



±16,720 SF VACANT COMMERCIAL LAND

FOR SALE

# 1469-1475 EAST 2ND STREET

1469-1475 East 2nd Street, Plainfield, NJ 07062

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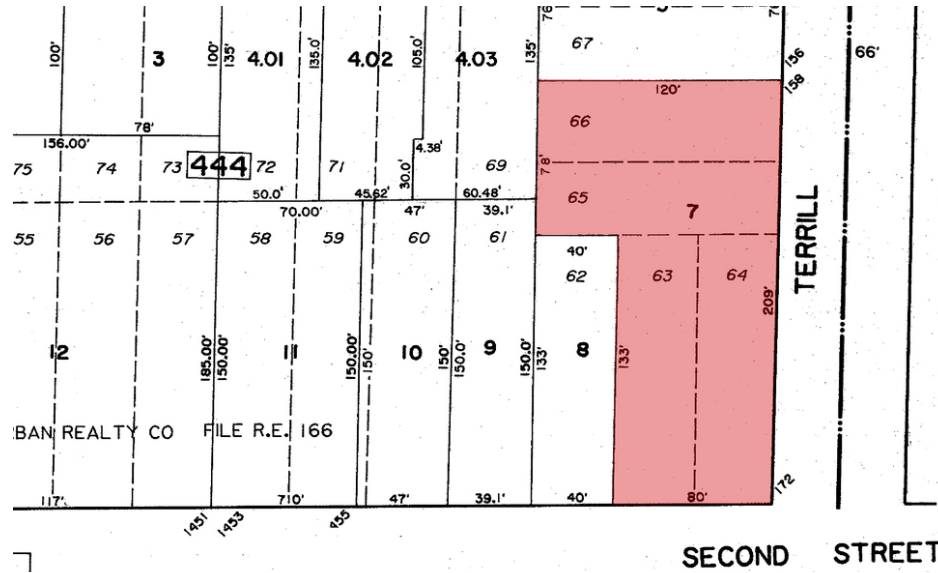
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±16,720 SF Vacant Land

## LOCATION DESCRIPTION

±0.44 Miles to Route 22

±2 Miles to I-78

6 Miles to Garden State Parkway Exit 137

9 Miles to I-287

12 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Sale Price: \$690,000

Lot Size: 0.38 Acres

## PROPERTY HIGHLIGHTS

- ±16,720 SF Vacant Land
- Block 444, Lot 7
- 80' x 209' Lot Dimensions
- Portion of Lot Currently Used for Parking
- Zoned Trainside / Commercial
- Traffic Count at 15,356 (2017)
- Taxes at \$17,190.60 (2019)

