Marcus & Millichap

±2,795 SQUARE FEET

FORMER 7-ELEVEN

FREE-STANDING RETAIL REPOSITIONING OPPORTUNITY

1472-78 SOUTH AVENUE
PLAINFIELD, NJ 07062

ONLINE AUCTION

STARTING BID: $150,000

RI MARKETPLACE

ONLINE AUCTION

SEPTEMBER 22-24, 2026

±2,795 SF, FREESTANDING, RETAIL (FORMER 7-ELEVEN) ON ±0.325 AC PARCEL ADJACENT TO WAWA OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST

SIGNIFICANT VALUE ADD VIA STRATEGIC LONG TERM LEASE-UP AT MARKET RATES, REPOSITIONING OR ADAPTIVE REUSE; FLEXIBLE ZONING ALLOWING A VARIETY OF USES

POSITIONED ON THE SIGNALIZED HARD CORNER OF SOUTH AVE & TERRILL RD WITH A TRAFFIC COUNTS OF 22K+ VPD; DENSE HIGH INCOME AREA WITH ±125K PEOPLE AND $193K IN AVG HH INCOME (3-MI)

1472-78 SOUTH AVENUE, PLAINFIELD, NJ 07062

ONLINE AUCTION: SEPTEMBER 22-24, 2026 | $150,000 STARTING BID

BUILDING: ±2,795 SF

PARCEL NUMBER: 07479000

LOT SIZE: ±0.325 AC (±14,156 TOTAL SF)

PARKING: 12 SPACES

PROPERTY TYPE: RETAIL/ CONVENIENCE STORE

FREESTANDING

STORIES: ONE (1)

TENANCY: SINGLE

OCCUPANCY: VACANT

DUAL FRONTAGE

SIGNALIZED HARD CORNER

YEAR BUILT: 2010

ZONING: NC, NEIGHBORHOOD COMMERCIAL

NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA MSA

±1-MI TO US-22

±3.5-MI TO I-78

±15-MI TO NEWARK, NJ

±25-MI TO NEW YORK CITY, NY

1, 3, AND 5-MILE AVERAGE HH INCOME ABOVE $190K

Disclaimer & Source(s):Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size and number of parking spaces. Zoning source is city of Plainfield. Demographics provided by CoStar and/or ESRI. Traffic counts according to NJDOT. Bidders need to confirm and perform their own due diligence prior to bidding

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail building located at 1472-78 South Avenue, Plainfield, New Jersey 07062 (the "Property"). Strategically positioned within the New York-Newark-Jersey City MSA, the Property is offered at a substantial discount to replacement cost, presenting an exceptional opportunity for an owner-user or investor to acquire a highly visible retail asset with compelling value-add potential.

Constructed in 2010, the Property consists of a ±2,795 SF one-story, free-standing retail building situated on a ±0.325-acre (±14,156 SF) hard corner parcel. The site is improved with 12 surface parking spaces, full asphalt paving, and two curb cuts along South Avenue and Terrill Road, providing excellent accessibility and circulation. The Property features 100' feet of frontage along South Avenue and 150' feet of frontage along Terrill Road, offering outstanding visibility at one of Plainfield's primary commercial intersections with a combined 22,221 vehicles per day (VPD). Formerly occupied by 7-Eleven under a triple net lease, the Property offers the opportunity to reposition the asset through owner occupancy or lease-up at market rental rates, with CoStar retail market rents ranging from $27 - $33 per square foot NNN. The building is zoned NC (Neighborhood Commercial), permitting a broad range of flexible uses. Combined with its existing retail improvements, refrigeration infrastructure, flexible zoning, prominent corner location, and below-replacement-cost pricing, the Property presents an attractive adaptive reuse or value-add investment opportunity for a wide variety of users.

