

OFFERING MEMORANDUM

Former Walgreens Available For Sale

262 Main St
West Orange NJ 07050

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OFFERING SUMMARY

| | |
|-------------|-------------------------------------|
| ADDRESS | 262 Main St West Orange NJ 07050 |
| BUILDING SF | 8,358 SF |
| LAND SF | 15,682 SF |
| YEAR BUILT | 1956 |

FINANCIAL SUMMARY

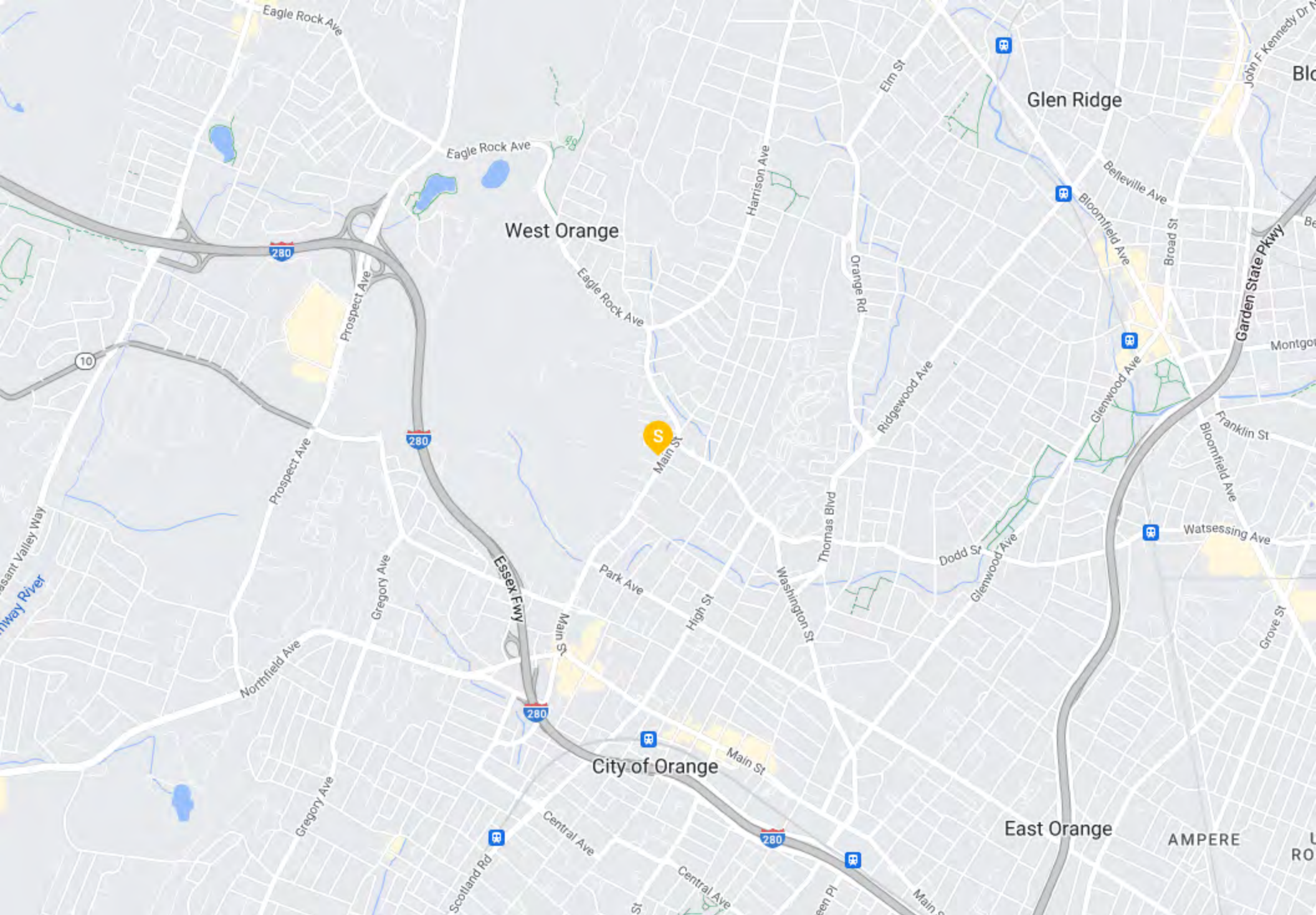
| | |
|-----------|-------------|
| PRICE | \$1,550,000 |
| PRICE PSF | \$185.45 |
| TAXES | \$70,000 |

