

**Huge Restaurant or Retail Opportunity!**  
**Liquor License Available!**

**THE  
NATIONAL**

1420 Irving Street  
Rahway, NJ  
**Ground Floor**



**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:**

Urszula Zoltek  
973.896.8377  
Urszula@ZoltekCRE.com

**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES



# Ground Floor – 3,236 SF (approx.)

3,236 SF + 225 SF Common Area = 3,461SF

## Seeking Restaurant or Retail Uses

- **Restaurant:** Liquor License Available  
Two Patio Areas Available for Outside Dining  
Courtyard: 1,008 SF Approx.  
Rooftop: 1,897 SF Approx.
- New Stylish Storefronts
- Huge Frontage with Great Exposure For Signage and Advertisement

[Click Here To Visit: THE RAHWAY NATIONAL](#)

## Available for Lease

- Located Downtown in the Heart of Rahway
- Adjacent to the New Jersey Train Transit Station with Direct Connection to NYC
- Rapidly Growing Area with New Development All Around
- Stage for Concerts/Entertainment inside the Square Next Door
- Great Customer Base
- **Newley Reinforced Roof**
- Outstanding Demographics
- High Foot Traffic



The National Website



Scan To View Video  
BY ZOLTENCRE

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Train station entrance

COURTYARD SEATING AREA

Rooftop 1

Rooftop 2

PLAZA SEATING AREA

Train station entrance

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RAHWAY TOWNSHIP  
DEPARTMENT OF PLANNING  
P.O. BOX 1000  
RAHWAY, NJ 07065

# Greetings from Rahway, NJ

VISIT US ONLINE  
[WWW.RAHWAYISHAPPENING.COM](http://WWW.RAHWAYISHAPPENING.COM)

**BUSINESS INDEX**

Category	Business Name	Address	Phone
Dining	...	...	...
	...	...	...
	...	...	...
	...	...	...
Bar & Restaurant	...	...	...
	...	...	...
	...	...	...
Bank & Fin Inst	...	...	...
	...	...	...
Retail & Grocery	...	...	...
	...	...	...
	...	...	...
Professional Services	...	...	...
	...	...	...
Health & Wellness	...	...	...
	...	...	...
Personal Services	...	...	...
	...	...	...
Education	...	...	...
	...	...	...
Recreation	...	...	...
	...	...	...
Transportation	...	...	...
	...	...	...
Utilities	...	...	...
	...	...	...

Published by the Rahway Planning Board and Planning Commission  
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Z O L T E K





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**ZOLTEK COMMERCIAL REAL ESTATE SERVICES** - Licensed Real Estate Broker- 15 Furler Street, Totowa, New Jersey 07512 \* T: 973.798.6130

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N/F LANDS NEW JERSEY TRANSIT

EXISTING 2 STORY BRICK BUILDING

BUILDING ON LINE N 19°14'00" E 75.00'

EXISTING BASEMENT ACCESS  
EXISTING LIGHT POLE  
EXISTING BASEMENT ACCESS

VAIL PLACE

BUILDING ON LINE  
N 70°46'00" W 75.00'

EXISTING 2 STORY MASONRY COMMERCIAL BUILDING #1420

EXISTING LIGHT POLE

BUILDING 0.4' OVER PROPERTY LINE (EXISTING)

EXISTING ROOF

SHED

HVAC EQUIPMENT

PROPOSED SCREEN

UPPER WALL

PROPOSED ROOFTOP SEATING (1967 SQ. FT.)

HVAC EQUIPMENT

PROPOSED SCREEN

PROPOSED STAIR TO ROOF

PROPOSED GROUND LEVEL OUTSIDE SEATING (1008 SQ. FT.)

