

For Information Contact:

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NORTH PLAINFIELD, NEW JERSEY

942 Route 22 East

23,600 SF – Will Divide

Acreage:	.71 Acre (150' x 209')
Total GLA:	23,600 Square Feet 2 Story Masonry Building
Available Size(s):	11,800 Square Feet 11,800 Square Feet On Grade
Availability:	Immediate

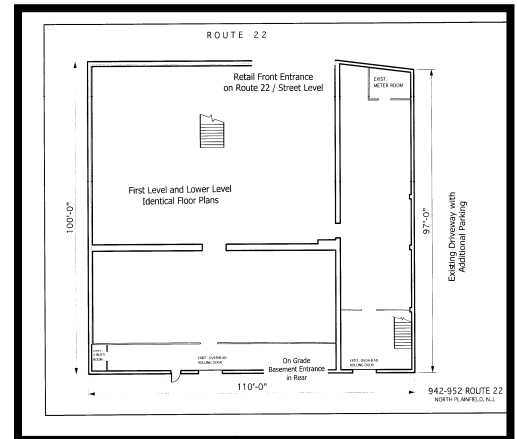
Rental Rate: Entire Building (23,600 SF) ~ \$8.75 PSF, net
Street Level ~ \$16.50 PSF, net
Lower Level ~ \$6.00 PSF, gross

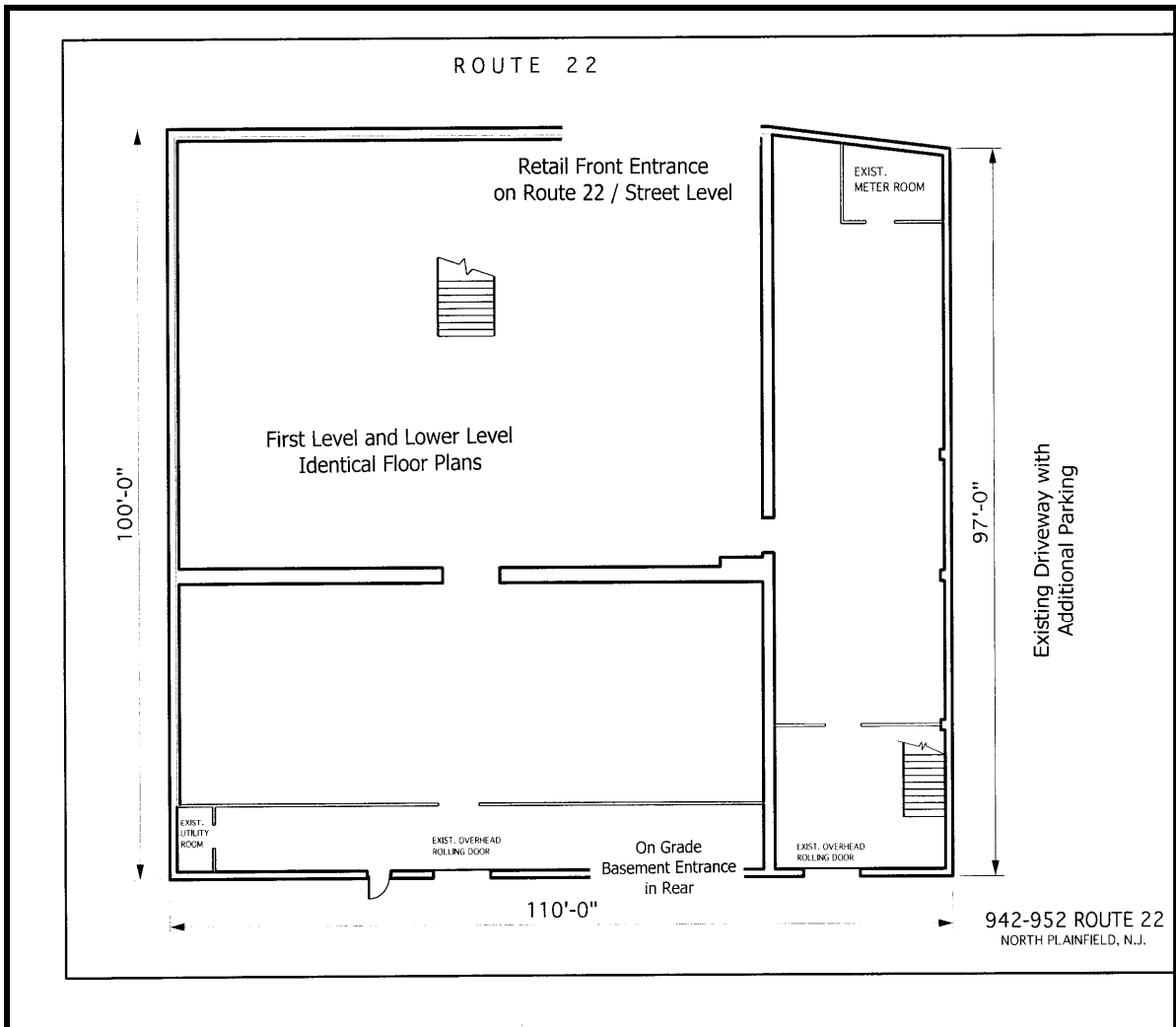
Parking:	On Site Parking for 32+ Cars
Traffic Count:	45,000 Cars Per Day
Taxes:	Under Appeal
Daytime Pop:	201,000

Neighboring Retailers: Wal-Mart, Target, Home Depot, TJ Maxx, ShopRite, Toys R Us, Circuit City, Bed Bath & Beyond, BJ's Wholesale Club, Sears, Eckerd Drug, Einstein Moomjy, numerous auto dealership and many others.

Property Description: A well maintained single story block building. This site provides excellent visibility with 150' frontage, a large pylon and front or rear loading. Zoned B3 permitting a wide range of retail uses.

Demographics:	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population	22,989	122,105	271,660
HH Income	\$75,064	\$95,157	\$109,042





NEW JERSEY STATE HIGHWAY ROUTE 22