The Property is strategically located in Plainfield, New Jersey, within Union County and the New York-Newark-Jersey City MSA, approximately ±15-mi southwest of Newark and ±25-mi west of New York City. Positioned along South Avenue at its signalized intersection with Terrill Road, the Property benefits from exceptional visibility and accessibility within one of Plainfield's primary commercial corridors. The location is just ±1-mi from U.S. Route 22 and ±3.5-mi from Interstate 78, providing convenient connectivity to the Garden State Parkway, Interstate 287, Newark Liberty International Airport, and the broader Northern New Jersey and New York metropolitan region. Situated just east of the heavily trafficked retail intersection of Route 28 (South Avenue) and Terrill Road, the Property is surrounded by a strong concentration of national and regional retailers, including Wawa, Wendy's, Fine Fare Supermarkets, CVS Pharmacy, Dunkin', McDonald's, and other neighborhood-serving businesses that generate consistent consumer traffic throughout the corridor. Strong demographic fundamentals further enhance the location, with average household incomes exceeding $190,000 within the 1-mi, 3-mi, and 5-mi trade areas. The Property serves approximately 125,570 residents within 3-mi, expanding to more than ±298,000 residents within 5-mi, where the average household income exceeds $205,800, positioning the Property within one of Northern New Jersey's most affluent and densely populated suburban trade areas.

PROPERTY AERIAL

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

SHOP

FREESTANDING SINGLE TENANT RETAIL

HARD CORNER WITH FRONTAGE ON TWO (2) ROADS

HIGH TRAFFIC/DAILY NEEDS CORRIDOR

STRATEGIC NEW YORK-NEWARK NEW JERSEY MSA

FREE STANDING BUILDING
EXTERIOR PHOTOS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

PLUG + PLAY RETAIL
INTERIOR PHOTOS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

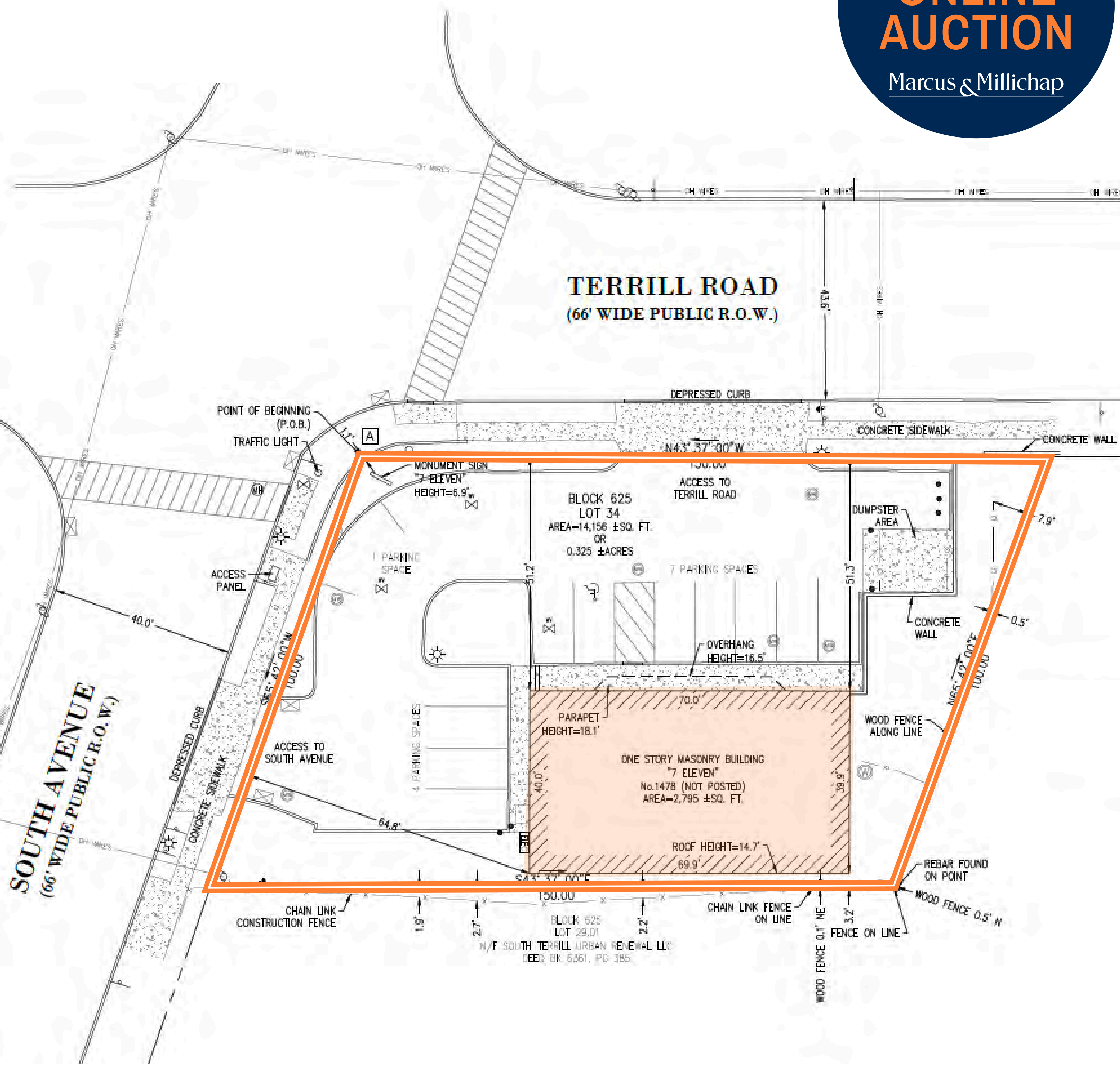
MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

