864 ROUTE 22

NORTH PLAINFIELD, NJ

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FOR SALE | 1,700 SF EXISTING BUILDING OR 13,900 SF PROPERTY FOR PAD SITE



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SITE INFORMATION

LOT SIZE
13,900 SF

FRONTAGE
355 FT on Route 22

BLOCK & LOT
118/001

BUILDING SIZE
1,700 SF

BUILDING DIMENSIONS
55 FT x 38 FT

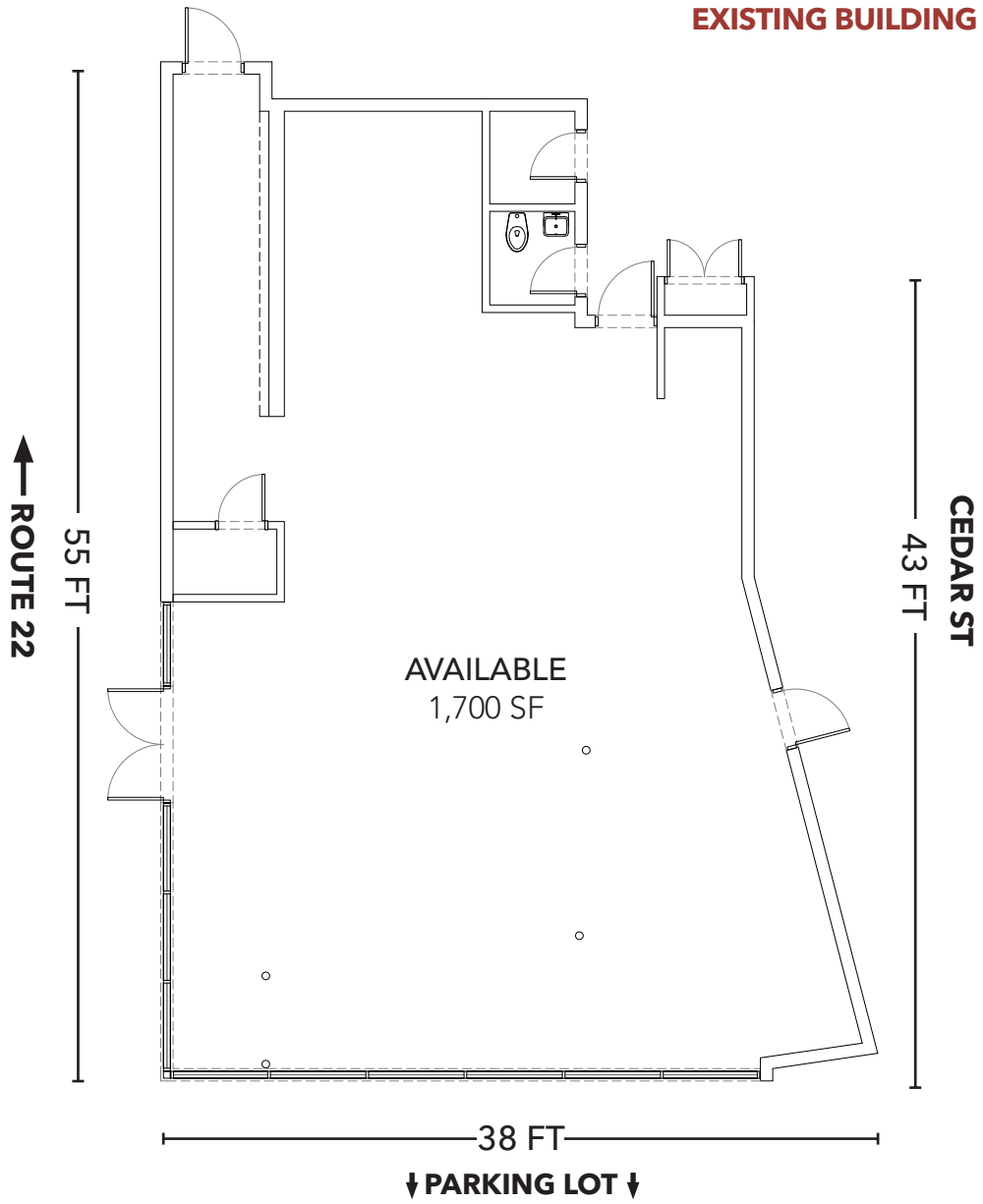
ASKING PRICE
Call for Quote

TAXES (2026)
$30,738.50

TRAFFIC COUNTS
51,711 VPD on Route 22

PARKING
To code

NOTES
- Pad site with existing free-standing building
- Drive-thru ready
- Landlord to deliver the space vanilla-boxed
- HVAC replaced in 2024 (three 5-ton units, CapEx complete)
- Flexible zoning



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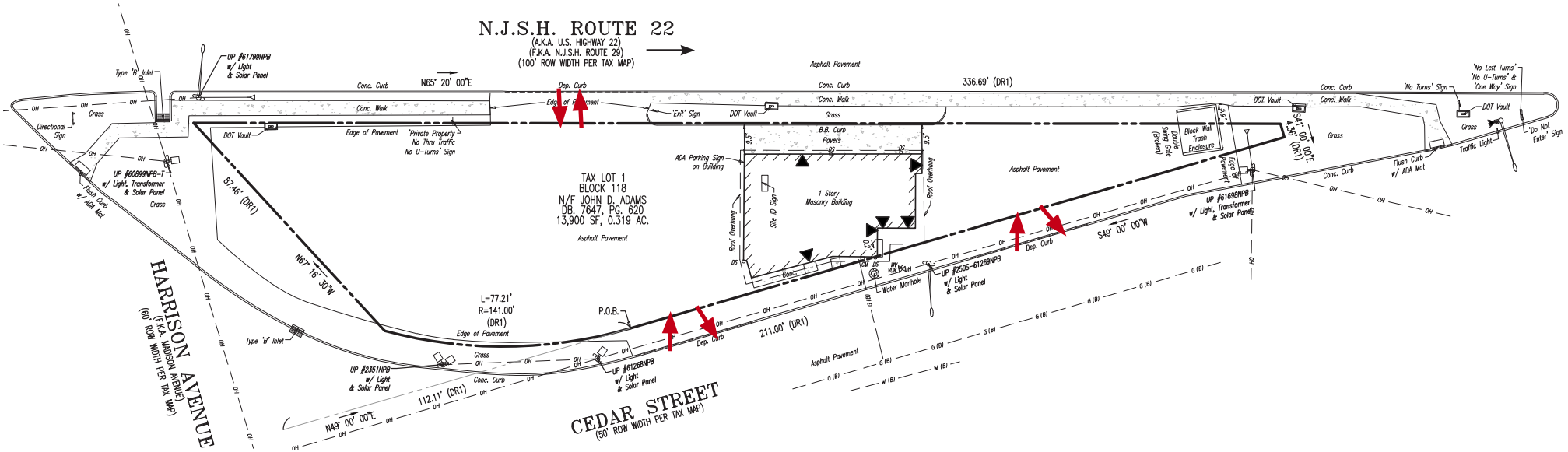
SITE SURVEY







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FACADE RENDERING
OF EXISTING BUILDING

EXISTING CONDITIONS





CONCEPTUAL RENDERING





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MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	19,607	128,047	251,628
AVERAGE HHI	$122,503	$148,448	$188,456
HOUSEHOLDS	6,418	41,317	85,018

For more information, please contact our exclusive brokers:

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