

**825 ROUTE 22 WEST**  
NORTH PLAINFIELD, NEW JERSEY

**FOR LEASE**

**NORTH PLAINFIELD**



**THE DARTMOUTH COMPANY**  
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**SIZE** | 17,096 SF

## FACTS

- 17,096 SF freestanding building on 2.164 acres
- Located at the signalized intersection of Wilson Avenue and busy Route 22 (57,157 ADT) which provides easy access to the Garden State Parkway, I-78 and I-287.
- Existing pylon signage
- Zoned commercial 4A
- 30 parking spaces
- Real Estate Taxes \$3.06 PSF
- Major employers in the area include AT&T, Met Life, Fedders, Hooper Holmes, Verizon Wireless, Sanofi Aventis, Avaya Inc, Johnson & Johnson and Chubb Group
- Perfect for destination retail, showroom, etc.

INTERSECTION OF ROUTE 22 & WILSON AVE



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Daytime Population</b>	4,342	38,732	97,170
<b>Population</b>	16,513	115,005	234,786
<b>Med HH Income</b>	\$82,146	\$84,715	\$105,875

## PYLON



## NEARBY RETAILERS

CVS, Raymour and Flanigan, Walmart, Shoprite, Costco, Kohl's, A.C. Moore, PC Richard & Son, Michael's, Party City, Petco, Bed Bath & Beyond, Ulta, Target, Home Depot, Marshall's and TJ Maxx





# MARKET AERIAL



**SITE**  
825 RT. 22 W.

- BLUE STAR SHOPPING CENTER
- KOHL'S
- ShopRite
- Dollar Tree
- TUESDAY MORNING
- Wendy's
- sears outlet
- FIVE GUYS
- GNC
- HAND + STONE
- Michaels
- avenue
- CHILDREN'S PLACE
- Marshalls
- Arby's
- T.G.I. FRIDAY'S

- WATCHUNG SQUARE MALL
- Walmart
- DSW
- OLD NAVY
- AC MOORE
- BED BATH & BEYOND
- TJ-maxx
- PC RICHARD & SON
- MODELL'S
- Star Mart
- Pier 1 Imports
- PETSMART
- TARGET
- HOME DEPOT
- Stop & Shop
- STAPLES
- ULTA
- Kirkland's

- THE SHOPPES AT WATCHUNG
- HOMESENSE
- SIERRA TRADING POST
- ULTA
- Zinburger
- CINEMARK

- Party City
- LENSCRAFTERS
- Panera
- The Prettly Kitty's

- BJ's WHOLESALE CLUB

- ETHAN ALLEN

- BUFFALO WILD WINGS GRILL & BAR
- Sdoba
- Vitamin Shoppe
- ME MedExpress

- RAYMOUR'S Finegan
- verizon
- CHIPOTLE MEXICAN GRILL

- Goodwill

- DUNKIN' DONUTS

- CVS

- Advance Auto Parts
- STS TIRE & AUTO CENTERS

NORTH PLAINFIELD HIGH SCHOOL

- Dollar Tree

- QuickChek Q UNDER CONSTRUCTION

- RAYMOUR'S Finegan

- WEST END COMMONS
- COSTCO
- The Tile Shop
- LA BOY
- petco
- AAA
- TEXAS ROADHOUSE
- IHOP

- Walgreens

- TD Bank
- CVS

57,783 ADT-13

48,699 ADT-13

86,042 ADT-13