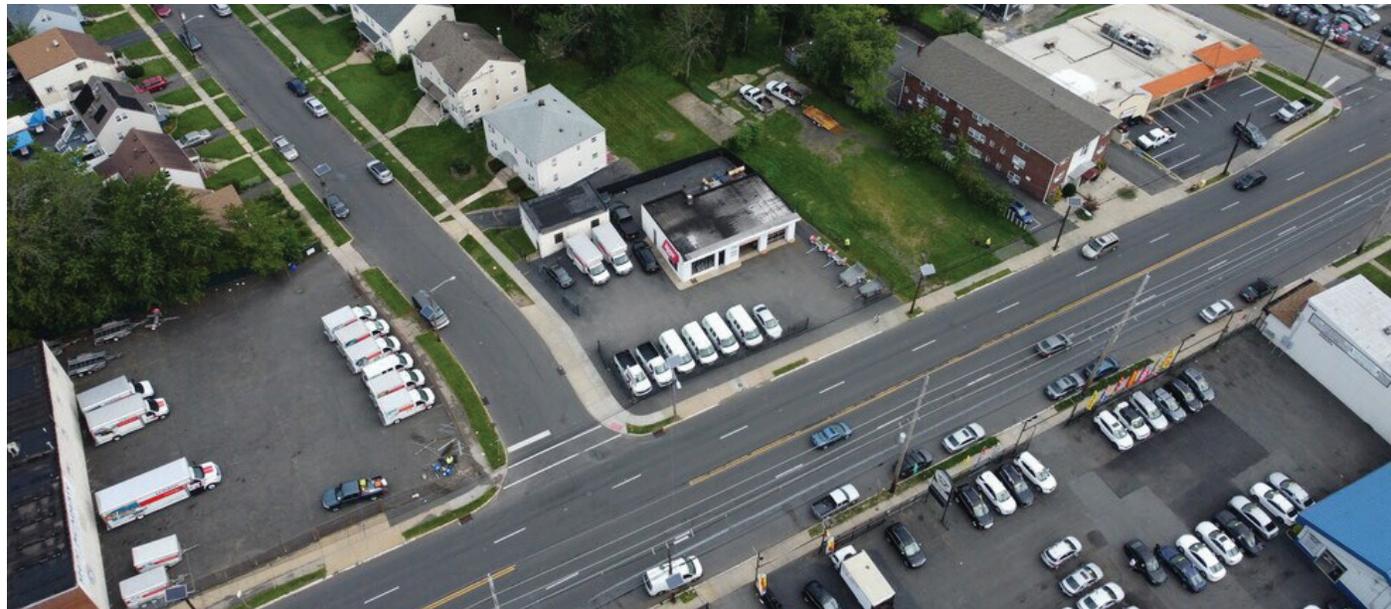


ROSELLE NEW JERSEY

Roselle, New Jersey is a historic borough in Union County known for its established neighborhoods, strong community character, and convenient access to major employment centers throughout Northern New Jersey. Recognized as the site of the world's first overhead electric street lighting system, the borough has a legacy of innovation and early industrial growth that helped shape its development into a stable residential community supported by local businesses and civic institutions.

Today, Roselle benefits from strong regional connectivity with proximity to the **Garden State Parkway, Route 1 & 9, and Route 27**, offering convenient access to major hubs including **Newark, Elizabeth, and New York City**. Nearby **NJ Transit rail service** in surrounding towns and regional bus routes further enhance accessibility for commuters and local businesses.

In recent years, Roselle has been focusing on gradual revitalization and economic development aimed at strengthening its commercial corridors and supporting local entrepreneurship. Municipal initiatives and regional growth across Union County have encouraged reinvestment in retail spaces, mixed-use projects, and infrastructure improvements that enhance the borough's long-term appeal. With its strategic location near major transportation routes, established residential base, and continued interest in community-focused development, Roselle remains positioned as a stable and accessible market within Northern New Jersey's evolving economic landscape.





639 West 1st Avenue
Roselle, NJ 07203

FOR MORE INFORMATION, PLEASE CONTACT:

JACK ZALTA

M: 347.256.9281

E: JZalta@Ksrny.com

EMIL SHABOT

M: 917.669.4493

E: EShabot@ksrny.com

YANKE CHAIMOWITZ

M: 732.503.3820

E: YChaimowitz@ksrny.com

1385 Broadway, 22nd Floor | New York, NY 10018

212.417.9217 | ksrny.com

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.