EXISTING CONCRETE WALL ALONG TRAIN LINE  
LINE OF EXISTING WALKWAY ABOVE  
LINE OF EXISTING FENCE

N 70°46'00" E 0.77'

N 45°34'00" E 61.07'

S 79°24'00" E 42.88'

S 11°04'00" W 59.04'

S 51°05'00" W 5.44'

PROPOSED STAIR AND RAMP AT NEW ENTRY  
PROPOSED ROOF  
EXISTING FLAG POLES (TYP. OF 3)

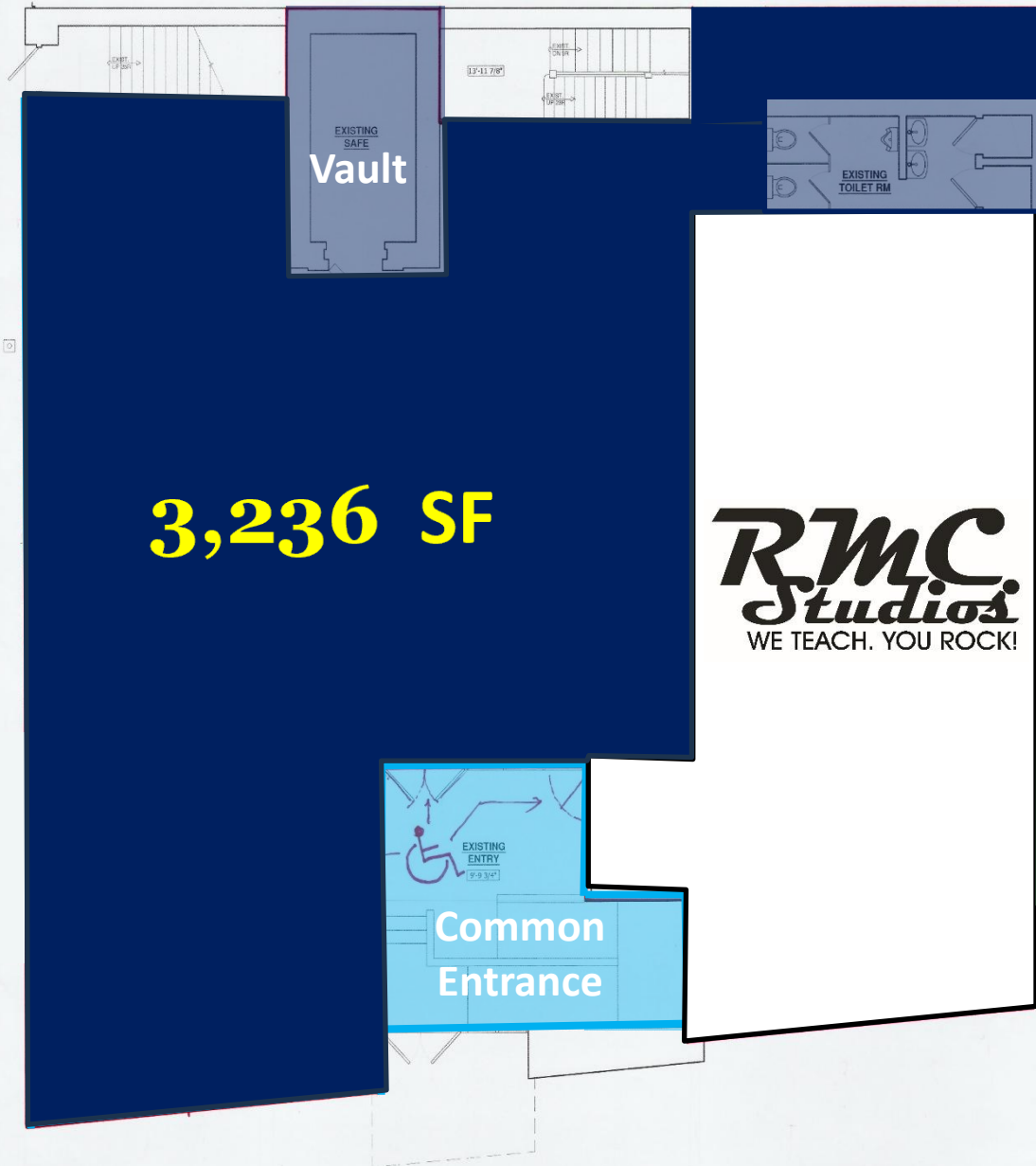
IRVING STREET

ZOLTEK



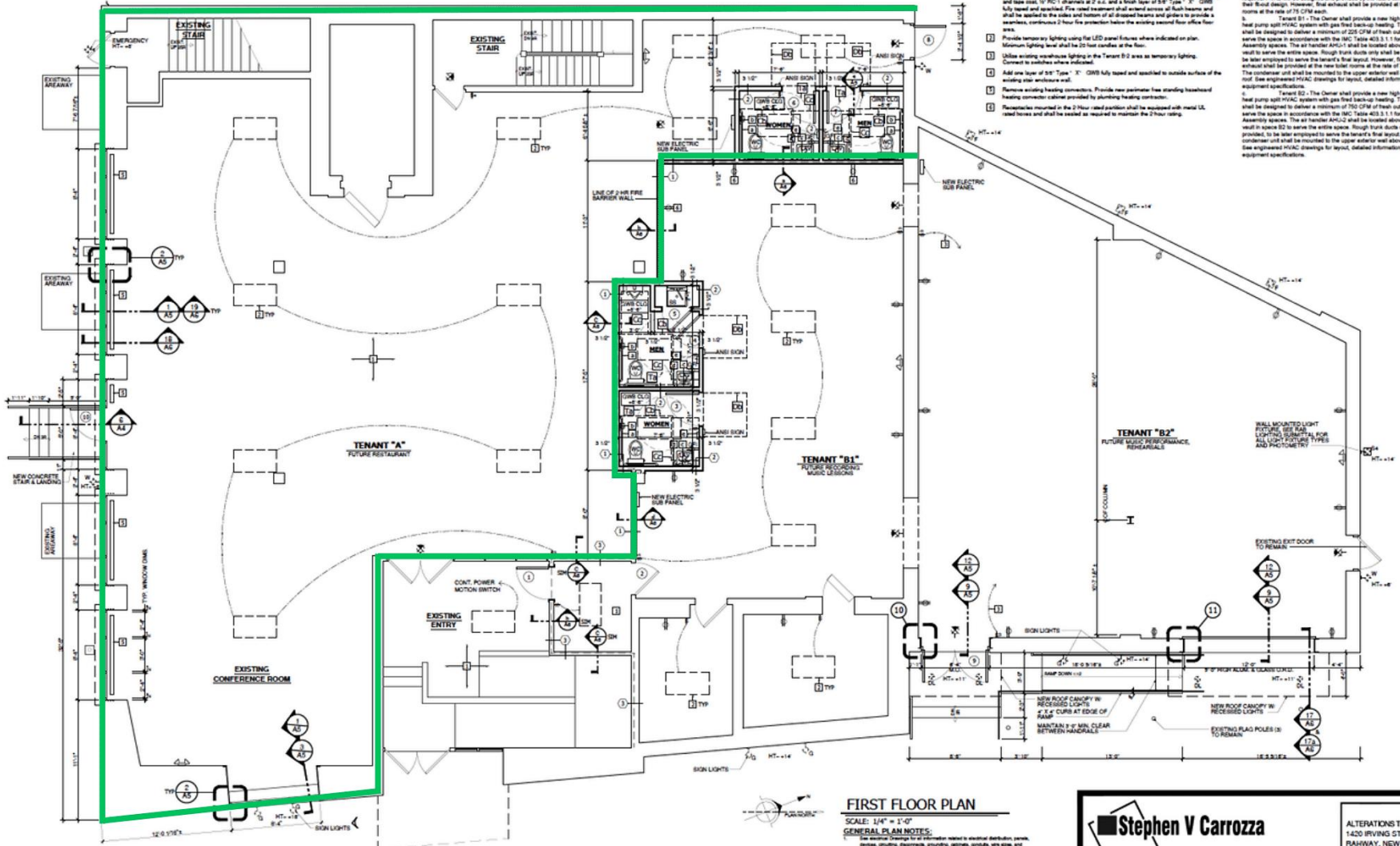
# Ground Floor

The National  
Seeking Retail or Restaurant Uses  
Outdoor Seating Available for Restaurant





