



COMMERCIAL BUILDING

FOR LEASE

±5,000 SF OFFICE BUILDING

108-120 US Highway 22, North Plainfield, NJ 07060

For More Information, Contact the Exclusive Brokers

TROY SCHAAFSMA

Associate

troys@blauberg.com
973.379.6644 x116



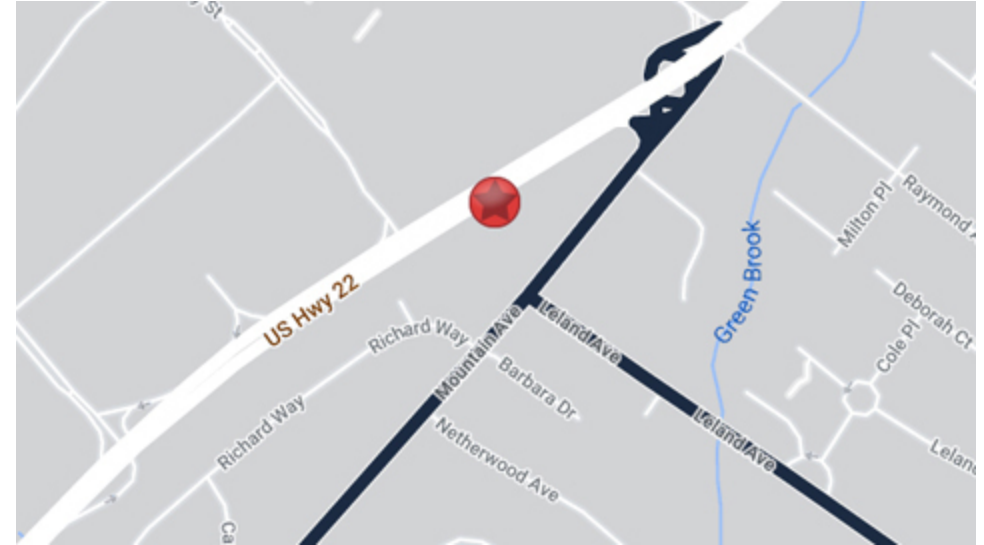
THE BLAU & BERG COMPANY

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

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 2.7 Miles to I-78

Approx. 16.8 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	5,000 SF
Building Size:	10,000 SF
Comments:	Directly across from 85,000 sf Watchung Square Mall. Near Cinemark Movie Theater and Shoppes at Watchung. Highly visible pylon. New asphalt parking lot.

PROPERTY HIGHLIGHTS

- ±5,000 SF Office Space on the 2nd Floor
- 14 Office Suites, Kitchen, Reception, Bullpen Area, Utility Room
- 180' Frontage on Route 22
- 48 Off-Street Parking Spaces Available
- Lot Size at ±0.80 Acres (Block 4.01, Lot 4)
- 58,330 VPD Traffic Count On Route 22
- Walking Distance to Bus Stop NJ Transit 65, 114 and 117
- Taxes at \$48,972 (2022)
- Neighboring Retailers Include Walmart, Target, Home Depot, Staples, Chipotle

