

For Lease or Sale



1 South Orange Avenue

South Orange, New Jersey

Availability: Second and third floor restaurant for lease

- +/- 7,600 SF (fully-built restaurant space occupying second floor)
- +/- 3,060 SF (third floor)

GLA	Lot Size	Traffic Counts
• +/- 30,300 SF	• 0.52 ACRES	• 14,275 VPD

Delivery

- Fully built-out restaurant with available liquor license and capacity for 212 patrons, plus 200 outdoors (patio)
- 13,200 SF ground floor and 6,440 SF basement occupied by Ashley Marketplace & Cafe with long term lease in place
- Two rooftop areas included consisting of 4,500 SF and 1,500 SF
- 64 dedicated parking spaces in immediately adjacent structure (cross-easement) with a total of 94 spaces

Demographics

Radius	Population	Daytime Population	Median Household Income	Households
1 Mile	25,618	21,216	\$99,638	9,008
3 Mile	257,514	217,010	\$55,033	93,136
5 Mile	630,271	637,955	\$55,657	223,469

For Lease or Sale - Contact

Jason Pierson
Ph. 732-707-6900 x1
jason@piersonre.com

Gary Krauss
Ph. 732-707-6900 x7
gary@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

1 South Orange Avenue

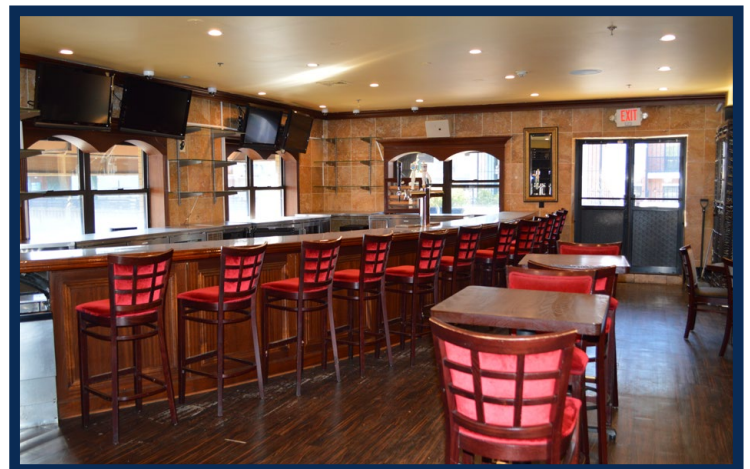
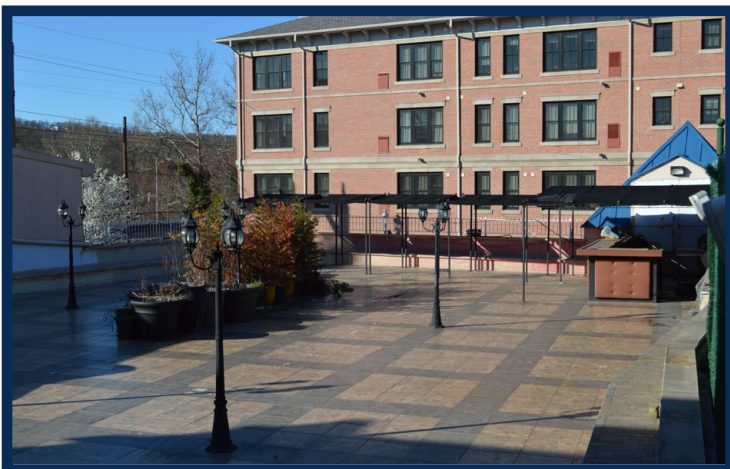
South Orange, New Jersey

FOR LEASE – 10,660 SF Fully Built-Out Restaurant

- Prime position adjacent to the South Orange NJ Transit train station with over 300,000 riders annually
- Turnkey Restaurant with oversized kitchen and two outdoor terraces
- Liquor license available
- South Orange named “One of the best places to live” in 2019 Niche Magazine
- Approximately 0.6 miles from Seton Hall University with over 10,000 students
- Across the street from South Orange Performing Art Center (SOPAC) that sees 40,000 visitors annually
- Approximately 194 new housing units planned or under development within a 1 mile radius
- Ashley Marketplace has been drawing a solid customer base since 2013
- Neighboring tenants include Gaslight Brewery, Wells Fargo, Dunkin Donuts, The UPS Store, Bank of America and Chase Bank

