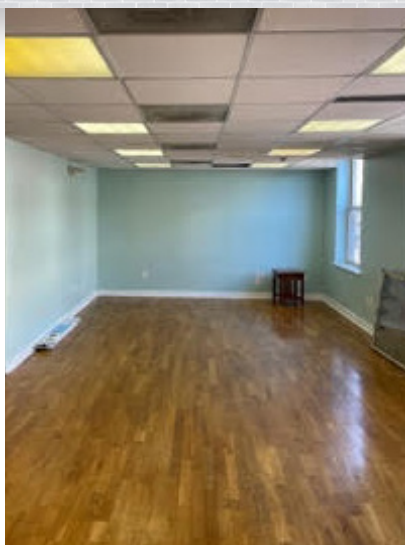


FOR LEASE

B&D HOLDINGS

4 – 6 South Orange Ave | South Orange NJ 07079

OVERVIEW



4 – 6 South Orange Ave is a three-story mixed-use building with office and retail located right in the heart of downtown South Orange, steps away from the train station and South Orange Performing Arts Center. The building is home to Tito's Burritos and Indique Hair Extension on the ground level, and upstairs offices ranging from 200 Sf to over 1,600 Sf. The property also offers billboards facing the train station. It's an excellent location for a small business or branch office. The property has strong foot traffic and access to ample street parking and nearby municipal parking lots.

PROPERTY OVERVIEW

- Possession: Immediately
- Available SF: small offices ranging from 200 SF to 1,000 SF
- Zoning: Retail/Office
- Parking: Street Parking and nearby lots

DEMOGRAPHICS

- Total Population: 17,262
- Median Age: 37.3
- Per Capita Income: \$57,476
- Median HH Income: \$118,906

PROPERTY HIGHLIGHTS

- Brokers Protected
- Central location near the train station
- Adaptive Space
- Strong Foot Traffic

FOR RENT

SUITE 303 200 SF \$850 / MONTH

- Lease Type Gross

SUITE 306 200 SF \$850 / MONTH

- Lease Type Gross

SUITE 201 608 SF \$2,300 / MONTH

- Lease Type modified Gross

SUITE 202 1,100 SF \$3,100 / MONTH

- Lease Type modified Gross

** The second floor suites can be combined, rate is negotiable if spaces are leased together.*

FOR LEASE

4 – 6 South Orange Ave | South Orange NJ 07079

B&D HOLDINGS

PROPERTY LOCATION