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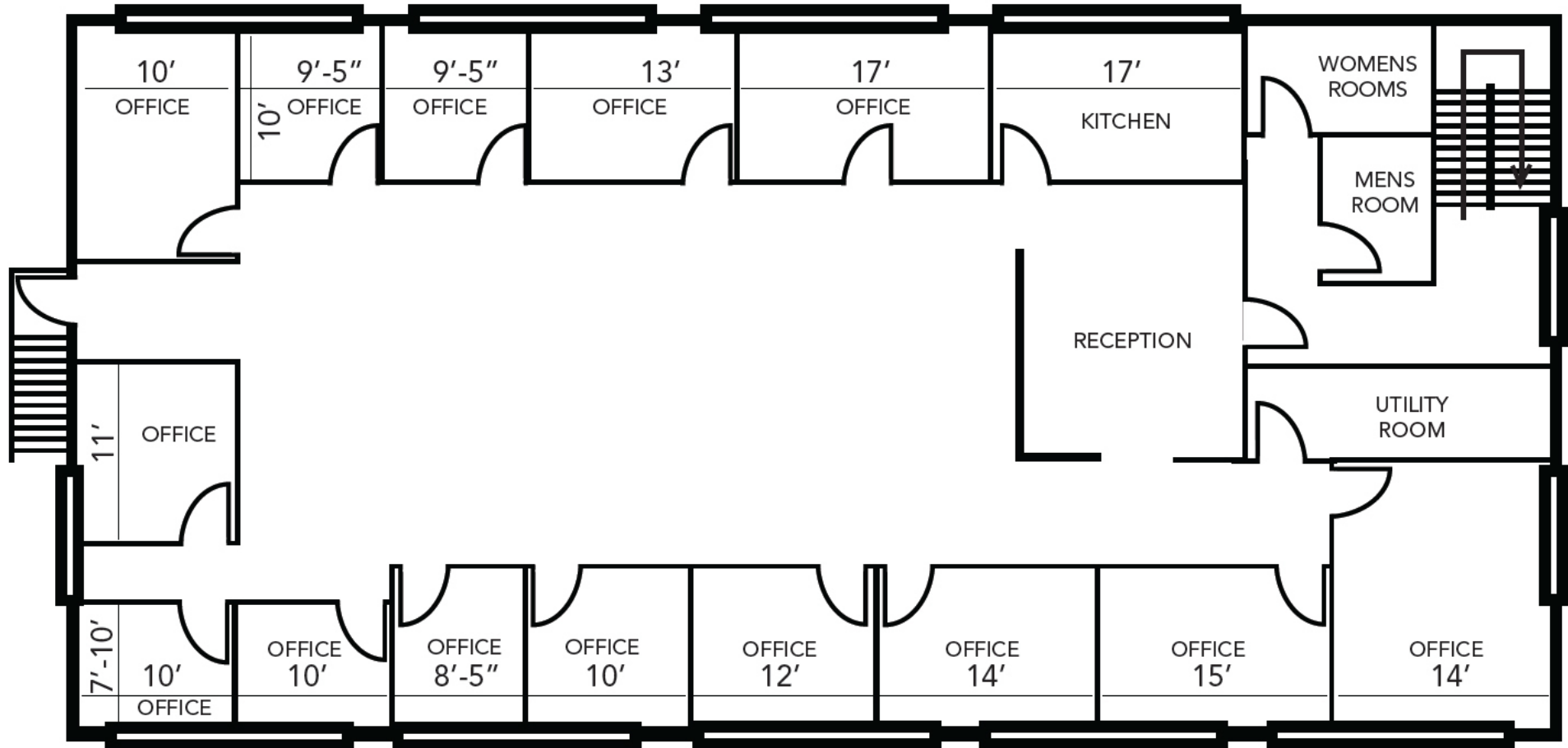


