



B360

2,400 - 4,800
Square Feet
Build to Suit

Available With
Drive-Through

GROUND FLOOR RETAIL

315 SOUTH HARRISON STREET

Lotus 315 | New Mixed Use Development

ESSEX COUNTY
EAST ORANGE | NEW JERSEY

315 S HARRISON ST, EAST ORANGE

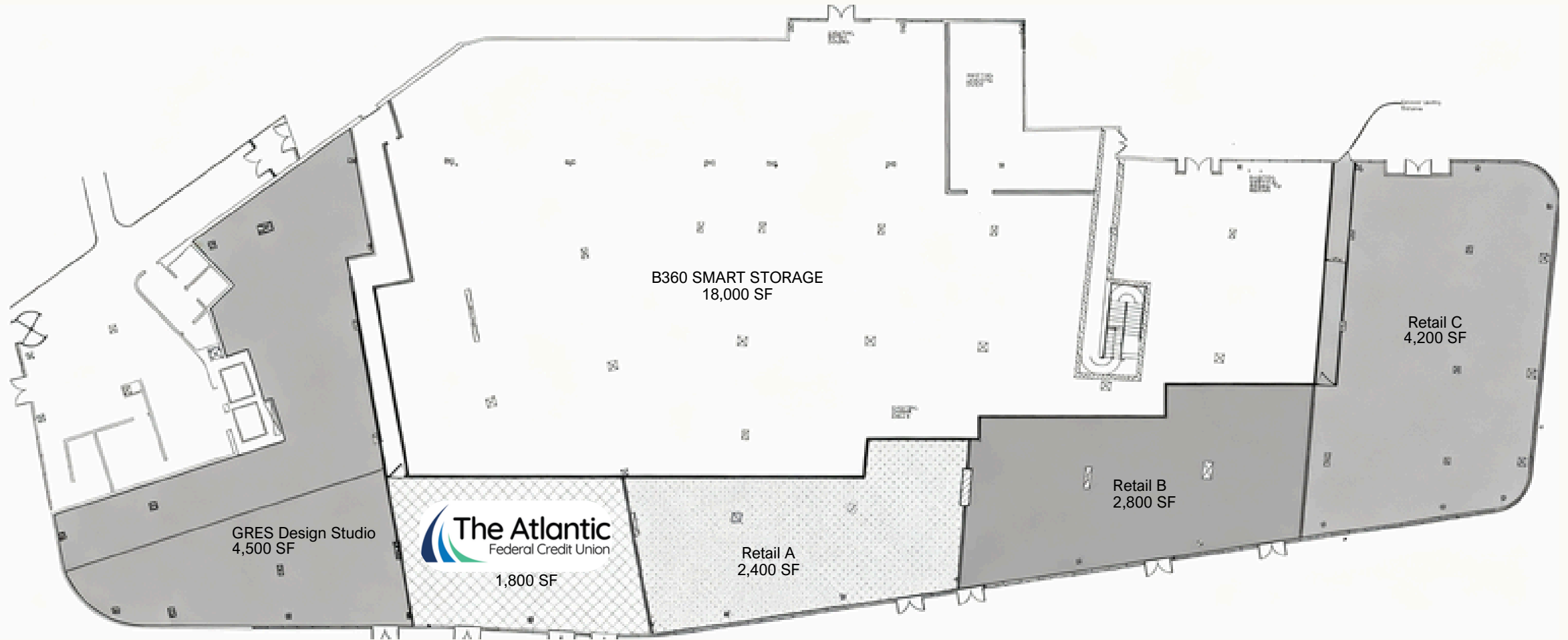
Lotus 315 is a modern-luxury, mixed-use development located on the bustling South Harrison Street corridor, connecting East Orange to South Orange, and the I-280 and Garden State Parkway highways.