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

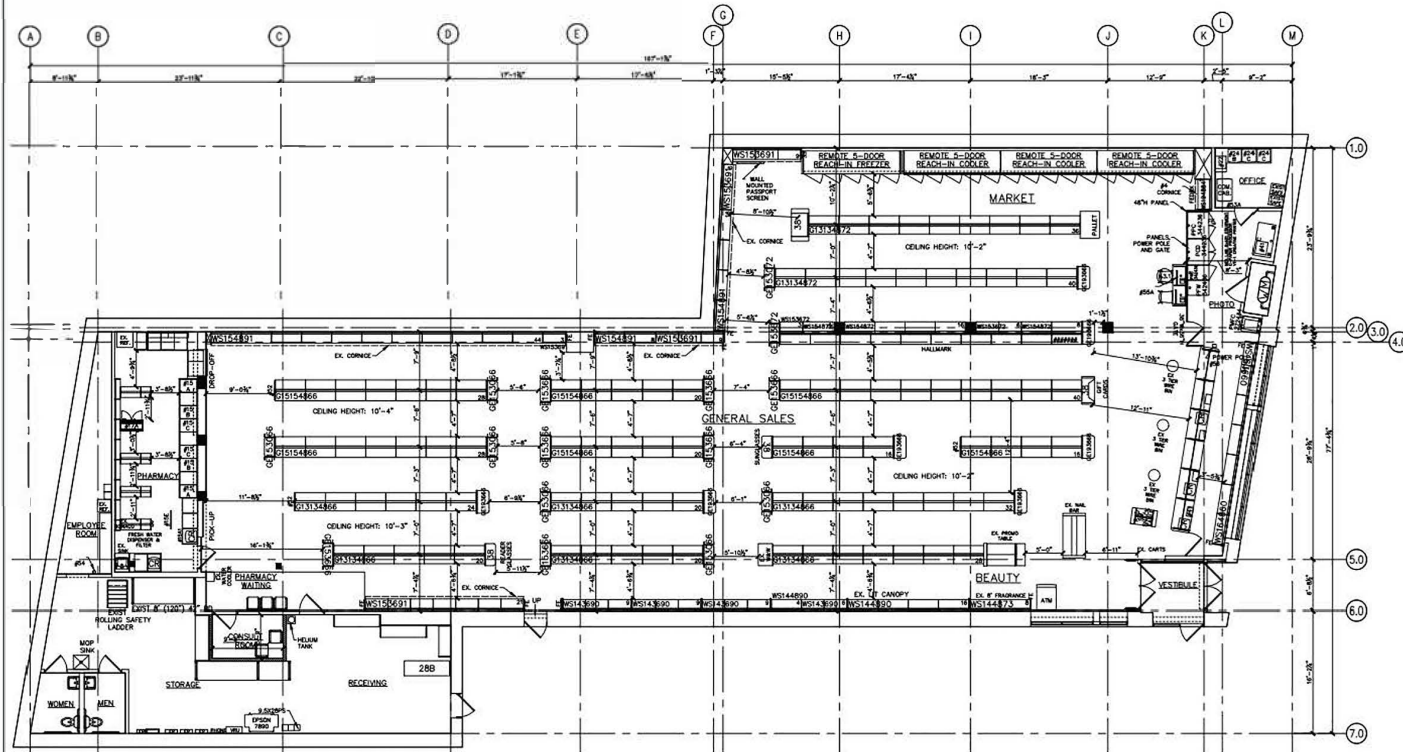
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|------------------------|-----------|-----------|-----------|
| 2024 Population | 32,524 | 272,844 | 741,606 |
| 2024 Median HH Income | \$66,779 | \$78,667 | \$77,938 |
| 2024 Average HH Income | \$101,771 | \$123,696 | \$125,727 |

This prime property, formerly a Rite Aid, offers a well-maintained building with strong visibility, ample parking, and versatile potential. Situated in the heart of West Orange, it's perfectly positioned for various business uses, appealing to both investors and owner-users. The location is surrounded by thriving residential communities, alongside an array of local and national retailers, enhancing foot traffic and accessibility. This is an ideal opportunity for businesses seeking a dynamic, centrally located site. Site will be delivered vacant & broom swept at closing with all F, F, & E removed.





Walgreens Fixture Floor Plan- F, F & E NOT INCLUDED WITH THE SALE



FIXTURE FLOOR PLAN
 1/8" = 1'-0"
 REFER TO PHASE PLAN FOR DEMO SCOPE OF WORK

TERMS

SUGGESTED PRICE: \$1,550,000 (+/- 185 psf)

DELIVERY Vacant

Prohibited Uses Pharmacy

TERMS As-Is, No-Financing Contingencies

***Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee**

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Exclusively Marketed by:

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