



RETAIL SPACE

NORTH PLAINFIELD, NJ

REDEVELOPMENT SITE

1292 ROUTE 22

SIZE

1.47 acres

ASKING RENT

Upon Request

STATUS OF PREMISES

Site available for redevelopment; **may not** be used as a gas station

TERM

Long term ground lease

FRONTAGE

319 FT

NEIGHBORS

Costco, Texas Roadhouse, The Tile Shop, McDonald's, Valley Bank

COMMENTS

Excellent highway exposure

Strong Traffic Counts over 46,000 VPD

Near a high volume Costco

Permitted uses include: retail businesses, banks, professional offices, restaurants, motels and new car sales

Confidential, please be discreet. Tenant operating business, employees/customers unaware.

CONTACT EXCLUSIVE AGENTS

MICHAEL HORNE

mhorne@ripconj.com

201.351.8782

STEVEN WINTERS

swinters@ripconj.com

201.335.6050

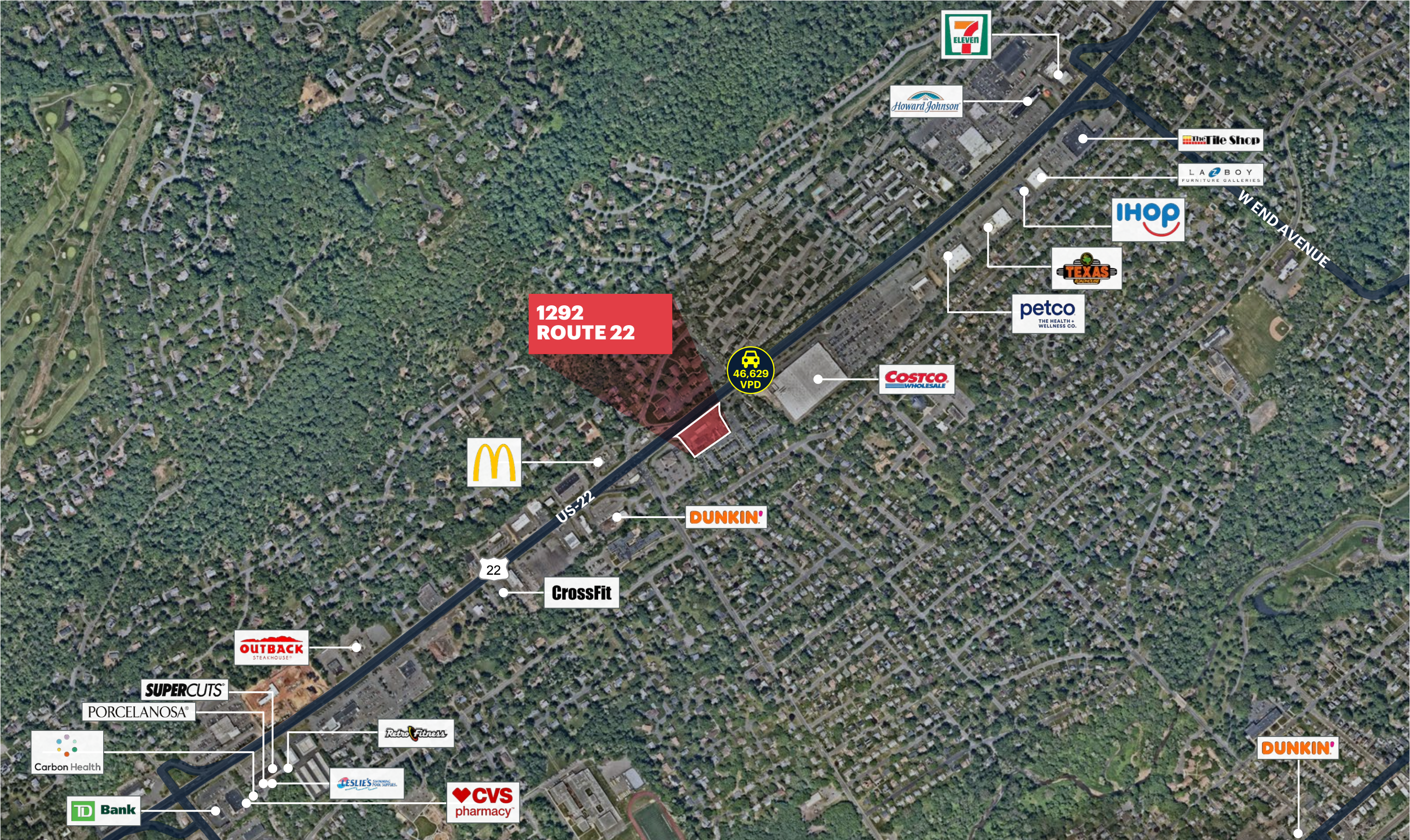
RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