# THE NATIONAL



**USE GROUP KEY NOTES:**

1. **TENANT A CEILING:** Remove and dispose of all existing ceiling surfaces and lighting components to expose the underside of the floor joists above. Install new 2-hour fire rated drywall bottom surface as shown on drawings UL, Div. No. L31 (1) see detail 20 on sheet 87 which includes a 3" x 6" base layer of 7/8" x 1/2" CWB with acoustic and noise rated 1" FIC channels at 2' o.c. and a finish layer of 5/8" x 1/2" CWB fully taped and spackled. Fire retardant shall extend across all finish beams and shall be applied to the sides and bottom of all dropped beams and grids to provide a maximum 2-hour fire protection below the existing second floor office floor area.
2. Provide temporary lighting using the LED panel fixtures where indicated on plan. Minimum lighting level shall be 20 foot candles at the floor.
3. Unless existing warehouse lighting in the Tenant B2 area is temporary lighting. Connect to existing where indicated.
4. Add one layer of 5/8" x 1/2" CWB fully taped and spackled to outside surface of the existing stair enclosure wall.
5. Remove existing heating connectors. Provide new perimeter free standing baseboard heating connector cabinet provided by plumbing heating contractor.
6. Recessed lighting in the 2-hour rated partition shall be recessed with metal UL rated boxes and shall be sealed or caulked to maintain the 2-hour rating.

**HVAC NOTE:**

1. **HVAC:** The first floor Tenant spaces shall be provided with the following base building systems.
  - a. Tenant A (Foyer restaurant): The Owner shall provide perimeter hydronic heating connected to the existing boiler, one zone only is required. HVAC will be designed and provided by the future tenant as set forth in their design. However, final artwork shall be provided at the rate of 75 CFM each.
  - b. Tenant B2: The Owner shall provide a new high efficiency heat pump split HVAC system with gas fired backup heating. The system shall be designed to deliver a minimum of 225 CFM of fresh outside air to serve the space in accordance with the IMC Table 403.3.1.1 for Multisection Assembly Spaces. The air handler AHU/C shall be located above the concrete vault to serve the entire space. Rough trunk ducts only shall be provided, to be later employed to serve the tenant's final layout. Final supply and exhaust shall be provided at the new toilet rooms at the rate of 75 CFM each. The condenser unit shall be mounted to the upper exterior wall above the roof. See engineered HVAC drawings for layout, detailed information and equipment specifications.
  - c. Tenant B1: The Owner shall provide a new high efficiency heat pump split HVAC system with gas fired backup heating. The system shall be designed to deliver a minimum of 750 CFM of fresh outside air to serve the space in accordance with the IMC Table 403.3.1.1 for Multisection Assembly Spaces. The air handler AHU/C shall be located above the concrete vault in space B2 to serve the entire space. Rough trunk ducts only shall be provided, to be later employed to serve the tenant's final layout. The condenser unit shall be mounted to the upper exterior wall above the roof. See engineered HVAC drawings for layout, detailed information and equipment specifications.

**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
**GENERAL PLAN NOTES:**  
 1. See separate drawings for information related to electrical distribution, panels, devices, conduits, disconnects, grounding, cables, conduits, wire sizes, and raceway design.  
 2. All dimensions refer to high finishing or face of masonry unless specifically noted otherwise.  
 3. Dimensions refer to "to face" dimensions with those with "O".  
 DO NOT SCALE DRAWINGS.

