



AVAILABLE FOR LEASE

Commercial Retail Space For Lease

OFFERING MEMORANDUM | 1014 SOUTH AVENUE | PLAINFIELD, NJ

Exclusively Listed by

Rashad Davis - Broker | (704) 312-2176 | r2drealestategroup@gmail.com

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KW COMMERCIAL
237 Lorraine Avenue
Montclair, NJ 60555

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Professional Bio



Rashad Davis

Broker

r2drealestategroup@gmail.com

Direct: (704) 312 - 2176

Rashad Davis, CCIM

Rashad Davis is a seasoned real estate professional with over 15 years of experience, specializing in both commercial and residential markets. Known for his entrepreneurial drive and expertise in market intelligence, Rashad has successfully navigated the global real estate investment landscape, focusing on acquisitions, dispositions, leasing, development, and project management.

Rashad's career includes serving as a Broker in the NC, SC, & northern NJ real estate markets. Prior to becoming a broker he was a Transaction Manager at Wells Fargo Bank (formerly Wachovia), where he gained recognition for his contributions since joining in 2005. Prior to that, he played a key role in development and pre-construction services with top builders in the Atlanta market, such as John Wieland Homes.

Rashad holds a Bachelor of Science degree in Finance and Construction Management from Auburn University and is a Certified Commercial Investment Manager (CCIM), demonstrating his dedication to industry excellence. His commitment to real estate was further strengthened through his participation in Project REAP, where he completed a prestigious internship with Wachovia's Corporate Real Estate department.

In addition to his professional achievements, Rashad is deeply committed to community service. He is a founding member of NGAAP Charlotte, a philanthropic giving circle, and actively supports various charitable initiatives.

With a proven track record, a passion for entrepreneurship, and a strong dedication to both his clients and community, Rashad Davis continues to be a leader and innovator in the real estate industry.

Website: www.thedarmaningroupcre.com

Property Summary



Property Summary

Access:	EWR - approx. 30 mins
Available SF:	1,456
Beds:	53
Building Class:	Class A Mixed-Use
Building SF:	51,530
Business Park / Development:	The Station at Netherwood
County:	Union County - NJ
Interstate Access:	Route 22 - approx. 5 min drive
Lot Size:	0.91 Acres
Parking:	Covered Garage + Surface Lot
Year Built:	2024
Zoning:	TOD (Transit-Oriented Development)

Property Overview

KW Commercial NJ Metro Group is pleased to exclusively present the opportunity to lease a newly constructed, ground-floor retail space at The Station at Netherwood — 1014 South Avenue, Plainfield, New Jersey.

This 1,456 SF commercial suite is embedded within a fully stabilized, Class A mixed-use building completed in 2024 and sits directly across the street from the Netherwood NJ Transit Station on the Raritan Valley Line.

The property benefits from unmatched transit visibility, a rapidly expanding residential base, and a formal 30-year PILOT tax incentive program granted by the City of Plainfield — making it one of the most strategically positioned retail availabilities in Union County.

Location Overview

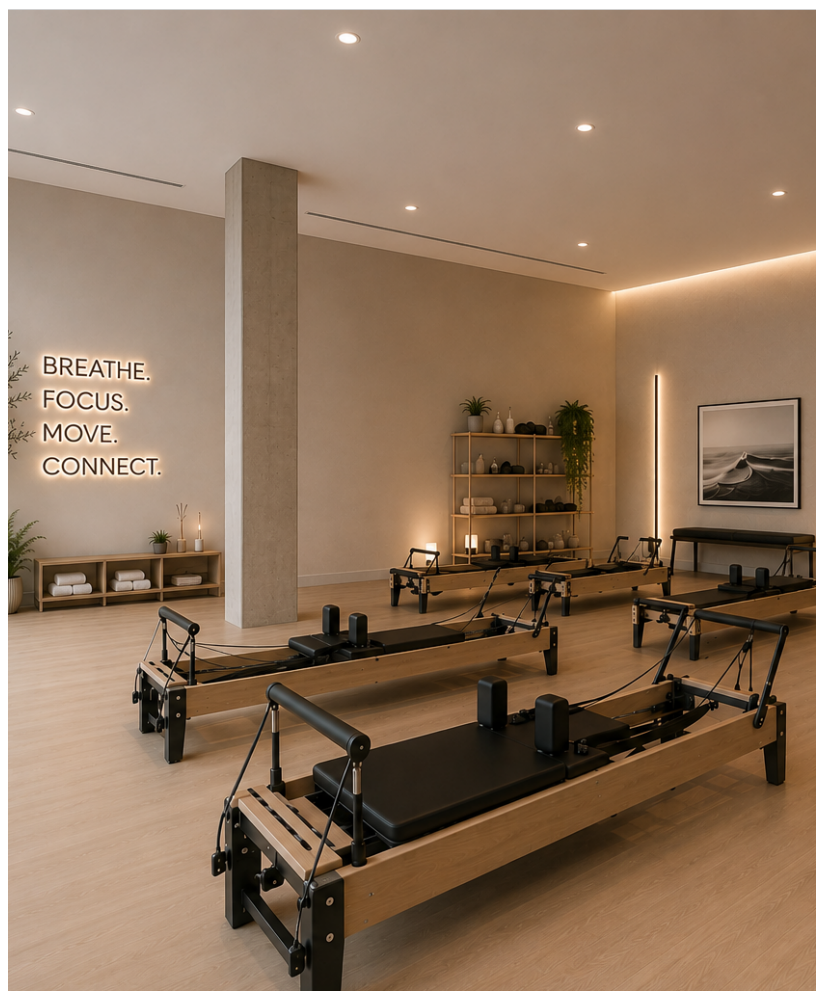
Plainfield's South Avenue corridor has emerged as one of Union County's most compelling transit-oriented investment zones.