FREE-STANDING COMMERCIA BUILDING
FLEXIBLE ZONING

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

FORMER 7-ELEVEN



PLAINFIELD, NJ

Disclaimer: The information and images contained herein are from sources deemed reliable.
However, images are for illustrative purposes only and may be out-of-date and not current.
Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

BUSINESS-FRIENDLY COMMUNITY
UNION COUNTY, NEW JERSEY

Union County is one of Northern New Jersey's most affluent and strategically positioned counties, home to more than 601,000 residents and centrally located within the New York-Newark-Jersey City MSA. Its proximity to New York City, Newark, Newark Liberty International Airport, and the Port of New York and New Jersey has established the county as a premier location for corporate headquarters, healthcare, logistics, retail, and professional services.

The county benefits from exceptional regional connectivity via Interstate 78, the Garden State Parkway, U.S. Route 22, Interstate 95/New Jersey Turnpike, and an extensive NJ TRANSIT rail network. This transportation infrastructure provides businesses with efficient access throughout Northern New Jersey, New York City, and the broader Northeast Corridor.

Union County's diverse economy is anchored by healthcare, life sciences, logistics, advanced manufacturing, financial services, education, and consumer retail. Major employers include Atlantic Health System, Overlook Medical Center, Merck, L'Oréal USA, Wakefern Food Corp., Kean University, Trinitas Regional Medical Center, and Newark Liberty International Airport, supporting a highly educated workforce and long-term economic stability.

Union County continues to benefit from sustained investment driven by its strategic location within the Northeast Corridor. The county's highly educated workforce, diverse employment base, and proximity to New York City, Newark Liberty International Airport, and the Port of New York and New Jersey support continued demand across the retail, office, industrial, healthcare, and multifamily sectors. Combined with strong household incomes and one of the highest population densities in New Jersey, these factors reinforce Union County's position as a premier location for long-term commercial real estate investment.

With high household incomes, dense population centers, and limited developable land, Union County continues to attract significant private investment, reinforcing its position as one of Northern New Jersey's most desirable locations for commercial real estate investment.

