

825 ROUTE 22 WEST

NORTH PLAINFIELD, NEW JERSEY



EXCLUSIVE LEASING PACKAGE

Vicki Ezra | vicki.ezra@tscg.com | 201.739.7771
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

MARKET AERIAL



GILLETTE

WATCHUNG

WESTFIELD

SCOTCH PLAINS

NORTH PLAINFIELD

- BLUE STAR SHOPPING CENTER
- KOHL'S
- SYNERGY
- Dollar Tree
- TUESDAY MORNING
- WENDY'S
- SCOTT'S CURRY
- FIVE STAR
- GNC
- HAND & STORE
- Michael's
- avenue
- CHILDREN'S PLACE
- Marshalls
- Arby's
- TGI FRIDAYS

- WATCHUNG SQUARE MALL
- Walmart
- DSW
- OLD NAVY
- AZ MOORE
- BEYOND
- TJ-MAXX
- PC RICHARD & SON
- MODELL'S
- Stamps.com
- PET MART
- TARGET
- HOME DEPOT
- Stop & Shop
- STAPLES
- ULTA
- KIRKLANDS

SITE
825 RT. 22 W.

BJ'S WHOLESALE CLUB

- Party City
- TRANSORBITERS
- Ramers
- LIBERTY TRAVEL
- The Ray Katz's

- THE SHOPPES AT WATCHUNG
- HOMESENSE
- SIERRA
- ULTA
- Zinbinger
- CINEMARK

ETHAN ALLEN

- BUFFALO WILD WINGS
- Costa
- Vitamin Shoppe
- ME MedExpress

- verizon
- CHIPOTLE

Goodwill

DUNKIN' DONUTS

CVS

DEWINE'S

NORTH PLAINFIELD HIGH SCHOOL

Dollar Tree

QuickChek
UNDERCONSTRUCTION

RAYOUR of Energy

- WEST END COMMONS
- Costco
- The Life Shop
- LA BOY
- petco
- AAA
- TEXAS ROADHOUSE
- IHOP

Walgreens

Bank
CVS

57,783 ADT-13

56,042,19

48,699 ADT-12



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CONTACTS

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