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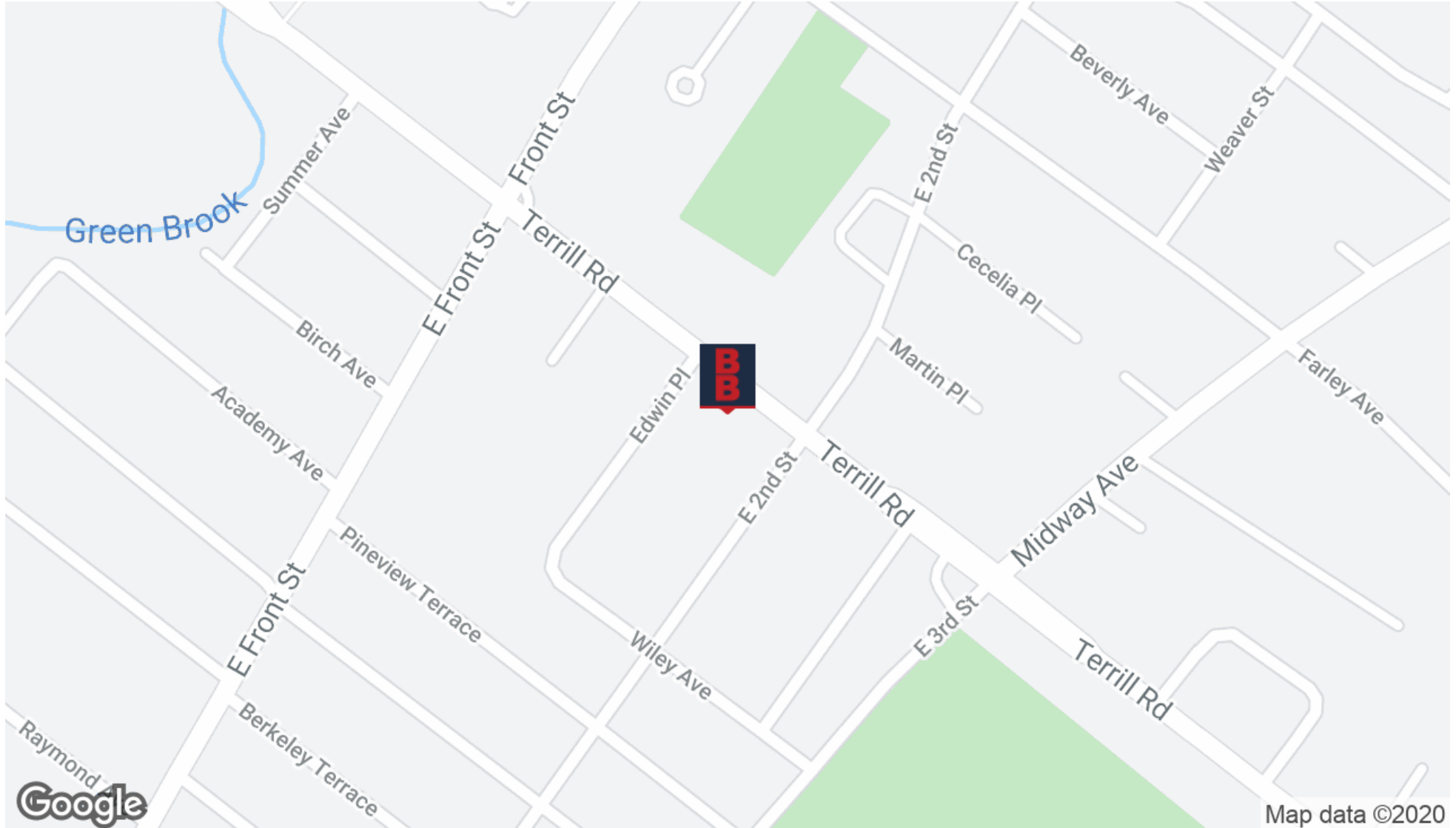
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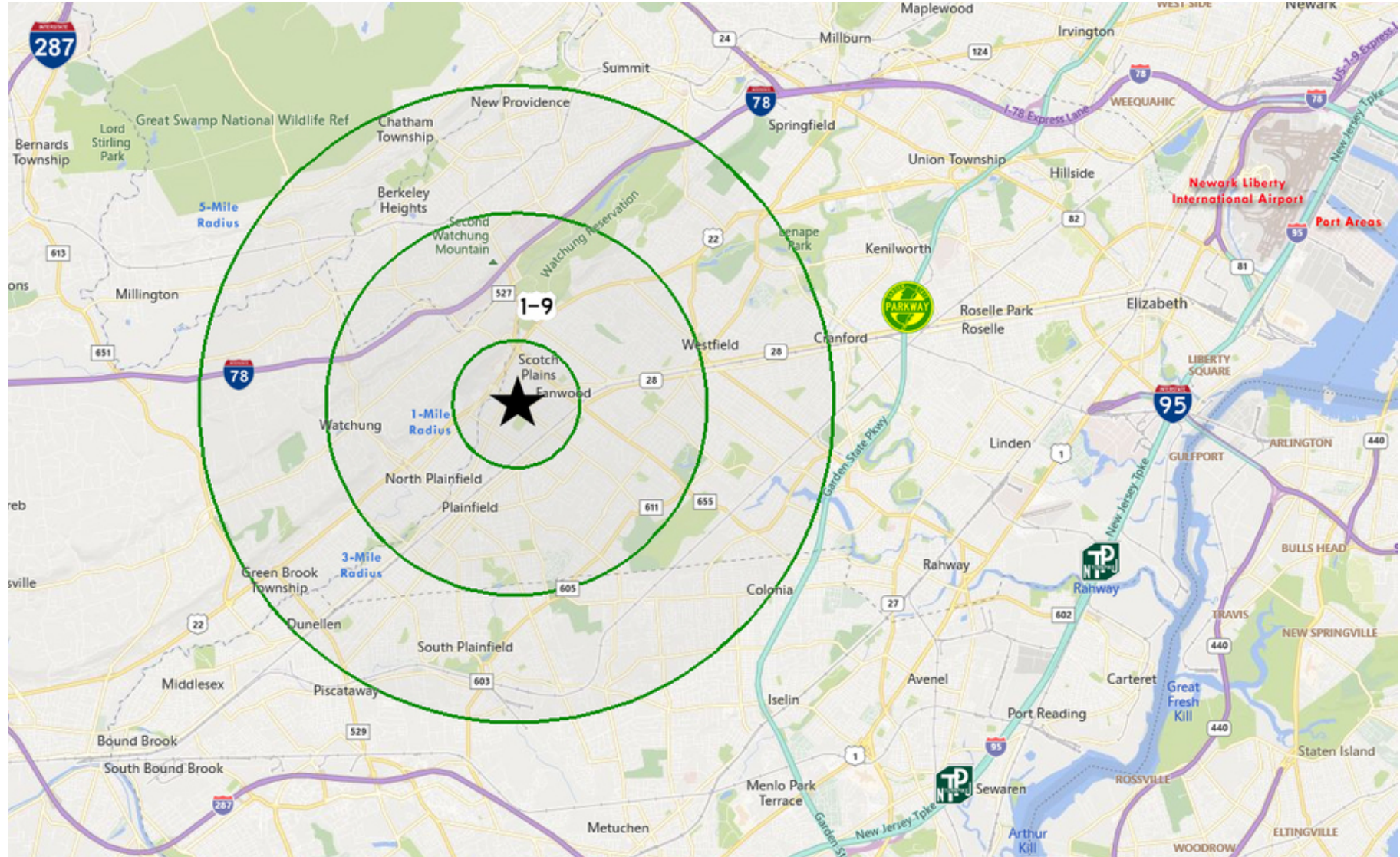
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	17,266	117,745	267,269
2019 Estimate	16,911	115,528	262,579
2010 Census	16,343	111,682	253,754
Growth 2019-2024	2.10%	1.92%	1.79%
Growth 2010-2019	3.48%	3.44%	3.48%
2019 Population Hispanic Origin	4,359	34,387	53,967
<b>2019 Population by Race:</b>			
White	8,355	75,158	183,030
Black	7,248	29,170	43,791
Am. Indian & Alaskan	121	1,109	1,587
Asian	736	7,345	28,583
Hawaiian & Pacific Island	9	124	263
Other	442	2,622	5,324
<b>U.S. Armed Forces:</b>	<b>0</b>	<b>0</b>	<b>22</b>
<b>Households:</b>			
2024 Projection	6,002	38,917	91,420
2019 Estimate	5,874	38,193	89,801
2010 Census	5,644	36,956	86,682
Growth 2019 - 2024	2.18%	1.90%	1.80%
Growth 2010 - 2019	4.08%	3.35%	3.60%
Owner Occupied	3,996	25,440	65,928
Renter Occupied	1,878	12,753	23,873
<b>2019 Avg Household Income</b>	<b>\$102,589</b>	<b>\$125,710</b>	<b>\$135,695</b>
<b>2019 Med Household Income</b>	<b>\$79,640</b>	<b>\$91,425</b>	<b>\$104,856</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	711	4,445	9,108
\$25,000 - \$50,000	1,052	6,110	12,017
\$50,000 - \$75,000	1,046	5,724	11,941
\$75,000 - \$100,000	687	4,289	10,143
\$100,000 - \$125,000	648	3,424	8,705
\$125,000 - \$150,000	432	2,762	7,596
\$150,000 - \$200,000	783	3,921	10,671
\$200,000+	514	7,519	19,619

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