HOME TO MORE THAN 601,000 RESIDENTS, UNION COUNTY IS ONE OF NORTHERN NEW JERSEY'S MOST DENSELY POPULATED, AFFLUENT, AND ECONOMICALLY DIVERSE COUNTIES

LOCATED JUST ±15-MI FROM NEWARK AND ±25-MI FROM NEW YORK CITY, THE COUNTY PROVIDES EXCEPTIONAL ACCESS TO THE NORTHEAST'S LARGEST EMPLOYMENT AND CONSUMER MARKETS

SUPPORTED BY EXCEPTIONAL REGIONAL AFFLUENT DEMOGRAPHICS, AND A DENSE CONSUMER BASE, PLAINFIELD CONTINUES TO OFFER AN ATTRACTIVE INVESTMENT ENVIRONMENT

NORTHERN NEW JERSEY
ECONOMIC POWERHOUSE

WHY UNION COUNTY

- Home to 601,800+ residents within one of the nation's largest metropolitan regions.
- More than 208,500 jobs supported by a diversified economy anchored by healthcare, logistics, education, financial services, and advanced manufacturing.
- Median household income exceeds $103,000, supporting strong purchasing power throughout the county.
- Exceptional regional accessibility via Interstate 78, U.S. Route 22, the Garden State Parkway, NJ TRANSIT, Newark Liberty International Airport, and the Port of New York and New Jersey.

MAJOR EMPLOYERS

Union County supports a diverse employment base spanning healthcare, education, manufacturing, consumer products, defense, logistics, government, and professional services. Several Fortune 500 companies and nationally recognized institutions maintain significant operations throughout the county.

- Atlantic Health System
- Overlook Medical Center
- Merck
- L'Oréal USA
- Wakefern Food Corp.
- Kean University
- Trinitas Regional Medical Center
- Newark Liberty International Airport

THE CITY OF PLAINFIELD

Plainfield serves as one of Union County's established urban centers, benefiting from its strategic location within the New York metropolitan region. The city features a diverse residential population, an active downtown business district, and direct access to major regional transportation corridors that support continued commercial investment.

Positioned along South Avenue and just minutes from U.S. Route 22 and Interstate 78, Plainfield provides convenient access to Newark, New York City, and Northern New Jersey's major employment centers. The surrounding trade area is supported by established neighborhoods, neighborhood retail, healthcare providers, schools, and a growing concentration of regional and national retailers.

The Property is located near the well-trafficked intersection of South Avenue (Route 28) and Terrill Road, where retailers including Wawa, Wendy's, Fine Fare Supermarkets, CVS Pharmacy, Dunkin', McDonald's, and numerous neighborhood-serving businesses generate consistent daily consumer activity.

Plainfield continues to offer strong fundamentals for neighborhood retail, service-oriented businesses, and long-term commercial investment.

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

STRATEGIC LOCATION

ACCESS TO NEW YORK CITY, NEWARK & NORTHERN NEW JERSEY

±1-MILE TO U.S. ROUTE 22	**±15-MILES** TO NEWARK LIBERTY INTERNATIONAL AIRPORT
78 **±3.5-MILES** TO INTERSTATE 78	**NJ TRANSIT** RARITAN VALLEY LINE ACCESS
580,000+ UNION COUNTY RESIDENTS	**208,500+** JOBS IN UNION COUNTY*
±20-MILES TO THE PORT OF NEW YORK & NEW JERSEY	**$103,200** MEDIAN HOUSEHOLD INCOME*
±25-MILES TO NEW YORK CITY	**5,599** RESIDENTS PER SQUARE MILE*

*Sources: U.S. Census Bureau QuickFacts (Union County, NJ); NJ Department of Labor & Workforce Development (2024); NJ TRANSIT; Port Authority of NY & NJ.

NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA MSA
THE GREATER AREA

19.9 MILLION+ MSA RESIDENTS

$2.6+ TRILLION ANNUAL GDP

LARGEST METROPOLITAN ECONOMY IN THE U.S.

11 MILLION+ JOBS ACROSS THE MSA

THE NATION'S LARGEST MSA

The New York-Newark-Jersey City Metropolitan Statistical Area (MSA) is the largest metropolitan economy in the United States and one of the world's most influential business centers. Home to nearly 20 million residents and generating an economy exceeding $2.6 trillion annually, the region serves as a global hub for finance, healthcare, technology, logistics, life sciences, professional services, and international trade. The regional economy is anchored by Fortune 500 headquarters, globally recognized universities, major healthcare systems, financial institutions, advanced manufacturers, and one of the nation's largest consumer markets. These advantages continue to support long-term demand across the retail, office, industrial, multifamily, hospitality, and mixed-use sectors.

