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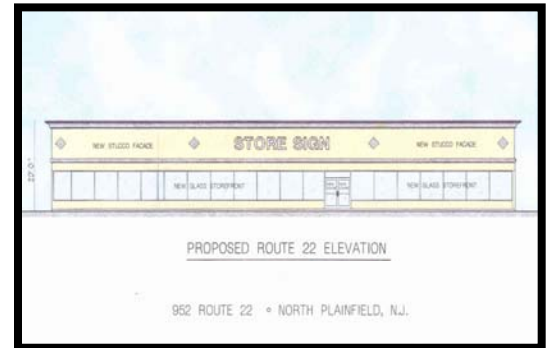


NORTH PLAINFIELD, NEW JERSEY

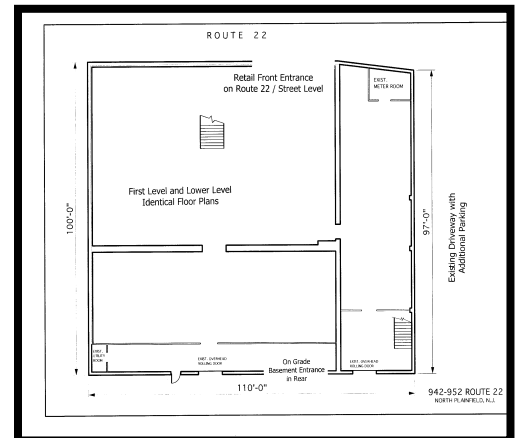
952 Route 22 East

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.
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Property Description:	A well maintained single story block building recently vacated by Just Living Rooms. 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.
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Demographics:	1 Mile	2 Mile	3 Mile
Population	22,989	122,105	271,660
HH Income	\$75,064	\$95,157	\$109,042



