

South Plainfield Plaza

Proposed Expansion For Lease in LA-Fitness Shadow Anchored Center
Borough of South Plainfield, Middlesex County, New Jersey

www.SilbertRealEstate.com

LOCATION

6200-6600 Hadley Road,
South Plainfield, NJ 08846

AVAILABLE SPACE

±2,700 SF (proposed expansion)

OCCUPANCY

Immediate occupancy

CAM & REAL ESTATE TAXES

Projected 2018 \$13.34 psf

RENTAL RATE

Upon request

DEMOGRAPHICS 2018 PROJECTION

2 Mile Radius

Population	38,755
Average HH Income	\$121,005
Median HH Income	\$105,190
Total Households	13,018
Median Age	37.4
Daytime Population	29,791

3 Mile Radius

Population	97,080
Average HH Income	\$119,392
Median HH Income	\$102,691
Total Households	30,524
Median Age	36.5
Daytime Population	57,801

5 Mile Radius

Population	350,714
Average HH Income	\$111,972
Median HH Income	\$92,550
Total Households	115,398
Median Age	36.2
Daytime Population	169,504

PROPERTY DESCRIPTION

South Plainfield Plaza is a five year old 11,175 SF single story retail building situated on 3 acres and contiguous a 45,000 SF LA Fitness.

PARKING

Extensive onsite for 191 cars

TRAFFIC COUNTS

ADT 28,230 Stelton Road (CR529)

FEATURES/COMMENTS

- Directly across from 352,000 SF Middlesex Mall anchored by Macy's, Walgreens, Burlington Coat Factory;
- Adjacent Hampton Inn, Best Western and Holiday Inn Express;
- Within one mile 2M+ SF major retailers and restaurants plus 1.6M SF of corporate office;
- ½ mile south I-287 Exit 5 interchange;

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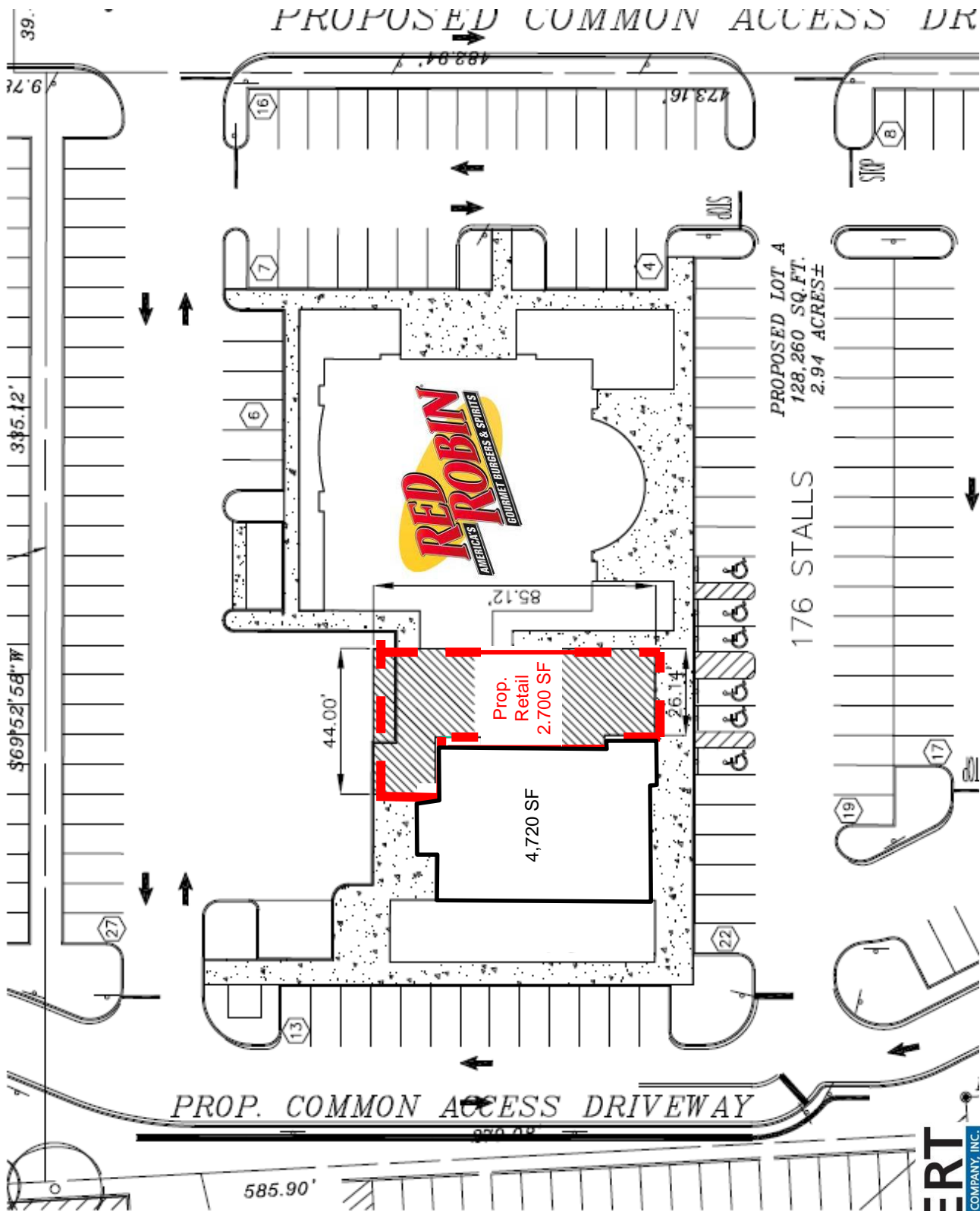
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SILBERT

REALTY & MANAGEMENT COMPANY, INC.