The perfect whitespace opportunity to grow a retail brand focused on food services, healthcare, fitness, or beauty services



\$27/SF + NNN

VANILLA ENVELOPE DELIVERY



Infrastructure Development

6,000+

Residential Units
Developed
Since 2020



16,762

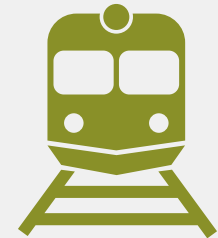
Vehicles Per Day
In front of 315 S.
Harrison St



New Jersey
Department of
Transportation
**Transit Village
Designation**



\$83 Million
Federal Grant for
NJ Transit
Upgrades at Brick
Church Station



315 S HARRISON ST, EAST ORANGE

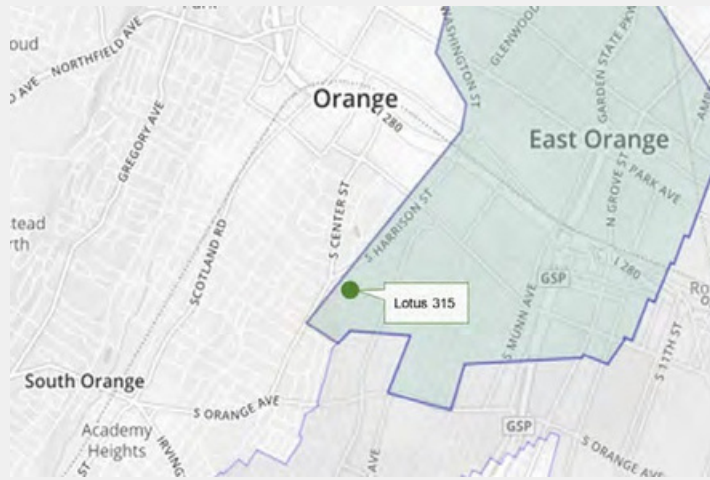
The 180-unit residential community at Lotus 315 reflects a vibrant, diverse, educated, and high earning tenant base. This combination has positioned the property as one of the most socioeconomically dynamic and desirable multifamily communities in the area.



