

322-324 West Front Street

Plainfield, New Jersey

PROPERTY FEATURES

- ±20,000 sq. ft. four-story mixed-use building for sale
- Ground floor currently leased to supermarket
- Approvals in place for twelve apartments to be constructed on second, third and fourth floors:
 - ~ Three 2 bedroom apartments
 - ~ Six 1 bedroom apartments
 - ~ Three studio apartments
- Building is situated in an **Opportunity Zone** located in a busy downtown neighborhood just steps away from NJ Transit bus stops and only 2 minutes from the Plainfield Train Station. Surrounding retailers include Dunkin' Donuts, McDonalds, PNC Bank, Chase Bank and Dollar General
- Building has rear access and is accessible from side street for deliveries



1315 Stelton Road
Piscataway, NJ 08854
732 985 3000

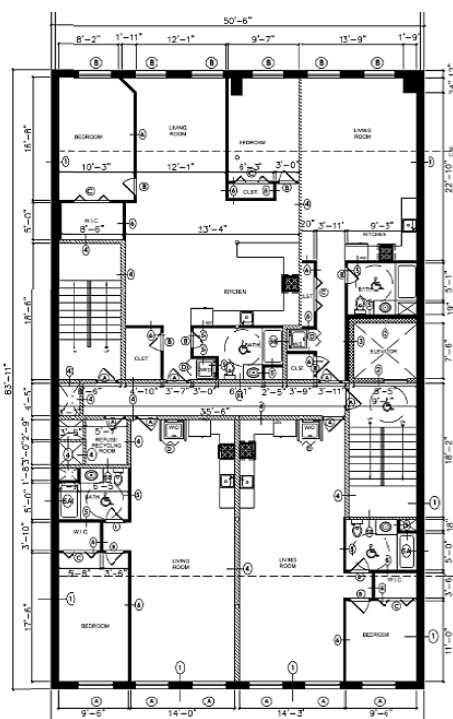
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For Further Information Please Contact Exclusive Broker:

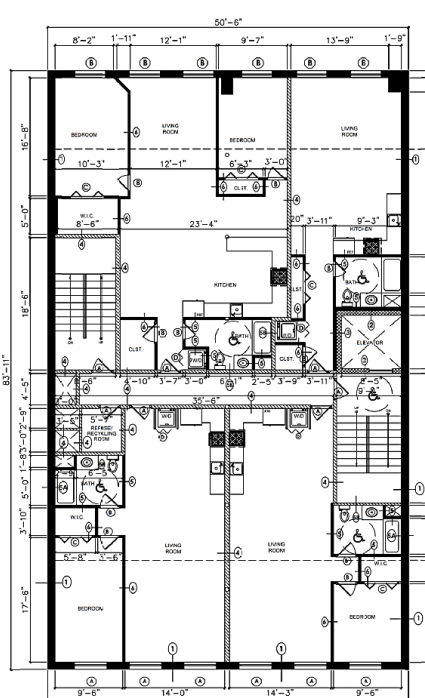
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FOR SALE

Mixed Use Investment Property

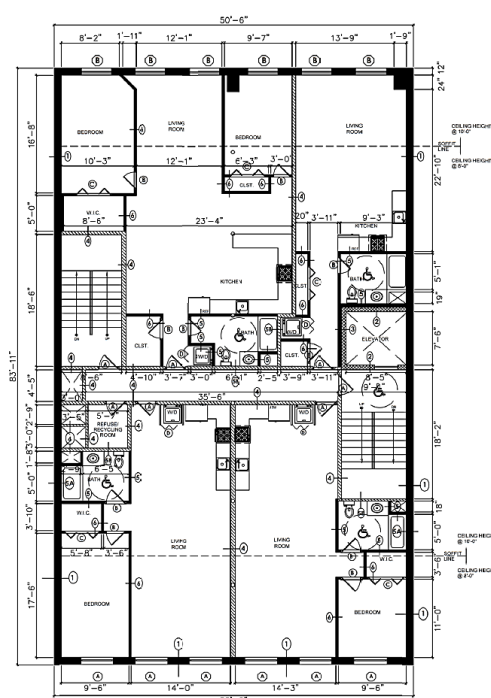


PROPOSED 2ND FLOOR PLAN

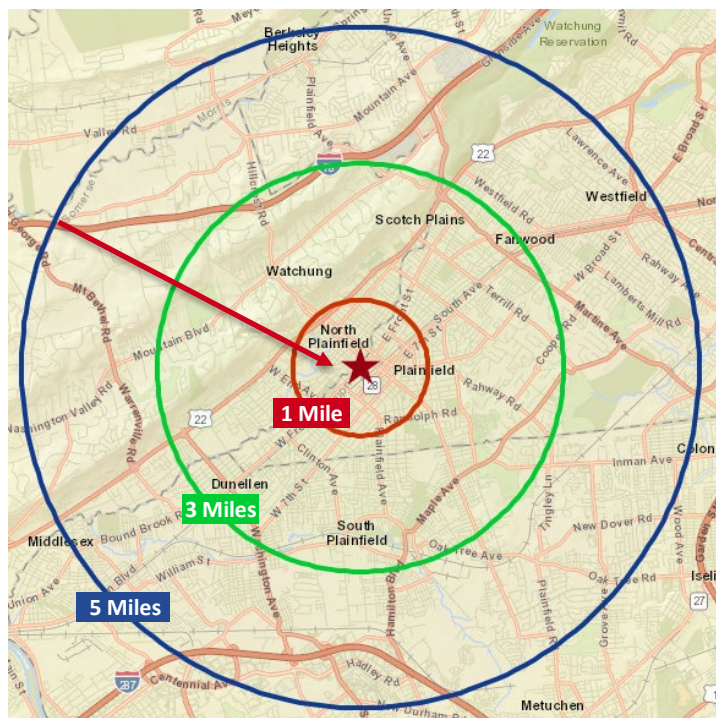


PROPOSED THIRD FLOOR PLAN

Scale: 1/8" = 1'-0"

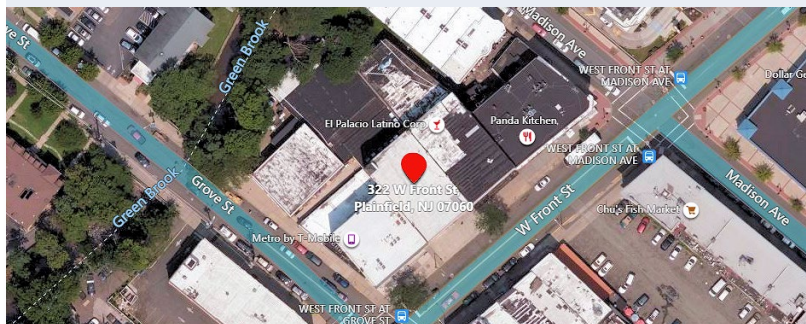


PROPOSED FOURTH FLOOR PLAN



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	33,290	123,426	253,099
2020 Total Households	9,715	40,309	85,509
2020 Average Household Income	\$60,994	\$84,134	\$103,392



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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