

For Information Contact:

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

Total GLA:	9,571 Square Feet
Last Unit Available:	766 Square Feet Retail / Office / Medical / Professional
Zone Mgmt:	B-2 Business / Retail District
Availability:	Immediate
Rental Rate:	Call For Quote!
NNN Charges:	\$6.29 Per Square Foot
Parking:	60+ Spaces
Traffic Count:	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.



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