**Stephen V Carrozza**  
 ARCHITECT

282 Macopin Road  
 Bloomingdale, NJ 07403  
 T: 973-935-6000  
 svcarrozza@jvvision.net  
 www.svc-ar.chitect.com

ALTERATIONS TO THE BUILDING AT  
 1420 IRVING STREET  
 RAHWAY, NEW JERSEY

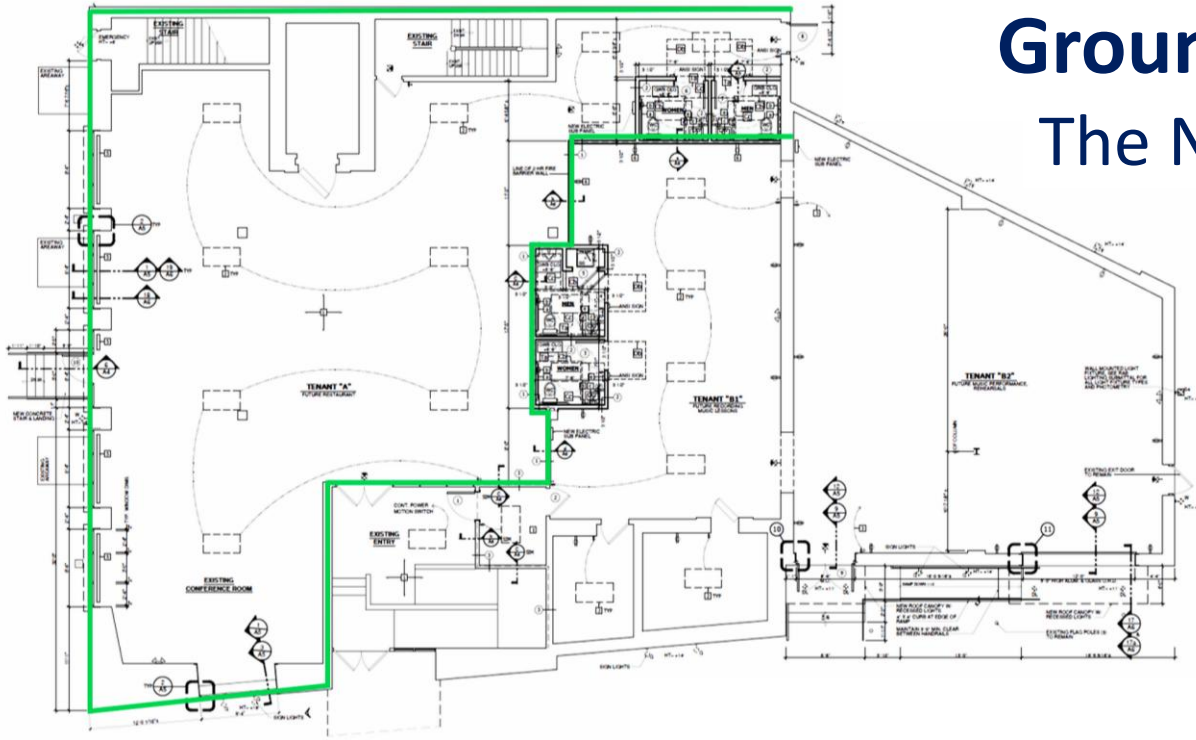
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**FIRST FLOOR PLAN**