The City of Plainfield earned its NJ TRANSIT Village designation in 2014, unlocking a sustained pipeline of public and private investment that has accelerated dramatically since 2020.

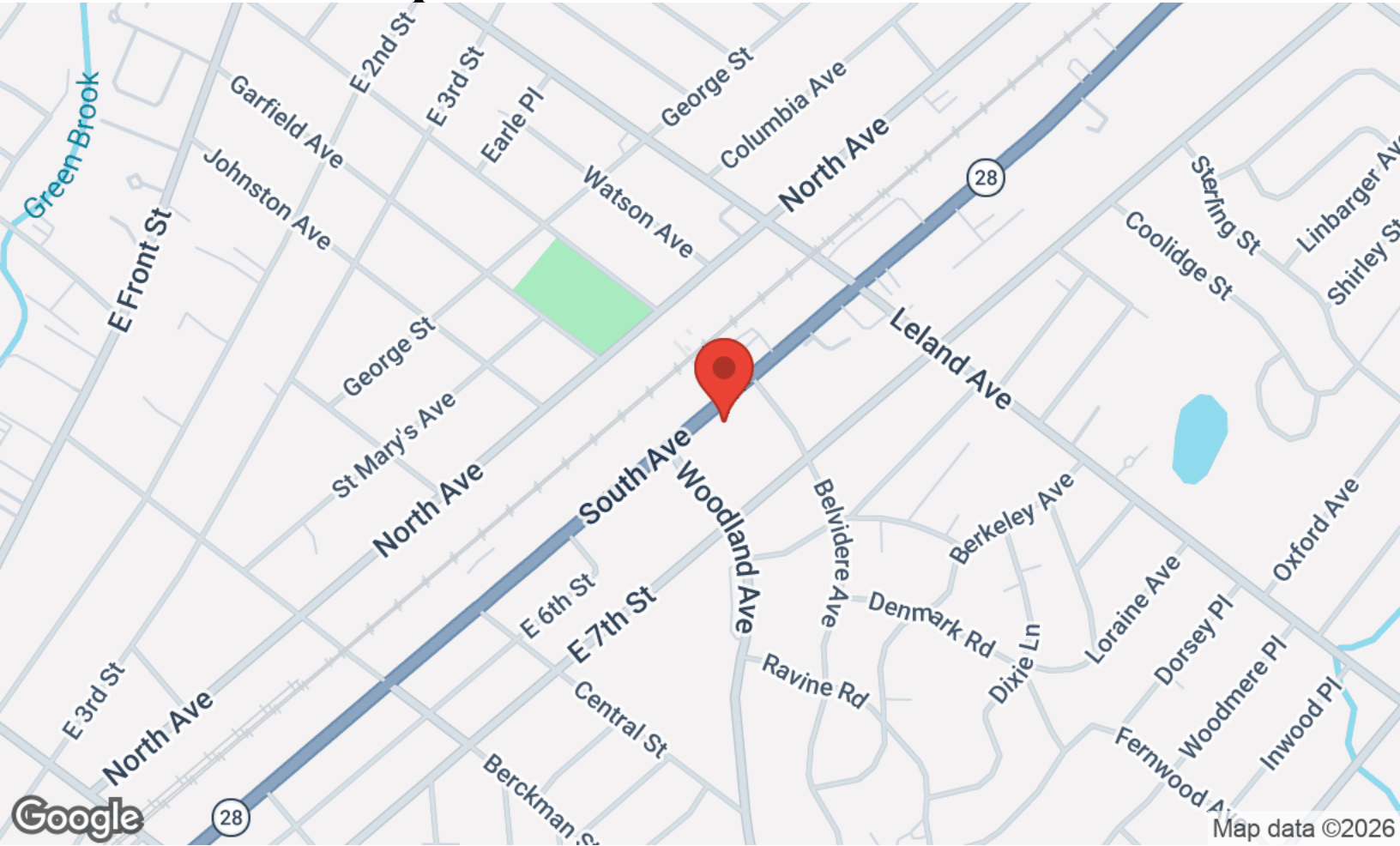
Property Photos



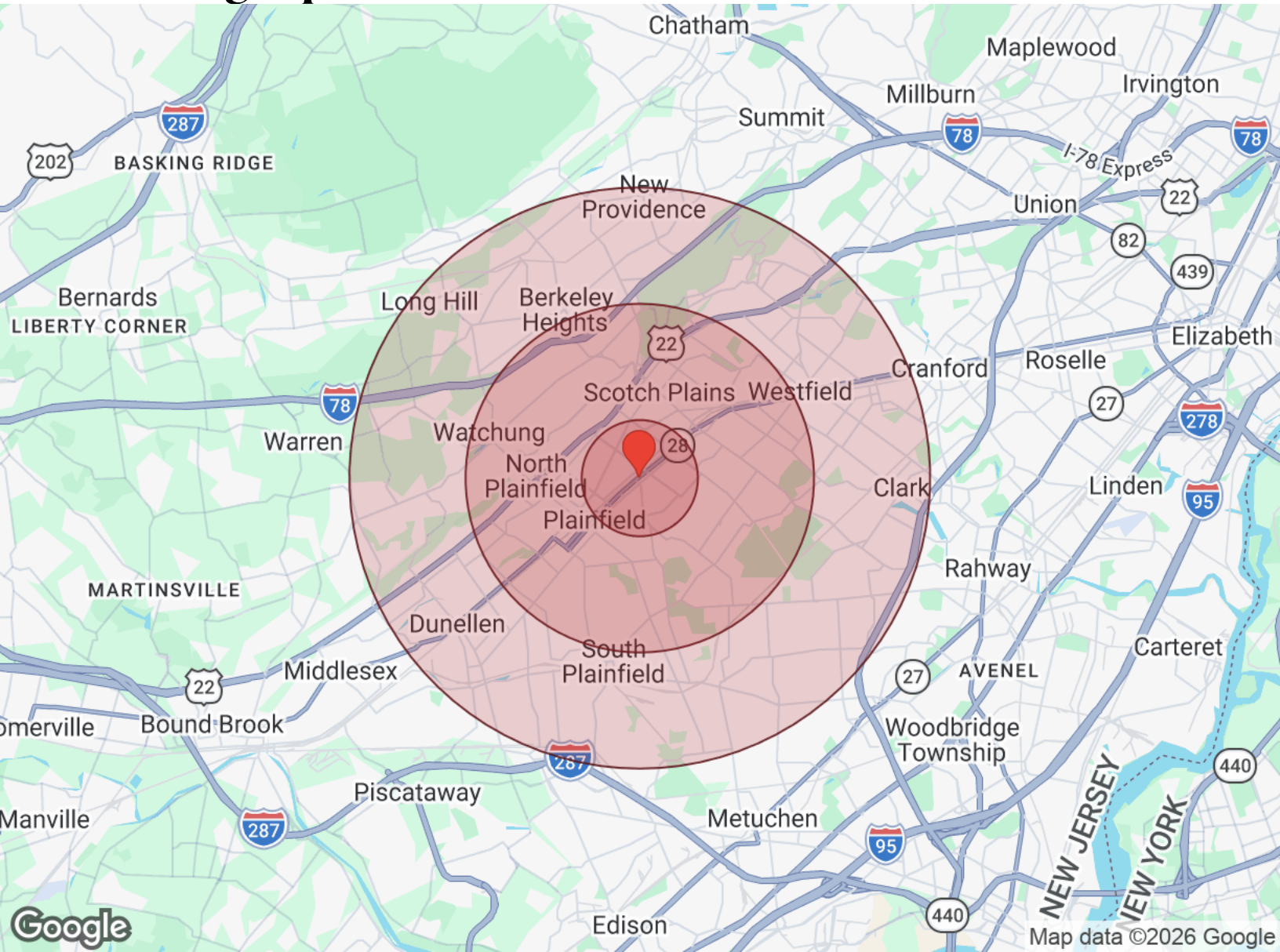
Property Photos (Renderings)



Location Maps



Demographics



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	13,588	66,870	148,242
Female	14,108	67,544	151,746
Total Population	27,696	134,415	299,988

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,791	43,107	122,815
Black	10,486	31,574	48,328
Am In/AK Nat	22	67	150
Hawaiian	6	13	30
Hispanic	11,289	46,185	75,387
Asian	684	11,318	48,418
Multiracial	324	1,761	3,960
Other	97	403	900

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,171	44,970	104,881
Occupied	8,935	43,850	102,423
Owner Occupied	4,669	27,428	70,643
Renter Occupied	4,266	16,422	31,780
Vacant	236	1,120	2,458

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	6,071	27,465	57,826
Ages 15 - 24	3,729	17,597	36,472
Ages 25 - 54	11,085	54,052	116,489
Ages 55 - 64	3,090	15,916	38,069
Ages 65+	3,719	19,384	51,130

Income	1 Mile	3 Miles	5 Miles
Median	\$98,760	\$122,965	\$138,220
Under \$15k	389	1,838	3,804
\$15k - \$25k	195	1,467	2,584
\$25k - \$35k	308	1,527	3,535
\$35k - \$50k	686	2,985	5,564
\$50k - \$75k	1,398	5,072	10,985
\$75k - \$100k	1,569	4,981	10,584
\$100k - \$150k	1,796	8,256	18,271
\$150k - \$200k	1,206	5,408	12,190
Over \$200k	1,387	12,315	34,906

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