



## RETAIL SPACE FOR SALE OR LEASE

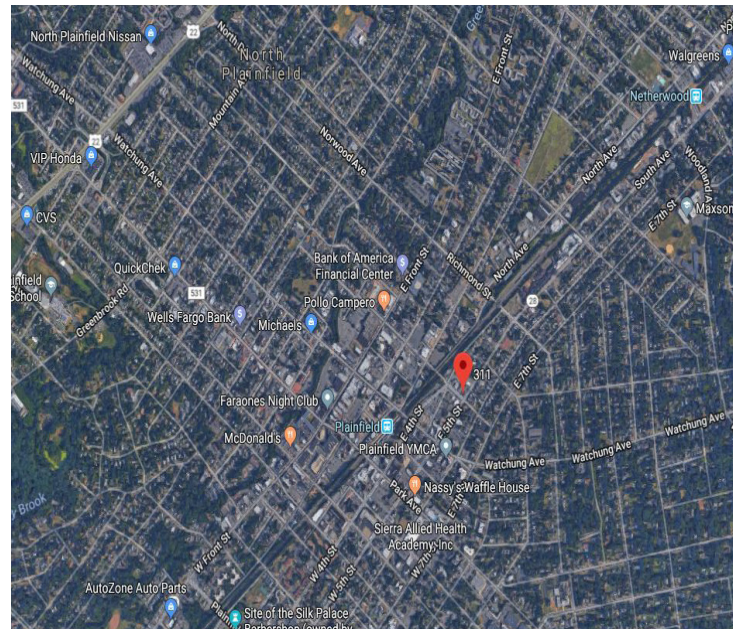
301 - 311 E 5TH STREET, PLAINFIELD, NJ 07060

- Total Building Size: 6,000 SF
- Retail or Redevelopment Use
- 3-Bay Mechanic Shop
- 2-Bay Garage
- Warehouse with 2 Drive-Ins

**Asking Price: \$1,200,000**

- Available for Lease: 3-Bay Mechanic Shop with Lift, Office & Approved Used Car Lot

**Lease Price: \$8,000 per month**



### Exclusive Broker

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	31,794	120,329	251,986
2010 Population	32,729	124,051	261,952
2017 Population	34,199	128,929	275,818
2022 Population	35,236	132,573	285,077
2000-2010 Annual Rate	0.29%	0.31%	0.39%
2010-2017 Annual Rate	0.61%	0.53%	0.71%
2017-2022 Annual Rate	0.60%	0.56%	0.66%
2017 Male Population	51.7%	49.6%	49.0%
2017 Female Population	48.3%	50.4%	51.0%
2017 Median Age	33.2	38.0	40.0

In the identified area, the current year population is 275,818. In 2010, the Census count in the area was 261,952. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 285,077 representing a change of 0.66% annually from 2017 to 2022. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 33.2, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	29.9%	46.1%	53.7%
2017 Black Alone	35.3%	28.5%	17.4%
2017 American Indian/Alaska Native Alone	0.8%	0.5%	0.3%
2017 Asian Alone	1.5%	6.9%	17.1%
2017 Pacific Islander Alone	0.1%	0.0%	0.0%
2017 Other Race	28.0%	13.9%	8.0%
2017 Two or More Races	4.5%	3.9%	3.4%
2017 Hispanic Origin (Any Race)	55.0%	32.3%	20.7%

Persons of Hispanic origin represent 20.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.6 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	9,894	40,221	86,437
2010 Households	9,817	40,658	88,323
2017 Total Households	10,103	41,679	91,884
2022 Total Households	10,344	42,605	94,467
2000-2010 Annual Rate	-0.08%	0.11%	0.22%
2010-2017 Annual Rate	0.40%	0.34%	0.55%
2017-2022 Annual Rate	0.47%	0.44%	0.56%
2017 Average Household Size	3.34	3.06	2.97

The household count in this area has changed from 88,323 in 2010 to 91,884 in the current year, a change of 0.55% annually. The five-year projection of households is 94,467, a change of 0.56% annually from the current year total. Average household size is currently 2.97, compared to 2.94 in the year 2010. The number of families in the current year is 69,962 in the specified area.

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## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$47,855	\$75,680	\$94,887
2022 Median Household Income	\$51,915	\$84,550	\$105,460
2017-2022 Annual Rate	1.64%	2.24%	2.14%
<b>Average Household Income</b>			
2017 Average Household Income	\$71,629	\$104,540	\$132,999
2022 Average Household Income	\$83,394	\$118,854	\$149,653
2017-2022 Annual Rate	3.09%	2.60%	2.39%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$21,549	\$34,278	\$44,736
2022 Per Capita Income	\$24,833	\$38,683	\$50,014
2017-2022 Annual Rate	2.88%	2.45%	2.26%

### Households by Income

Current median household income is \$94,887 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$105,460 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$132,999 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$149,653 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$44,736 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$50,014 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	10,549	41,754	88,825
2000 Owner Occupied Housing Units	4,068	27,541	63,583
2000 Renter Occupied Housing Units	5,827	12,680	22,854
2000 Vacant Housing Units	654	1,533	2,388
2010 Total Housing Units	10,802	43,101	92,396
2010 Owner Occupied Housing Units	4,036	27,402	64,315
2010 Renter Occupied Housing Units	5,781	13,256	24,008
2010 Vacant Housing Units	985	2,443	4,073
2017 Total Housing Units	11,198	44,401	96,079
2017 Owner Occupied Housing Units	3,725	26,716	64,010
2017 Renter Occupied Housing Units	6,378	14,963	27,874
2017 Vacant Housing Units	1,095	2,722	4,195
2022 Total Housing Units	11,490	45,478	98,914
2022 Owner Occupied Housing Units	3,766	27,223	65,622
2022 Renter Occupied Housing Units	6,578	15,382	28,845
2022 Vacant Housing Units	1,146	2,873	4,447

Currently, 66.6% of the 96,079 housing units in the area are owner occupied; 29.0%, renter occupied; and 4.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 92,396 housing units in the area - 69.6% owner occupied, 26.0% renter occupied, and 4.4% vacant. The annual rate of change in housing units since 2010 is 1.75%. Median home value in the area is \$416,558, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.75% annually to \$454,290.