

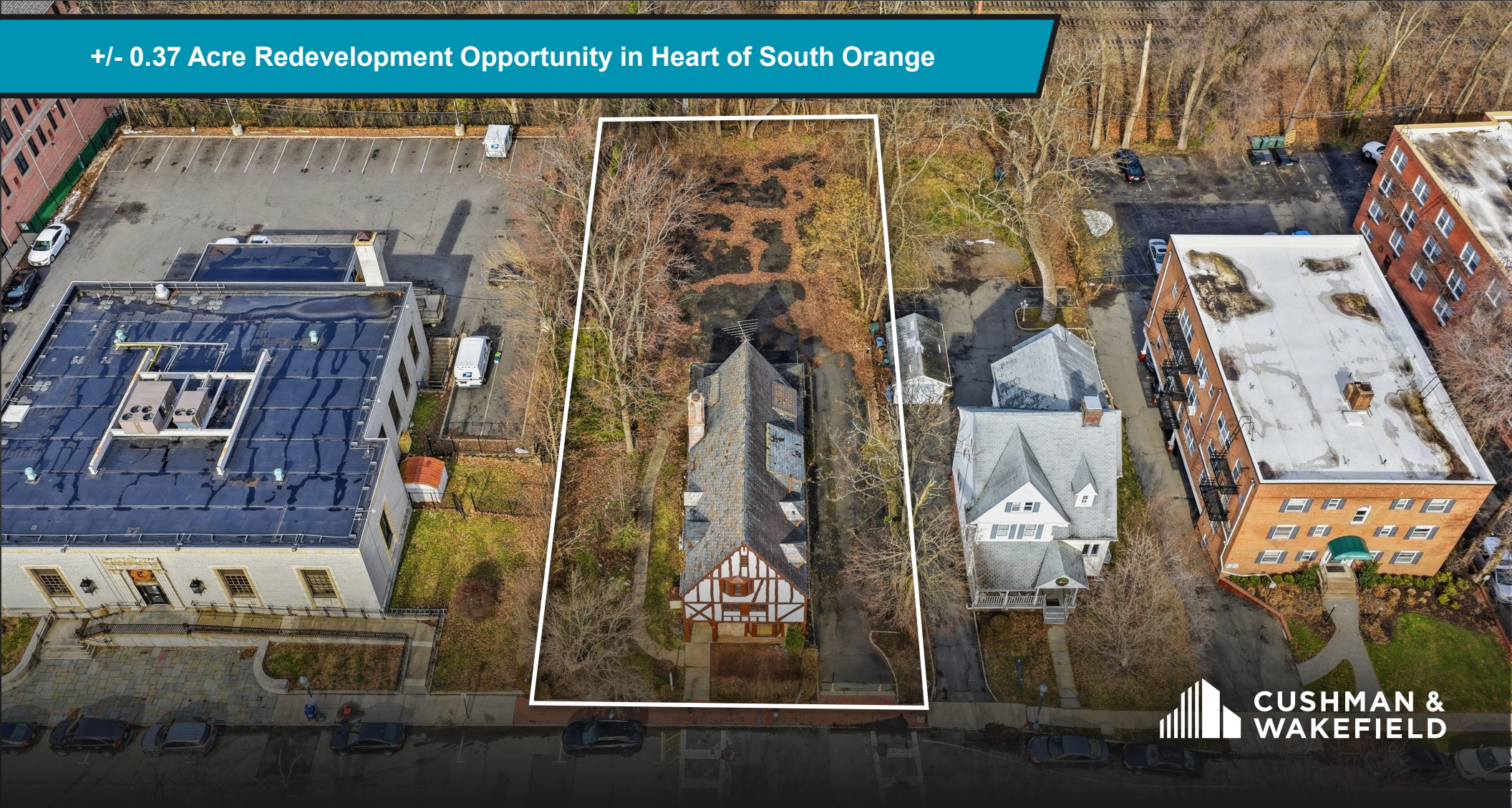
Cushman & Wakefield's Private Capital Group Presents For Sale:

99 Vose Avenue

SOUTH ORANGE, NEW JERSEY

CONFIDENTIAL OFFERING MEMORANDUM

+/- 0.37 Acre Redevelopment Opportunity in Heart of South Orange



Executive Summary

As exclusive agent, Cushman & Wakefield is pleased to offer for sale **99 Vose Avenue, South Orange, New Jersey 07079**, a +/- 0.37-acre redevelopment opportunity located in the heart of South Orange. The property sits just steps from the South Orange Train Station, providing direct rail service to New York City in approximately 30 minutes. Situated within the B-1 (Primary Business) Zone, the site is well positioned for a future residential or mixed-use development within one of Northern New Jersey's most desirable transit-oriented communities.