Community Statistics

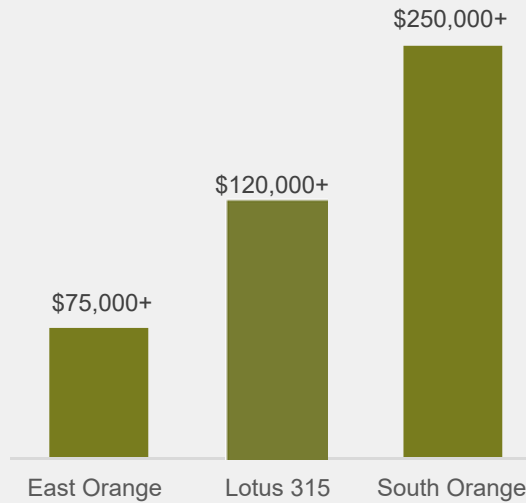
Connective Hub Within The Oranges

Bordering South Orange



2025 HH Income

Lotus 315 vs Oranges



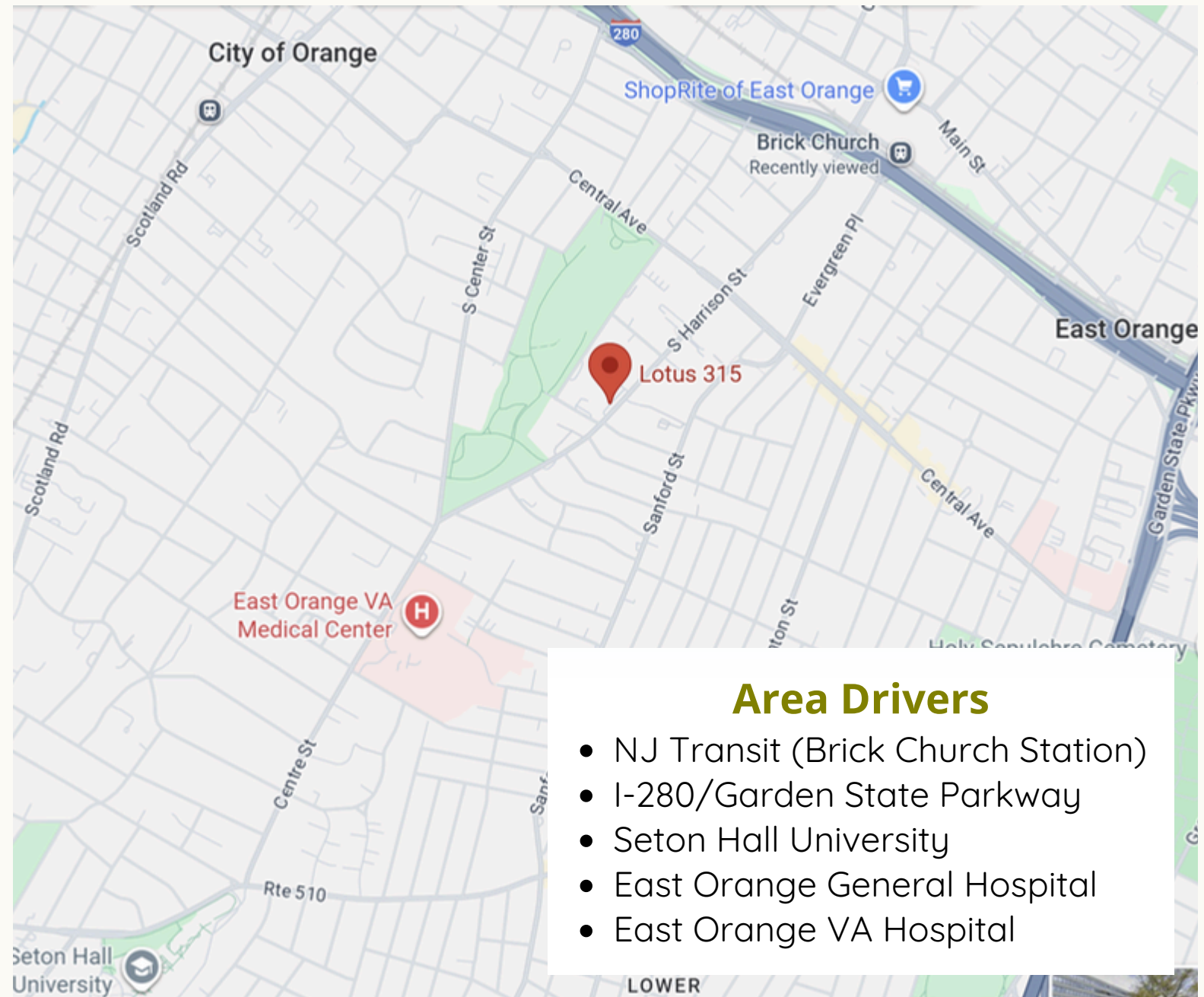
695

Average Lotus 315
Tenant Credit Score



Key Features

- Drive-Through Capability – Rare amenity for convenient customer access
- 113 Surface Parking Spaces – Ample parking for high-volume operations
- Fully Vented – Ideal for restaurant or food service use
- Available Immediately – Ready for build-out
- Built in Customer Base – 180 luxury residences at Lotus 315, part of over 820 total B360 residential units along South Harrison Street





Prime Corner Location with Drive Through

This ground-floor opportunity features exceptional visibility along the high-traffic corridor to VA Hospital and Seton Hall University. The fully vented space with dedicated drive-through access is perfectly suited for food service, medical, or wellness tenants.



REQUEST A TOUR TODAY

Ibrahim Hasan

Managing Director
Blackstone 360

(e) ihasan@b360.us

(m) [908.938.4092](tel:908.938.4092)