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Second Floor



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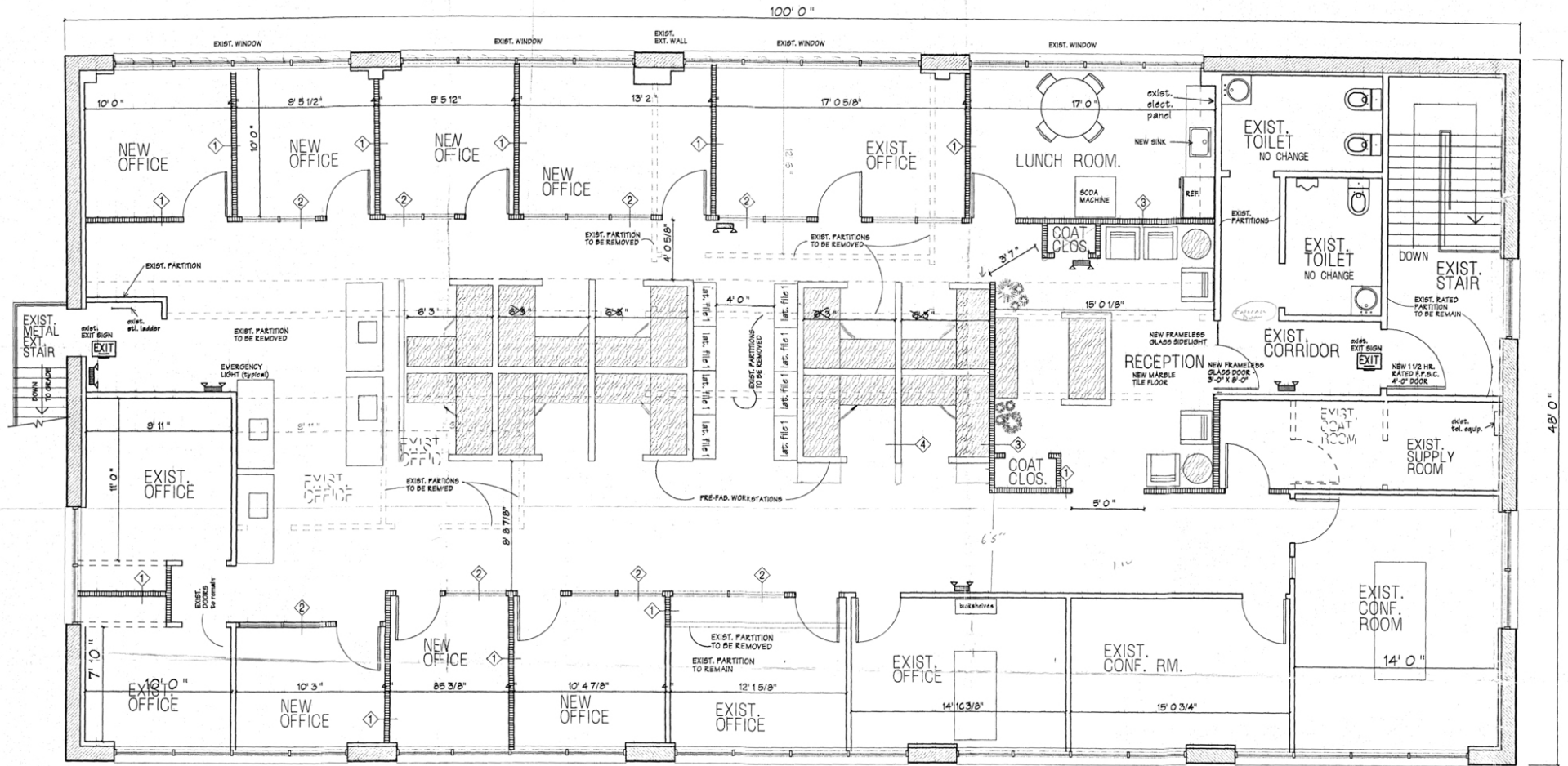
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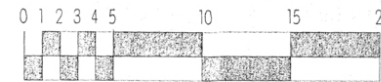
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SINGLE TENANT OCCUPANCY
SECOND FLOOR PLAN