South Plainfield Plaza – Site Plan



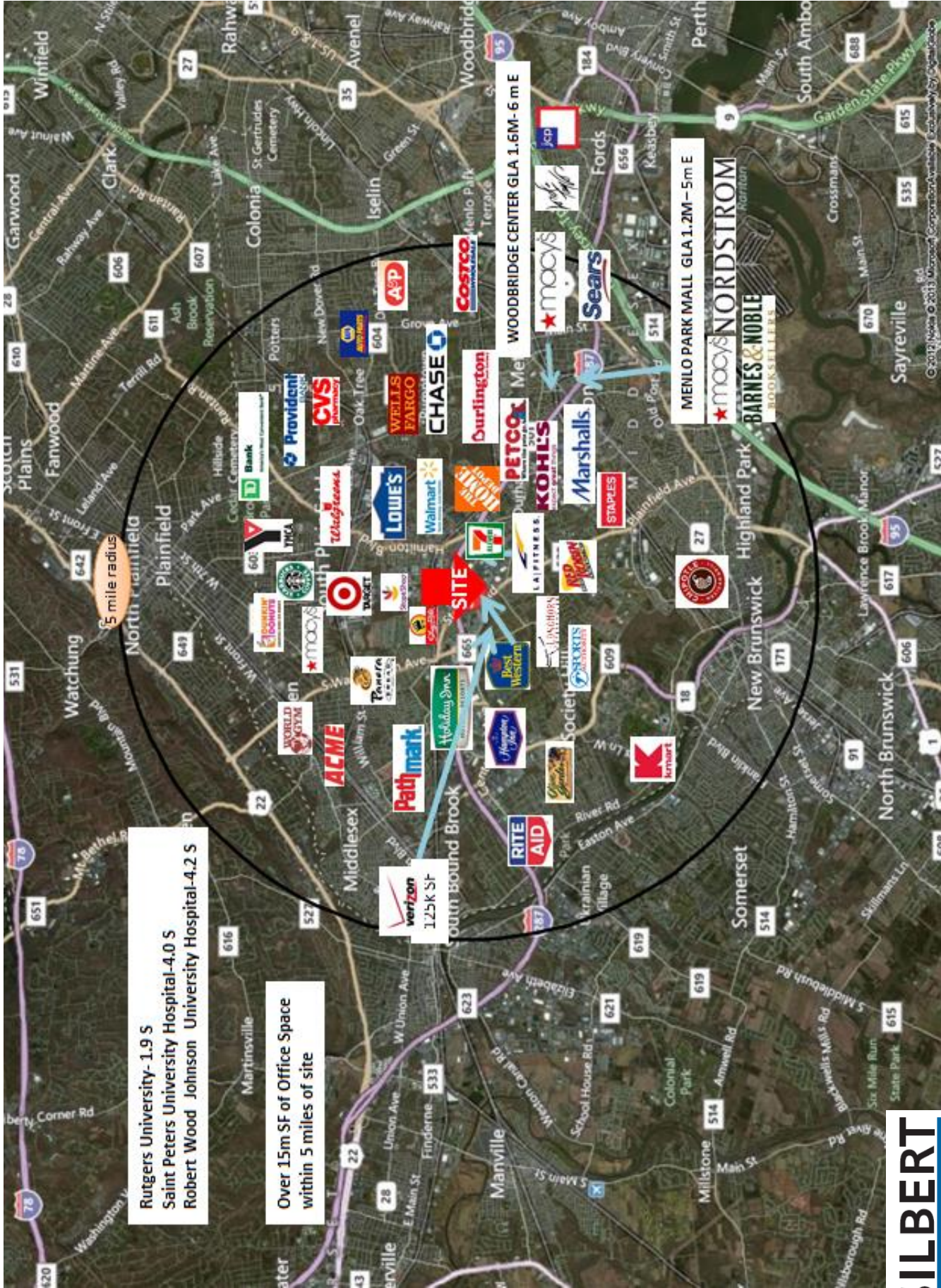
South Plainfield Plaza – Exterior Photo



South Plainfield Plaza – Site Specific Aerial



South Plainfield Plaza – 5 Mile Regional Trade Aerial



Rutgers University- 1.9 S
 Saint Peters University Hospital-4.0 S
 Robert Wood Johnson University Hospital-4.2 S

Over 15m SF of Office Space
 within 5 miles of site

Verizon
 125K SF

WOODBRIDGE CENTER GLA 1.6M-6 m E

MENLO PARK MALL GLA 1.2M -5 m E

macy's NORDSTROM
 BARNES & NOBLE
 BOOKSELLERS