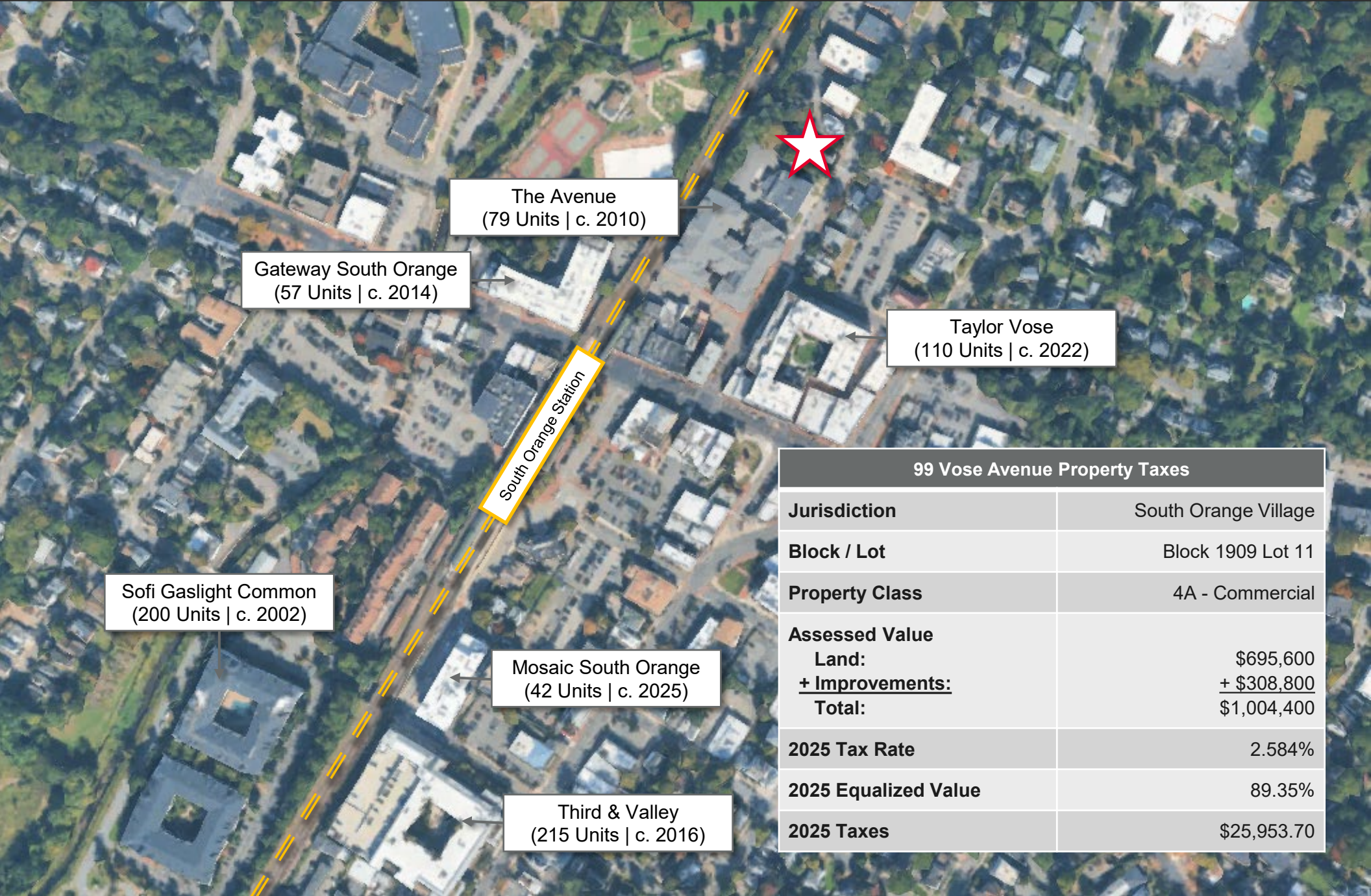
Downtown South Orange has experienced meaningful recent investment, highlighted by the completion of nearby mixed-use residential developments such as Taylor Vose and Mosaic South Orange. These projects have helped transform the Village Center into a vibrant, walkable district anchored by restaurants, retail, and cultural amenities. The property also benefits from close proximity to Seton Hall University, further supporting strong demand for new residential development in the immediate area.



