

**For Information Contact:**

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**NEWLY RENOVATED!**  
**SCOTCH PLAINS, NEW JERSEY**  
**2285 SOUTH AVENUE**  
**Office / Retail / Medical**

<b>Total GLA:</b>	9,571 Square Feet
<b>Available Size(s):</b>	<b>766 to 3,500 Square Feet</b> <b>Retail / Office / Medical / Professional</b>
<b>Zone Mgmt:</b>	B-2 Business / Retail District
<b>Availability:</b>	Immediate
<b>Rental Rate:</b>	Call For Quote!
<b>NNN Charges:</b>	\$6.31 Per Square Foot (2009)
<b>Parking:</b>	60+ Spaces
<b>Traffic Count:</b>	25,000 Cars Per Day



**Neighboring Retailers:** A&P, 7-Eleven, Goodyear, Dunkin' Donuts, Bank of America and many new and proposed residential and commercial mixed projects in the immediate area.

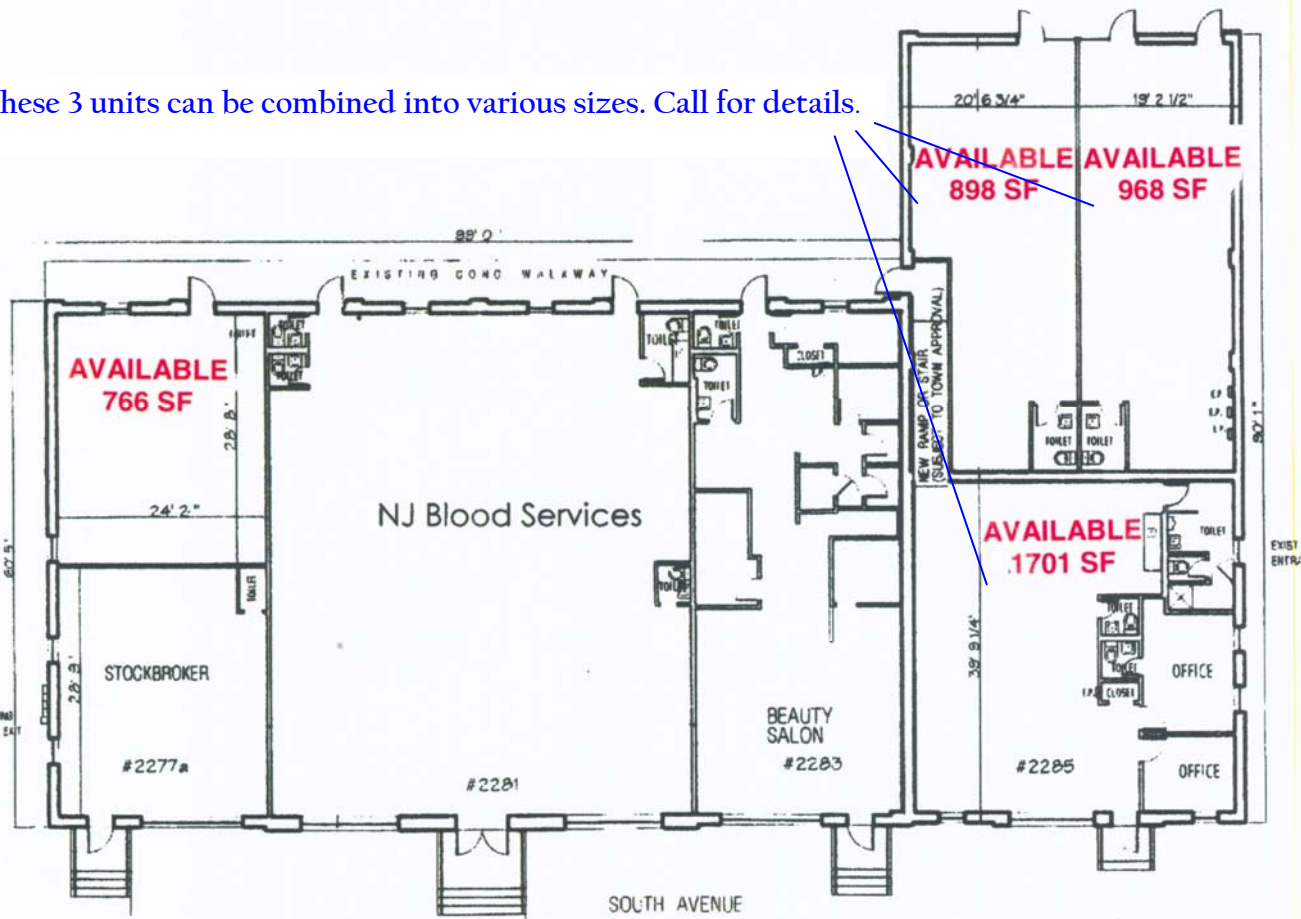
**Notes:** This newly renovated property lends itself to Retail / Medical or Office uses. Highly visible location on South Avenue. Overhead doors available in rear.



<b>Demographics:</b>	<b><u>1 Mile</u></b>	<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>
<b>Population</b>	16,721	102,345	300,449
<b>HH Income</b>	\$100,263	\$88,723	\$81,832



These 3 units can be combined into various sizes. Call for details.



January 28, 2010

**PROPOSED FIRST FLOOR PLAN**

2277-2285 SOUTH AVENUE  
SCOTCH PLAINS, NJ