# **825 ROUTE 22 WEST**

### NORTH PLAINFIELD, NEW JERSEY

# Friends **EXCLUSIVE LEASING PACKAGE** Vicki Ezra | vicki.ezra@tscg.com 201.739.7771 **TSCG**

Jamie Sackeim | jamie.sackeim@tscg.com

917.952.2519 WHITE PLAINS 914.328.2222



### PROPERTY

- 17,096 SF freestanding building on 2.164 acres
- Existing pylon signage
- Zoned commercial 4A
- 30 parking spaces
- Real Estate Taxes \$6.14 PSF
- Perfect for destination retail, showroom, etc.

## AREA

- 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
- Major employers in the area include AT&T, Met Life, Fedders, Hooper Holmes, Verizon Wireless, Sanofi Aventis, Avaya Inc, Johnson & Johnson and Chubb Group

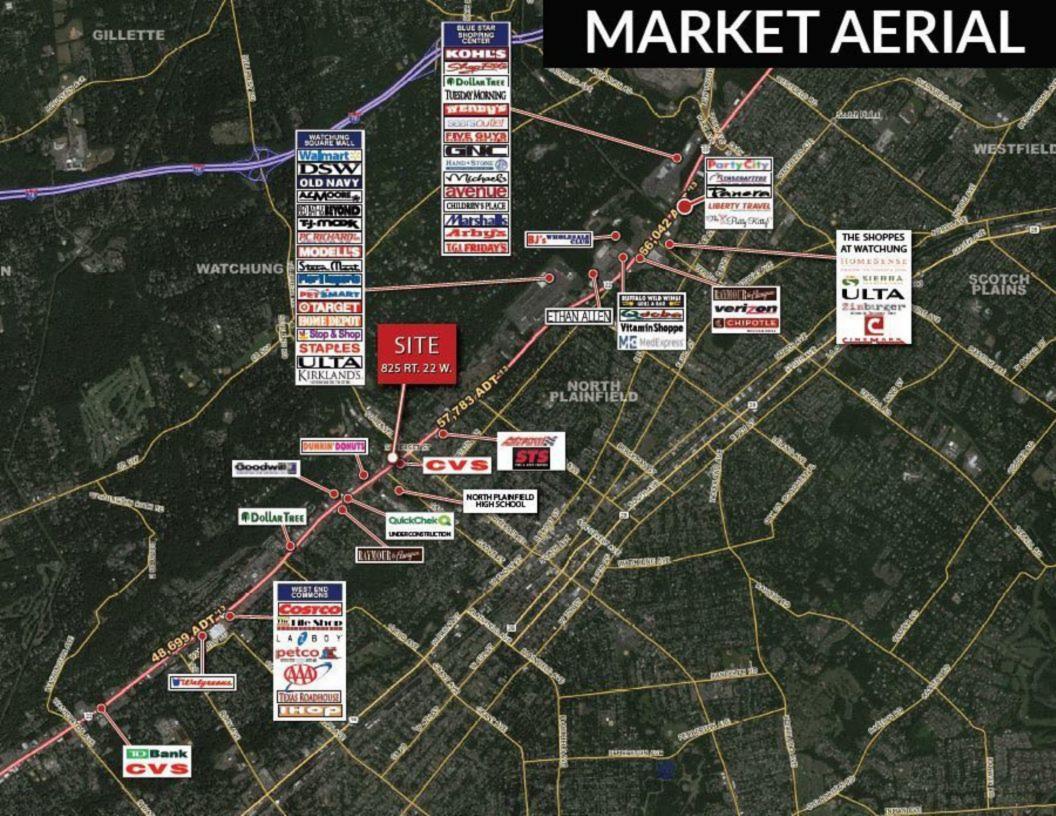
## **NEIGHBORS**

 Neighbors include: 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



#### **DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Daytime Population	4.342	38,732	97,170
Population	16,513	115,005	234,786
Med HH Income	\$82,146	\$84,715	\$105,875





#### ${\tt CONTACTS}$

Vicki Ezra | vicki.ezra@tscg.com | 201.739.7771 Jamie Sackeim | jamie.sackeim@tscg.com | 917.952.2519