

**For Information Contact:**

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# SCOTCH PLAINS, NEW JERSEY

## 2277-2285 SOUTH AVENUE

### Office / Retail / Medical

<b>Total GLA:</b>	9,571 Square Feet
<b>Available:</b>	<b>1,500 Square Feet</b> <b>Retail / Office / Medical / Professional</b>
<b>Zone Mgmt:</b>	B-2 Business / Retail District
<b>Availability:</b>	60 Days' Notice
<b>Rental Rate:</b>	\$16.00 Per Square Foot, Triple Net
<b>NNN Charges:</b>	\$6.28 Per Square Foot
<b>Parking:</b>	60+ Spaces
<b>Traffic Count:</b>	25,000 Cars Per Day



<b>Neighboring Retailers:</b>	A&P, 7-Eleven, Goodyear, Dunkin' Donuts, Bank of America and many new and proposed residential and commercial mixed projects in the immediate area.
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<b>Notes:</b>	This recently renovated property lends itself to Retail, Medical, or Office use. Highly visible location on South Avenue with ample on site parking.
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<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