The MSA benefits from one of the nation's most extensive transportation networks, including Interstate 78, Interstate 95, the New Jersey Turnpike, the Garden State Parkway, multiple Class I rail systems, and the country's busiest commuter rail network. Newark Liberty International Airport, John F. Kennedy International Airport, LaGuardia Airport, and the Port of New York and New Jersey provide unmatched domestic and international connectivity.

The New York metropolitan area also serves as one of the nation's largest retail and consumer markets, providing businesses with immediate access to exceptional purchasing power and one of the highest concentrations of affluent households in the United States. Continued investment in transportation infrastructure, mixed-use development, healthcare, logistics, and technology reinforces the region's long-term economic resilience and supports sustained demand across commercial real estate sectors. Supported by exceptional population density, high household incomes, and a highly educated workforce, the New York metropolitan area remains one of the most resilient and desirable commercial real estate markets in the world.

WHY NEW JERSEY

PRO-BUSINESS ENVIRONMENT

New Jersey is home to more than 9.5 million residents and a highly diversified economy exceeding $800 billion annually. Its strategic location, educated workforce, and business-friendly environment continue to attract investment across healthcare, life sciences, logistics, advanced manufacturing, financial services, and technology.

ACCESS THE NORTHEAST

Nearly 40% of the U.S. population lives within a one-day drive of New Jersey. Interstate highways, the New Jersey Turnpike, Garden State Parkway, NJ TRANSIT, and extensive freight rail networks provide efficient access to the Northeast's largest consumer and employment markets.

GLOBAL TRADE & PORTS

The Port of New York and New Jersey ranks as the largest container port on the East Coast, supporting one of the nation's most significant import and export gateways. Combined with Newark Liberty International Airport, the state's logistics infrastructure serves businesses throughout North America and global markets..

WORLD-CLASS AIR TRANSPORTATION

The region is served by Newark Liberty (EWR), Philadelphia (PHL), John F. Kennedy (JFK), LaGuardia (LGA), and Atlantic City International (ACY), providing global passenger and air cargo connectivity. Together, these airports handle well over 170 million passengers annually, connecting businesses to domestic and international markets.

HIGHLY EDUCATED WORKFORCE

New Jersey consistently ranks among the nation's most educated states and supports a civilian labor force exceeding 4.6 million workers. More than 40 colleges and universities, including Princeton University, Rutgers University, Stevens Institute of Technology, and New Jersey Institute of Technology, help sustain one of the country's strongest talent pipelines.

DIVERSE ECONOMY

New Jersey's economy is supported by healthcare, pharmaceuticals, biotechnology, logistics, financial services, advanced manufacturing, telecommunications, and professional services. More than 20 Fortune 500 companies maintain headquarters or major operations throughout the state.

QUALITY OF LIFE

Residents benefit from median household incomes among the highest in the nation, nationally ranked healthcare systems, excellent public schools, and convenient access to New York City, Philadelphia, and the Jersey Shore. Combined with extensive parks, beaches, and cultural amenities, these advantages continue to attract employers, investment, and a highly skilled workforce.

4.6 MILLION+ STATE LABOR FORCE

9.5 MILLION+ NEW JERSEY RESIDENTS

$800+ BILLION STATE GDP

#1 EAST COAST CONTAINER PORT
PORT OF NEW YORK & NEW JERSEY

40% OF THE U.S. POPULATION WITHIN A ONE-DAY DRIVE

SOURCES: New Jersey Department of Labor & Workforce Development (nj.gov/labor); New Jersey Business Action Center (business.nj.gov); New Jersey Economic Development Authority (njeda.gov); U.S. Census Bureau (census.gov); Delaware Valley Regional Planning Commission (dvrpc.org); Select Greater Philadelphia (selectgreaterphl.com);

