

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**FOX & ROACH,
REALTORS®**

COMMERCIAL DIVISION

Contact: Joanna Thomas
Sales Associate
C: 919.452.4150
O: 908.232.5664
jo.thomas@foxroach.com

James DiOrio
Broker Salesperson
C: 201.696.5363
O: 973.992.6363
james.diorio@foxroach.com

For lease: 321 E. 3rd St, Plainfield NJ

2,300 S/F • Walking Distance to Train

Prime Location: Prime location with excellent visibility and accessibility, making it convenient for both customers and employees.

High Foot Traffic: A walk score of 84 ensures a steady stream of potential customers passing by daily.

Proximity to Transit: Two blocks from train station with express line to NYC.

Versatile Space: Flexible floor plan and brand new construction allows businesses to customize the space to their specific needs.

Growth Potential: Plainfield is experiencing economic growth and revitalization, making it an attractive location for businesses looking to establish a long-term presence and benefit from the area's evolving landscape. This development is only phase one of a multi phase project that will potentially add 1000 more residential units to the existing 131 units surrounding this retail unit.

Potential Uses: Ideal for restaurants, cafés, retail or other service based businesses.

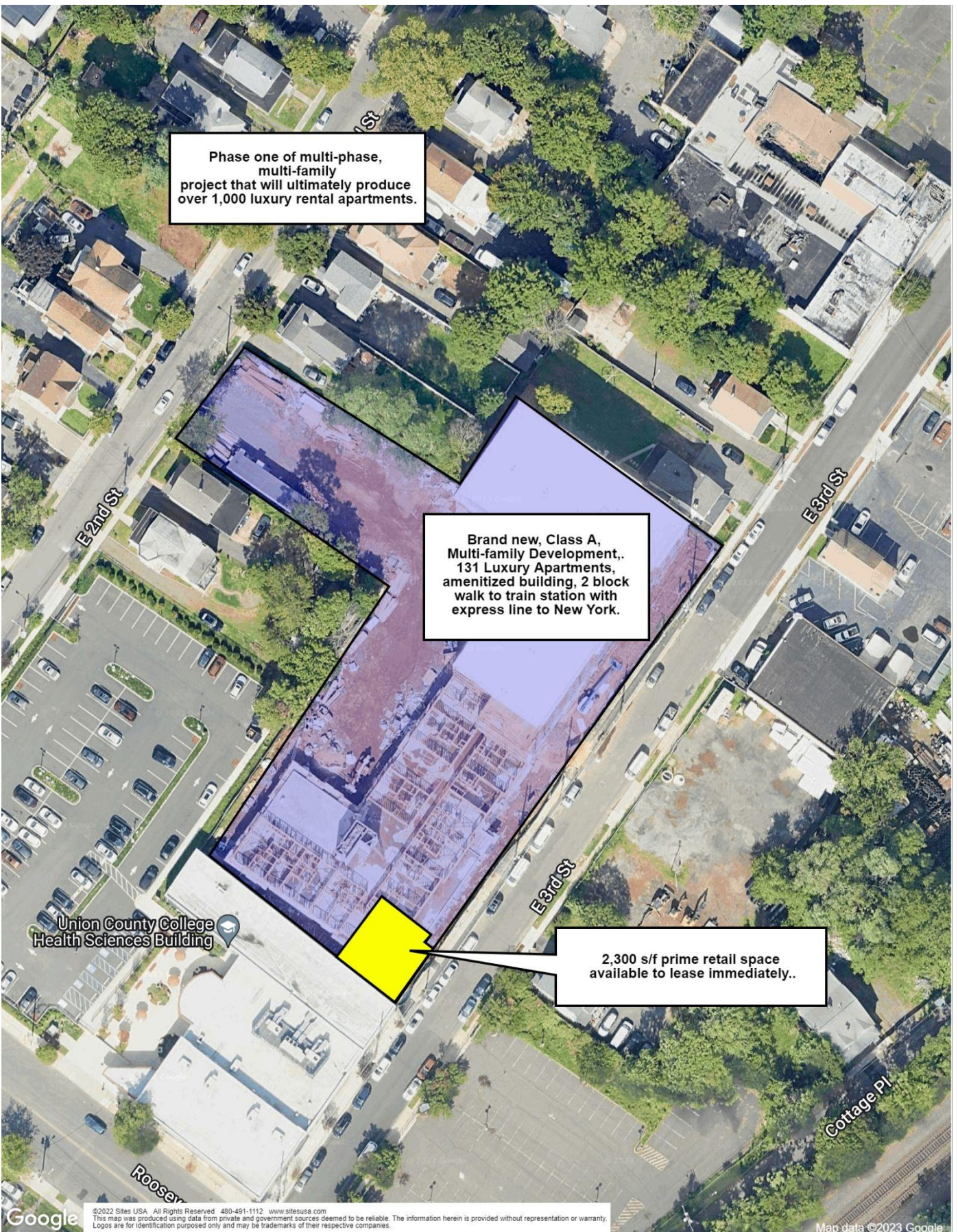


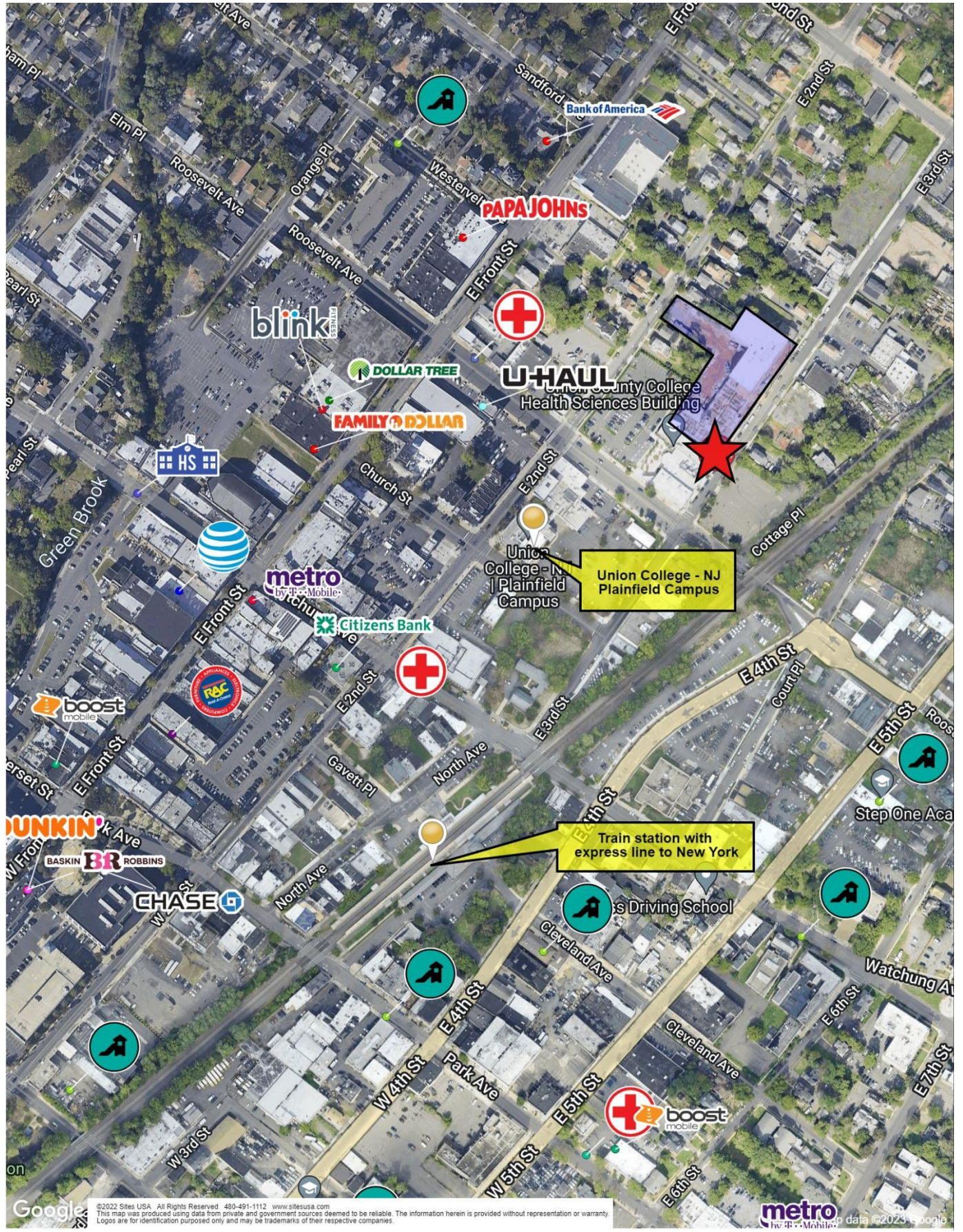
Phase one of multi-phase, multi-family project that will ultimately produce over 1,000 luxury rental apartments.

Brand new, Class A, Multi-family Development, 131 Luxury Apartments, amenitized building, 2 block walk to train station with express line to New York.

2,300 s/f prime retail space available to lease immediately..

Union County College Health Sciences Building





PAPA JOHN'S

U-HAUL

Union County College
Health Sciences Building

Union College - NJ
Plainfield Campus

Train station with
express line to New York

Driving School

Step One Aca

blink

DOLLAR TREE

FAMILY DOLLAR

metro
by T-Mobile

Citizens Bank

HS

AT&T

boost
mobile

RBC

DUNKIN'

BASKIN
BR
ROBBINS

CHASE

boost
mobile

**225 Roosevelt Ave
Plainfield, NJ 07060**

1 mi Radius 3 mi Radius 5 mi Radius 10 mi Radius

Population	37,457	129,241	273,960	1,034,410
Households	11,193	42,248	92,508	362,293
Population Median Age	33.8	37.8	39.7	39.2
Average HH Income	\$99,376	\$150,811	\$185,801	\$175,148
Employees	7,844	27,765	105,440	537,631