Property Overview

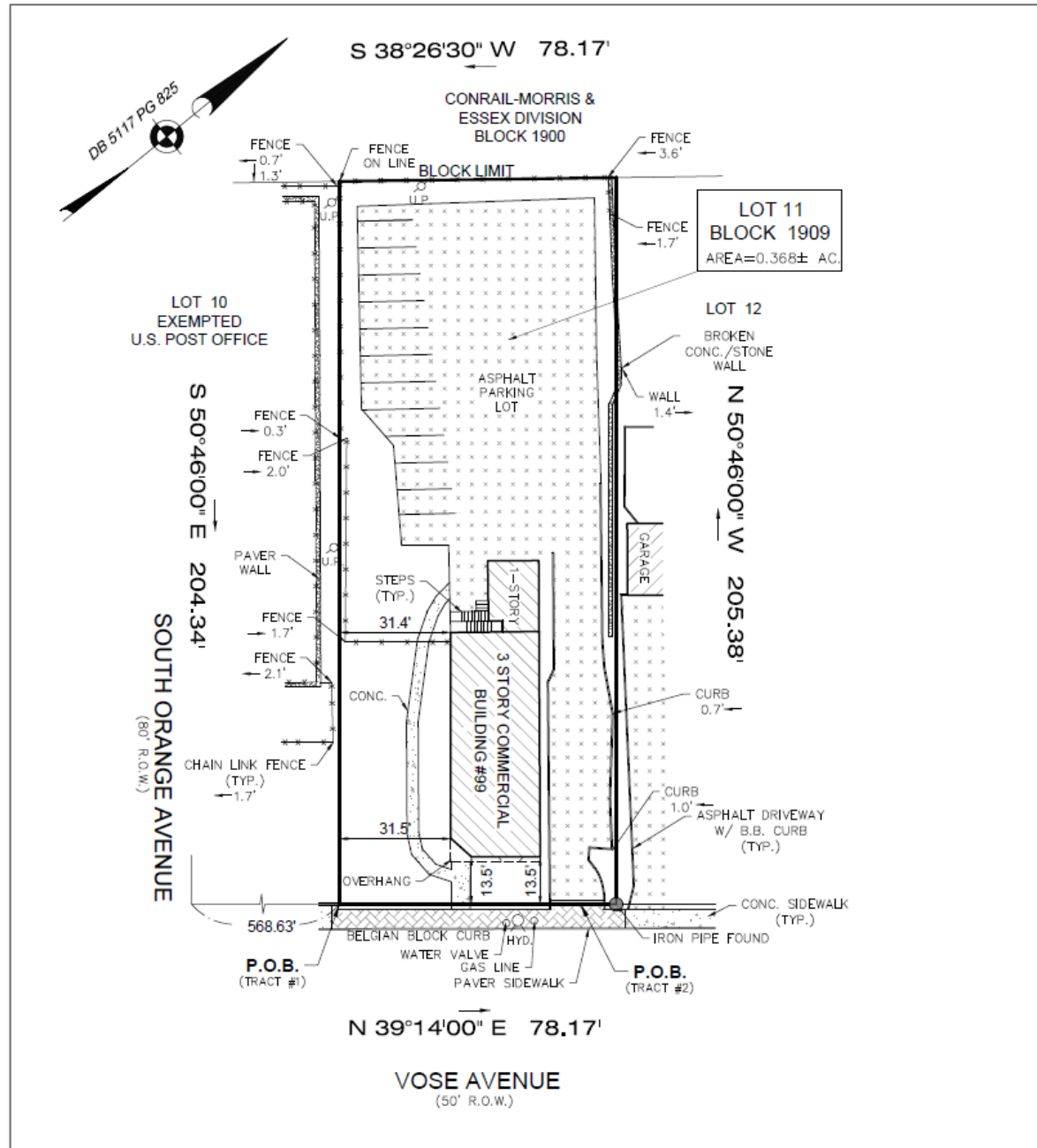
Building SF	3,020 SF
Building Height	3 Stories
Site Size	0.37 Acres
Parking	12 Spaces
Frontage	78' on Vose Avenue
Assessed Value	\$1,004,400
2025 Taxes	\$25,953.70
Zone	B-1 (Primary Business)
Flood Zone	X – Not in Hazard

Local Area Map / Property Tax Overview



99 Vose Avenue Property Taxes	
Jurisdiction	South Orange Village
Block / Lot	Block 1909 Lot 11
Property Class	4A - Commercial
Assessed Value	
Land:	\$695,600
+ Improvements:	+ \$308,800
Total:	\$1,004,400
2025 Tax Rate	2.584%
2025 Equalized Value	89.35%
2025 Taxes	\$25,953.70

Property Survey



B-1 Zoning Permitted Uses

Business B-1: Primary Business

1. Stores and shops for the conduct of retail trade or service use, limited to stores whose primary business is selling merchandise for purchase by the consumer, such as food, furniture, home furnishings and accessories, magazines and newspapers, household appliances, radios, televisions and computers, pharmaceuticals, art, stationary, clothing and apparel and accessories, plants and flowers.