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026
EXPANDED AERIAL
MARKETPLACE
ONLINE AUCTION
Marcus & Millichap
FORMER 7-ELEVEN
PLAINFIELD, NJ
Chick-fil-A
STARBUCKS COFFEE
HOME SENSE
MILLER'S ALE·HOUSE
DAVID'S
ShopRite
Marshalls
planet fitness
TACO BELL
Burlington
FIVE GUYS
BURGERS and FRIES
DOLLAR TREE
KOHL'S
22
CINEMARK
Panera BREAD
POPEYES
LENSCRAFTERS
22 ±50,159 VPD (2026)
SHOVLIN MATTRESS FACTORY
MILTON CAMPBELL FIELDS
±12,681 VPD (2025)
GRACIOUS SERVICES, INC.
Lightbridge Academy
Wendy's
±9,540 VPD (2026)
TERRILL ROAD
EXXON
SOUTH AVENUE
INFILL LOCATION WITHIN DENSELY POPULATED UNION COUNTY, PROVIDING ACCESS TO A LARGE RESIDENTIAL CUSTOMER BASE AND EXCELLENT REGIONAL CONNECTIVITY VIA ROUTE 22, I-78, THE GARDEN STATE PKWY, AND NEWARK LIBERTY INT'L AIRPORT
FREPPE'S TEX-MEX
Wawa

NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA MSA
DRIVE TIME MAP (10,20, 30-MINUTES)

LOCATED WITHIN THE NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA METROPOLITAN STATISTICAL AREA (MSA) THE PROPERTY AN IDEAL LOCATION FOR RETAIL OR SERVICE-ORIENTED BUSINESSES SEEKING A SUBUBAN LOCATION WITH CONVENIENT ACCESS

5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

Households

In 2018, there were **101,523** households with an average size of **2.92** people per household.

Household expenditure is **$170,862** per year, with **$7,116** spent eating out, **$17,474** on transport and **$52,873** on retail.

Household Income

Disposable income averages **$143,891** per household or **$70,075** per capita.

An estimated **6.2%** households live below the poverty line while **18.0%** have $200,000 or more in disposable income.

Population

298,661 people live in the area, **148,105** men and **150,556** women.

With growth of **0.5%**, the population is expected to reach **306,820** by 2026.

Home Value

The median home value is **$659,096** with home ownership at **72.8%**.

Of the **106,080** homes **73,910** are owner occupied and **4,557** (**4.3%**) vacant.

Age

The median age is **40.9**.

23.1% are under 18, **60.5%** 18-65 and **16.4%** 65 or older.

KEY FACTS

298,661 — Population

40.9 — Median Age

2.9 — Average Household Size

$205,878 — 2022 Average Household Income (Esri)

EDUCATION

10% — No High School Diploma

19% — High School Graduate

17% — Some College

54% — Bachelor's/Grad/Prof Degree

BUSINESS

9,338 — 2026 Total Businesses (NAICS)

98,402 — 2026 Total Employees (NAICS)

EMPLOYMENT

73% — White Collar

16% — Blue Collar

11% — Services

5.8% — Unemployment Rate

INCOME

$143,891 — Median Household Income

$70,075 — Per Capita Income

$905,783 — Median Net Worth

ANNUAL HOUSEHOLD SPENDING

$4,095 — Apparel & Services

$373 — Computers & Hardware

$7,325 — Eating Out

$12,324 — Groceries

$12,159 — Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

NON-ENDORSEMENT & DISCLAIMER NOTICES

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240175

ONLINE AUCTION

STARTING BID $150,000

AUCTION DATES: SEPTEMBER 22-24, 2026

CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE

The Auction end date is set for SEPTEMBER 22-24, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

PHIL KATES
Senior Managing Director Investments
Auction Advisor
P: 305-206-1286
E: Philip.Kates@marcusmillichap.com

ADAM SKLAVER
Senior Managing Director Investments
Auction Advisor
C: 301-706-4619
E: Adam.Sklaver@marcusmillichap.com

JIM MCGUCKIN, BROKER OF RECORD
Marcus & Millichap
250 Pehle Ave, Suite 501, Saddle Brook, NJ 07663
NJ LIC #: 2082114

Marcus & Millichap