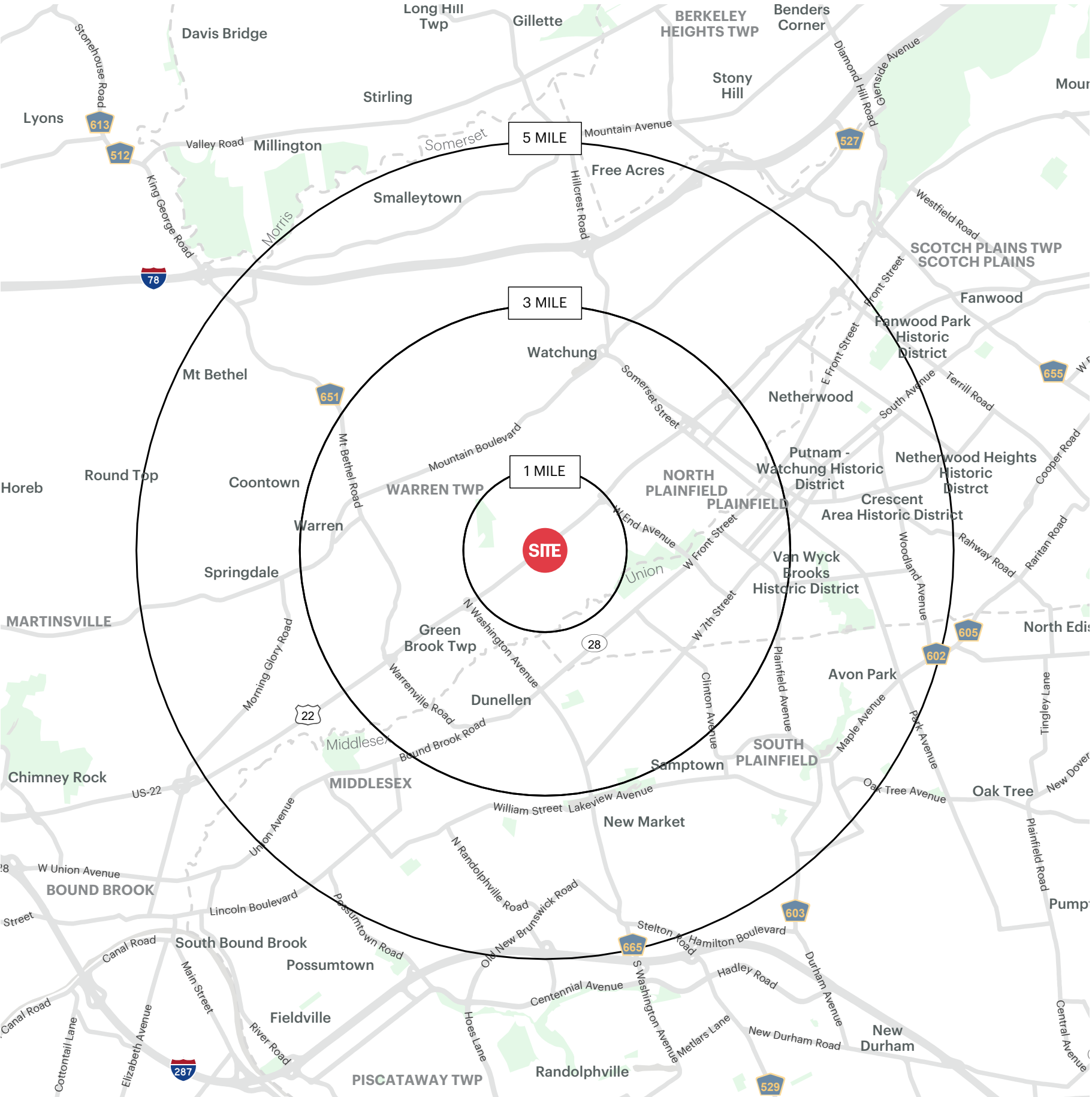
Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

LOW-LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	11,068	TOTAL BUSINESSES	250
HOUSEHOLDS	3,834	TOTAL EMPLOYEES	3,804
MEDIAN AGE	39.4	AVERAGE HOUSEHOLD INCOME	\$125,124
COLLEGE GRADUATES (Bachelor's +)	2,772 - 36.5%		