Adult entertainment/retail establishments are prohibited. Services are limited to travel agents; barber, beauty and nails services; shoe repair; tailor and cleaners; appliance and computer repair; video rental and sales; photo studios and processing; locksmith; and retail printing.

2. Banks and financial institutions.

3. Central telephone exchanges.

4. Executive offices, professional offices and showrooms, on the second or higher floors only, except real estate offices, which shall be permitted on any floor.

5. Public restaurants and taverns, but not including drive-in restaurants or restaurant stands where food, drink or confections are served outside the building or where food is intended to be consumed in cars parked on the premises. This provision shall not be deemed to exclude seasonal outdoor or sidewalk cafes as part of a restaurant intended primarily for indoor service of customers. Adult entertainment/retail establishments are prohibited.

6. Funeral homes and parlors.

7. Vocational schools or studios for the instruction of the arts, dancing, music, languages or photography, on the second or higher floors only.

8. Public buildings and uses owned or operated by the Village or its agent.

9. Apartment buildings and apartment units above the first floor of business buildings.

10. Indoor theaters, motion picture housing, cultural and educational facilities and other places of public assembly. Adult entertainment/retail establishments are prohibited.

11. Off-street parking facilities.

12. Restaurants, convenience stores, retail markets and catering kitchens.

13. Retail Showroom

14. Kitchen Used Primarily for Cooking Classes

15. Tattoo Parlor

16. Arcade

17. Paint and Sip Studio

18. Gym

19. Children's Gym

20. Children's Play Space

21. Yoga Studio

22. Realtor Office

23. Party/Wedding Planner Office

24. Knitting Room

Permitted Uses Except on First Floors on Main Streets and District Corridors:

25. Catering Kitchen/Food Production

26. Event Space

27. Creative Studio

Permitted Use on Second Floors and Above:

28. Commercial or Industrial Showroom

Permitted Use Except on First Floor on Main Streets and Side Streets:

29. Community Development Office

Permitted Use Except on First Floor on Main Streets:

30. Co-Working Space

31. Wellness Programs and Classes

32. Medtail

Link to Zoning: https://southorange.municipalcodeonline.com/book?type=ordinances#name=185_Attachment_2-District_Use_Regulations

Link to Bulk Standards: https://southorange.municipalcodeonline.com/book?type=ordinances#name=185_Attachment_3-District_Lot,_Yard_And_Bulk_Regulations

Local Market Overview

South Orange, officially the Township of South Orange Village, is a suburban township in Essex County, New Jersey. Of the 564 municipalities in New Jersey, South Orange Village is one of only four with a village type of government. It is a quaint residential community boasting authentic Tudor, Colonial, and Victorian homes, streets dotted with gaslights, beautiful parks, and a bustling Village center.

The history of South Orange dates back to May 21, 1666, when Connecticut settlers landed on the shores of the Passaic River. Guided by Captain Robert Treat and Lieutenant Samuel Swaine, the group purchased land, now known as Newark, from the Lenni Lenape Indians on July 11, 1666. Those families wishing to farm moved westward into South Orange and surrounding areas.

Architecture is extremely varied. Most of the town is single-family wood-framed houses, however, there are a few apartment buildings from various eras as well as townhouse-style condominiums of mostly more recent vintage. Houses cover a range that includes every common style of the Mid-Atlantic United States since the late nineteenth century, and in sizes that range from brick English Cottages to giant Mansard-roofed mansions. Tudor, Victorian, Colonial, Ranch, Modern, and many others are all to be found. Most municipal government structures date from the 1920s, with a few being of more modern construction.

Drive Times / Accessibility		
Destination	Distance	Drive Time
I-280	2.5 Miles	7 Minutes
I-78	2.8 Miles	8 Minutes
Garden State Parkway	2.9 Miles	9 Minutes
Holland Tunnel	15.0 Miles	26 Minutes
Newark International Airport	10.2 Miles	18 Minutes



OM Disclaimer

This Offering Memorandum was prepared by Cushman & Wakefield (“Broker”) solely for the use of prospective buyers (each a “Buyer”) of the real property commonly known as 99 Vose Avenue, South Orange, New Jersey 07079 (the “Property”). Neither Broker nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective Buyers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement therein was prepared and (ii) that no projections were made herein. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and shall not provide, Broker or any prospective Buyer with any income and expense figures, budgets or projections regarding the Property. Prospective Buyers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer.

The Offering Memorandum is confidential. As a condition to receiving this Offering Memorandum, Buyer has executed the Confidentiality Agreement attached hereto.



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