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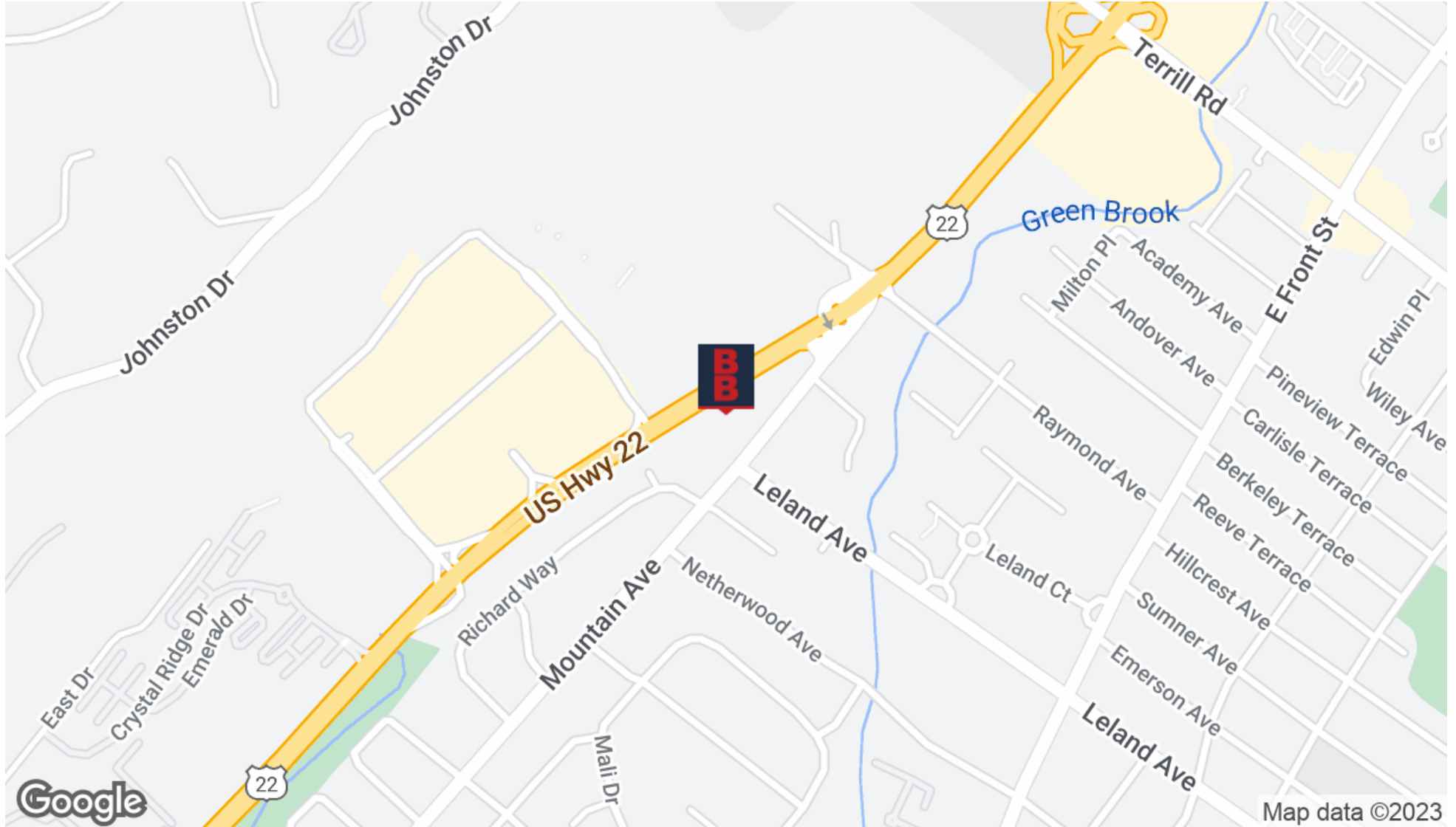
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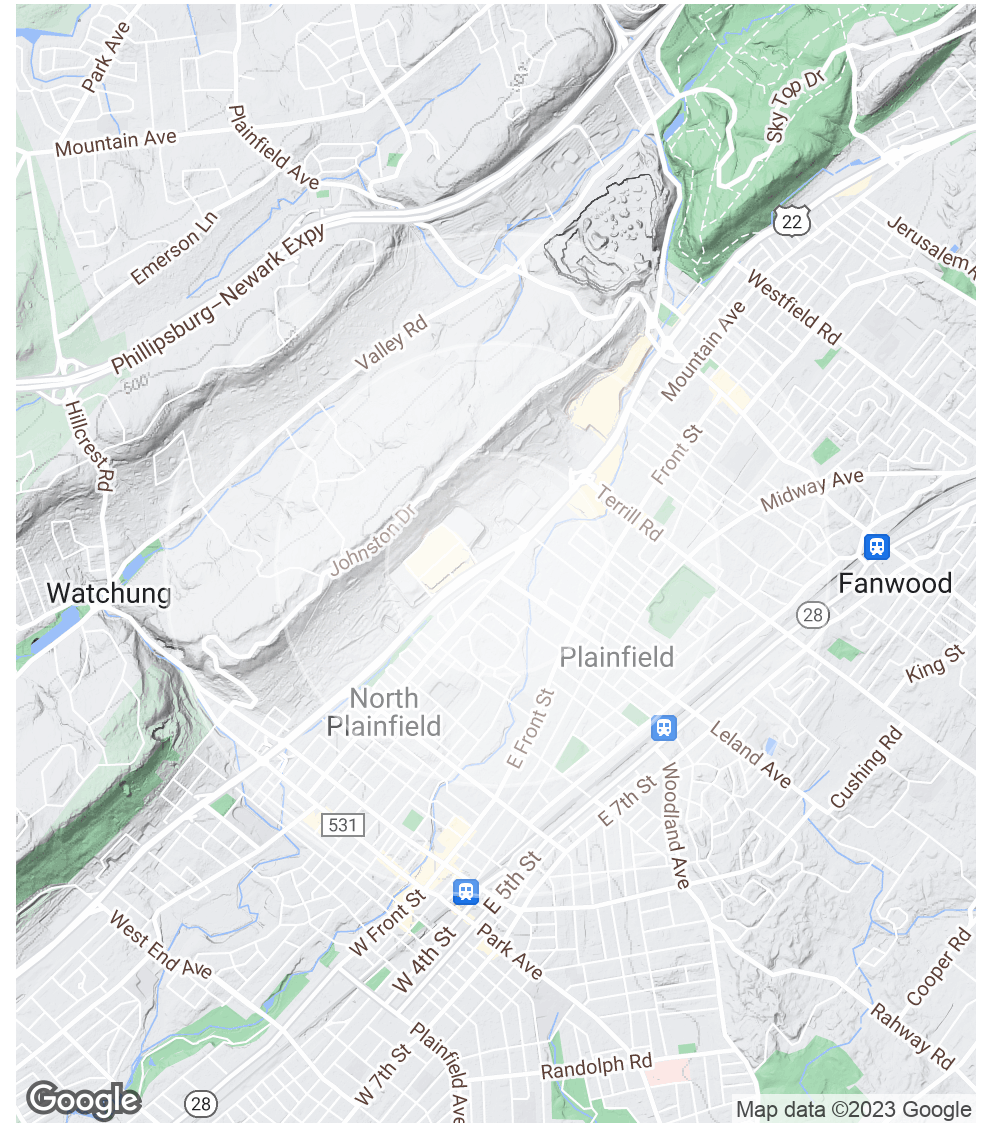
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,634	16,114	36,411
Average Age	35.3	36.9	37.1
Average Age (Male)	33.8	35.7	36.9
Average Age (Female)	40.2	40.2	38.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,296	5,802	12,679
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$71,953	\$87,878	\$95,146
Average House Value	\$271,227	\$276,102	\$302,199

* Demographic data derived from 2020 ACS - US Census



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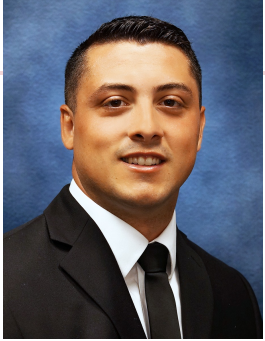
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