3 MILE RADIUS

POPULATION	119,998	TOTAL BUSINESSES	3,656
HOUSEHOLDS	38,338	TOTAL EMPLOYEES	39,510
MEDIAN AGE	37.8	AVERAGE HOUSEHOLD INCOME	\$125,878
COLLEGE GRADUATES (Bachelor's +)	26,411 - 32.4%		

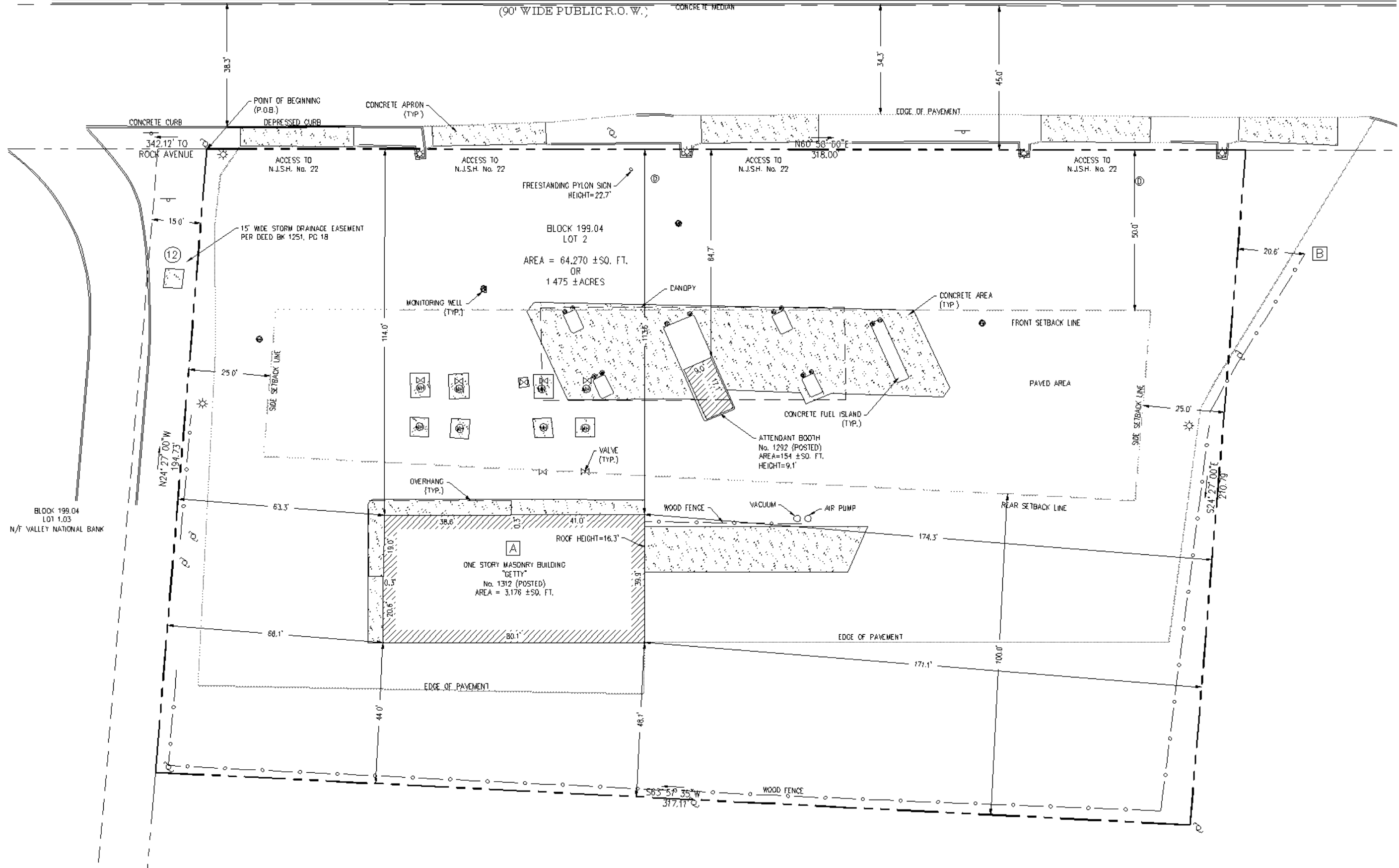
5 MILE RADIUS

POPULATION	229,833	TOTAL BUSINESSES	7,910
HOUSEHOLDS	76,991	TOTAL EMPLOYEES	101,195
MEDIAN AGE	40.1	AVERAGE HOUSEHOLD INCOME	\$155,587
COLLEGE GRADUATES (Bachelor's +)	70,046 - 44.0%		

*2023 estimates

NEW JERSEY STATE HIGHWAY ROUTE 22

(90' WIDE PUBLIC R.O.W.)



SURVEY OVERLAY