**A2**  
 OF 8



# Ground Floor The National

Z  
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**SITE**

THE COFFEE BOX

THE IRVING INN

Edward Jones



Rahway Transportation Center

WATT HOTEL  
SAFETY COLLECTION  
160 Residential Units



Rahway Police Department



Rahway Municipal Administrator

Rahway Recreation Center

W CHERRY STREET

BROAD STREET

IRVING STREET

MAIN STREET

LEWIS STREET

W MILTON AVENUE

BROAD STREET

FULTON STREET

PIERCE STREET

E MILTON AVENUE

E EMERSON AVENUE

Rahway Municipal Parking Lot

RAHWAY TRAIN STATION  
NJ TRANSIT





**HAMILTON APARTMENTS**  
58 Units



27

**RAHWAY ARTS APARTMENTS**  
20 Units

**MERIDIA BROWNSTONES**  
188 Units

**THE WILLOWS**  
57 Units

**PARK SQUARE**  
159 Units

**GRAND MERIDIA**  
88 Units

**METRO RAHWAY**  
116 Units

**THE GRAMERCY**  
42 Units

**THE MINT**  
116 Units

**MERIDIA LAFAYETTE**  
115 Units

**SITE**

**RIVERSIDE APARTMENTS**  
30 Units

**RIVER PLACE AT RAHWAY**  
136 Units

W MILTON AVENUE

**RAHWAY TRAIN STATION**  
NJ TRANSIT

**SKYVIEW**  
160 Units

**GOLDEN AGE TOWERS**  
196 Units



E MILTON AVENUE

MAIN STREET

**WATER'S EDGE**  
109 Units

**REVA RAHWAY**  
219 Units

9

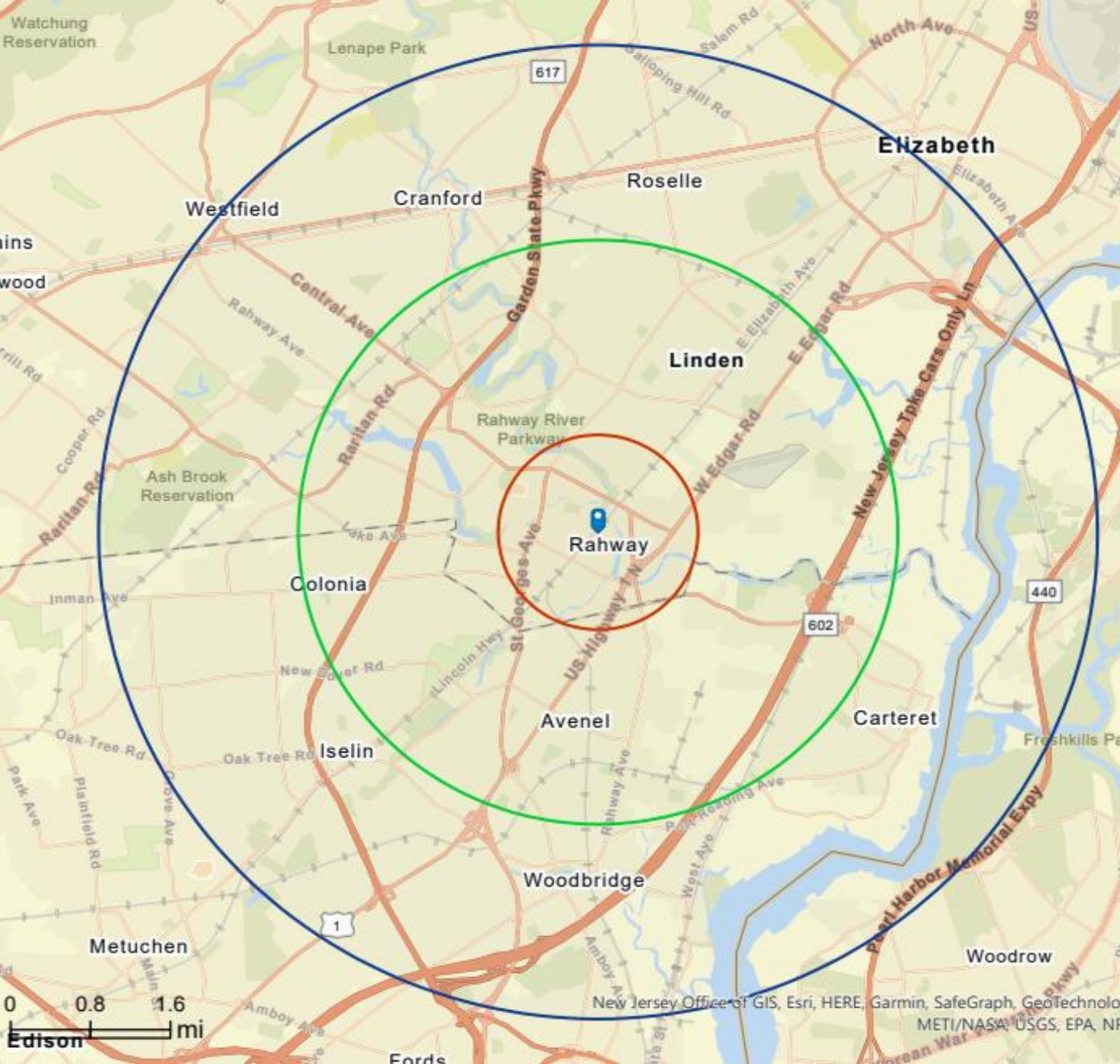
**ROSEGATE APARTMENTS**  
150 Units



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<b>Demo-graphics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	22,99	138,089	381,531
Daytime Population	20,923	124,667	359,593
Average HH Income	\$70,205	\$82,994	\$83,088
Median Age	39.2	41.5	40.4

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