FOR SALE - 30,300 SF Mixed Use in the Heart of South Orange

- Anchored by Ashley Marketplace & Café which occupies approximately 19,640 SF
- Second and third floor can be developed, which is currently vacant retail/restaurant but could be converted to residential or office (concept plan available)
- Ample street parking along South Orange Avenue
- Liquor license available for purchase
- Zoning: CB-1
- Anchor lease abstract and property cash flow statement available upon signing an NDA
- Call for pricing information



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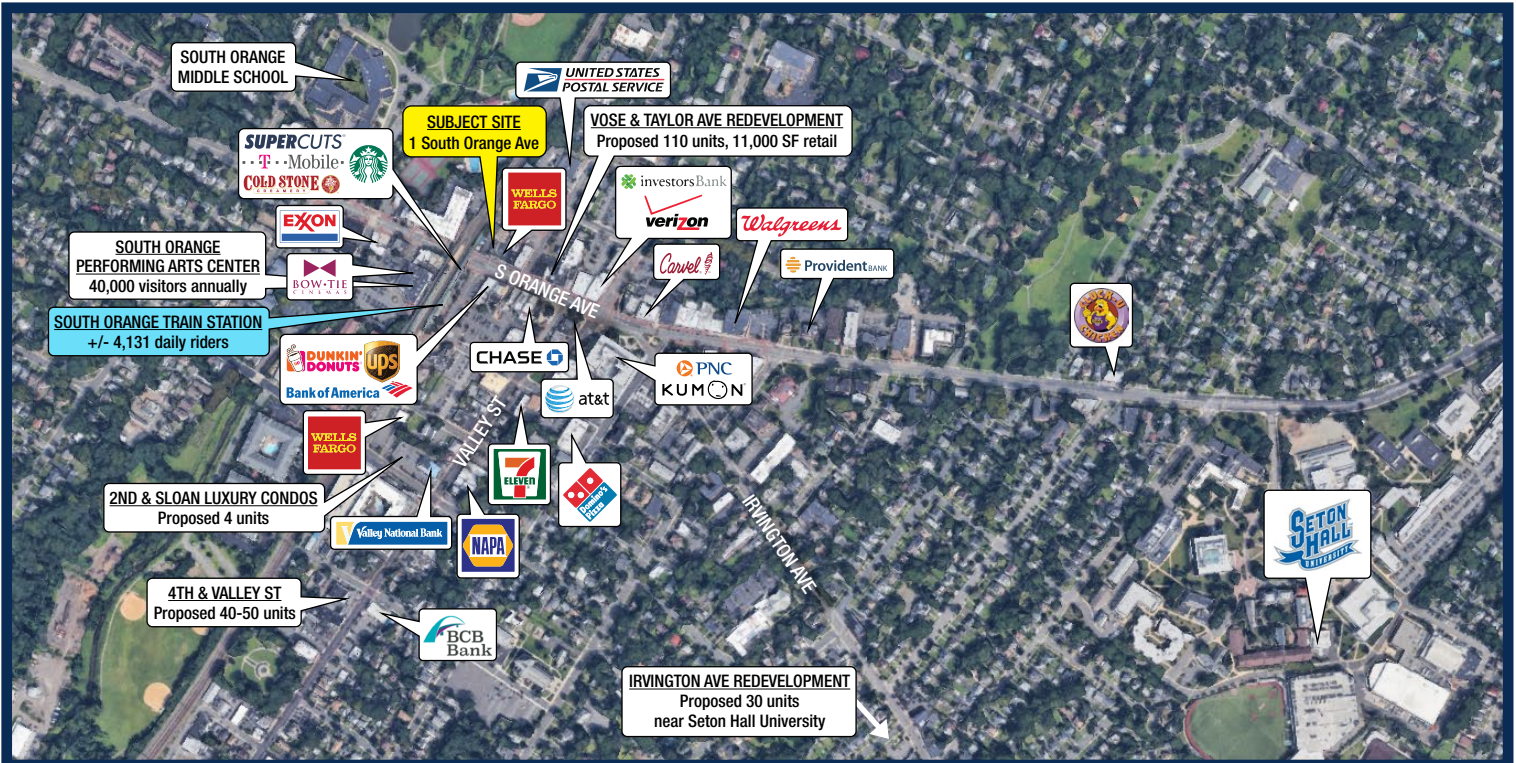
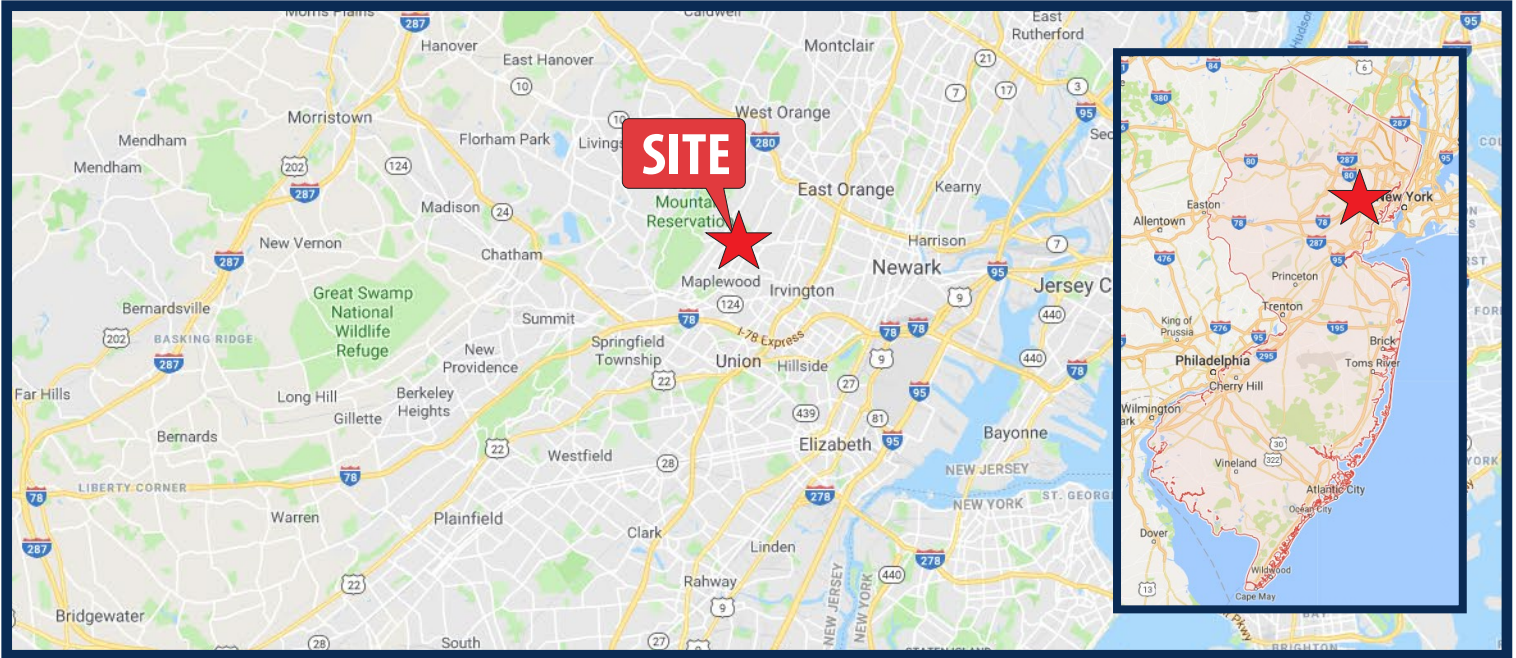
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