

FULLY LEASED RARE RT 22 INVESTMENT SALE OPPORTUNITY



WAYNE KASBAR

VICE PRESIDENT

732 807 0330

wayne.kasbar@colliers.com

Licensed Salesperson



ROBERT STEPAK

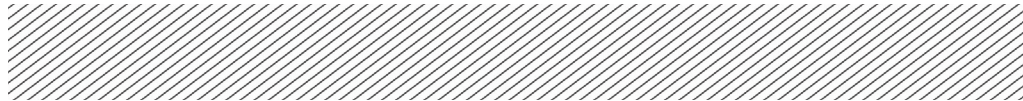
SENIOR SALES REPRESENTATIVE

416 305 4993

robert.stepak@colliers.com

Licensed Salesperson

Exceptional income-producing retail building on a high-traffic retail corridor in Scotch Plains, NJ. 100% leased with long-term NNN leases in place.



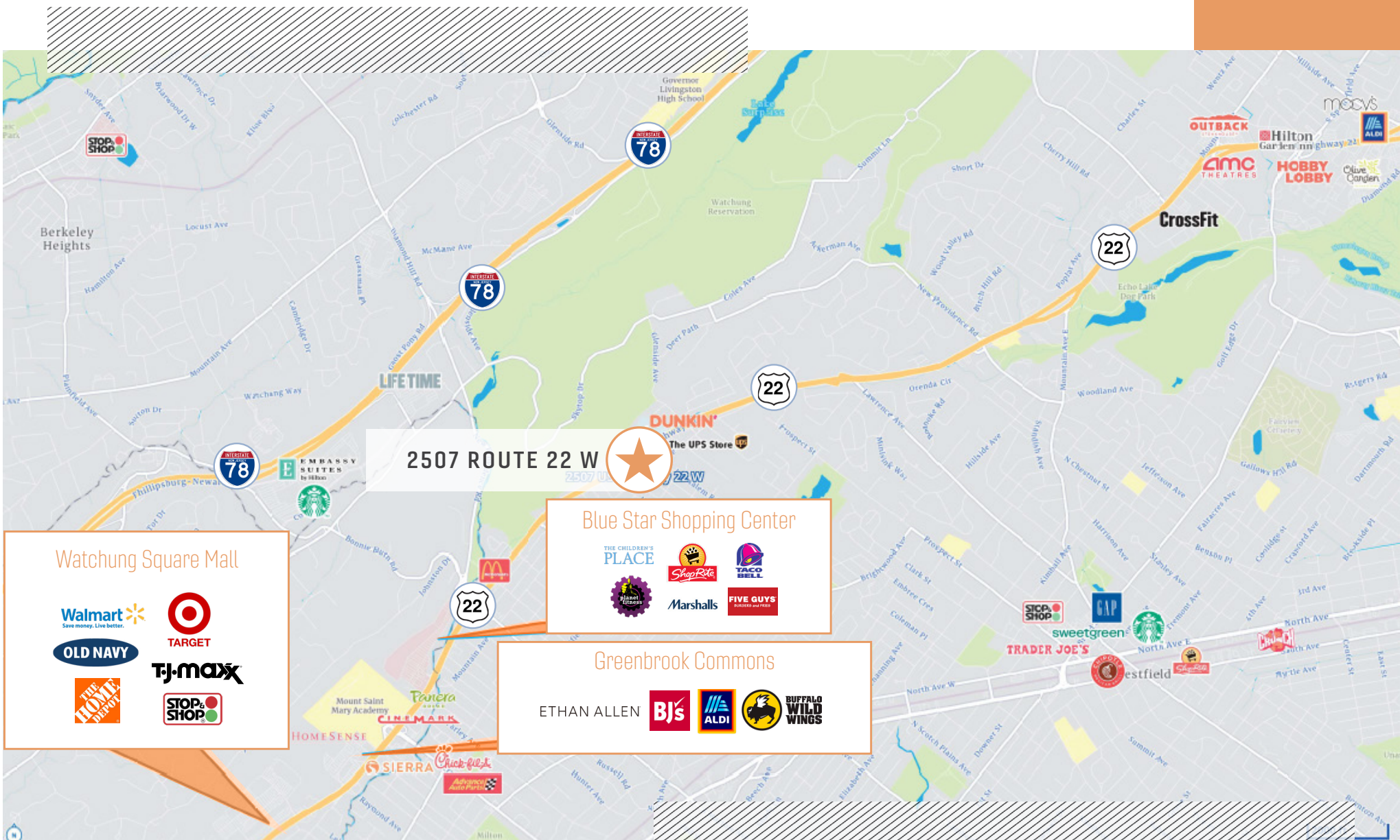
BUILDING DETAILS

- + Address: 2507 Rt 22 W, Scotch Plains, NJ
- + Building size: 7,200 SF
- + Lot size/parking: 5/1000 parking
- + Last renovated: 2022
- + Current annual NOI: Approx \$340,000
- + Asking Price: \$3,400,000
- + Retail Neighbors: Panera, Home Depot, Home Sense, Walmart, Chipotle, Chick Fil A, Starbucks, TJ Maxx, DSW, Dicks, Aldi, Lidl, Ulta, City MD, Kohl's, & Shop Rite

INVESTMENT HIGHLIGHTS

- + 100% leased — stable, immediate cash flow
- + Strong-credit tenant roster with long-term lease commitments (NNN)
- + Prime retail corridor with excellent visibility, vehicle traffic, and regional draw
- + Minimal landlord responsibilities due to NNN structure, enhancing predictable returns
- + Ideal for investors seeking low-management, high-yield commercial real estate
- + Excellent long term adaptive redevelopment potential
- + Zoning: B-3 ([Click for Zoning Details](#))





LOCAL SHOPPING CENTERS:

+ Watchung Commons – 1680 US 22 • Watchung Mall – 1511 US 22 • Greenbrook Commons – 1601 Rt 22

DEMOGRAPHICS:

+ Daytime Population: **1 MILE:** 10,360 • **3 MILES:** 106,492 • **5 MILES:** 263,306

+ Avg. Household Income: **1 MILE:** \$173,990 • **3 MILES:** \$106,492 • **5 MILES:** \$263,306

+ Daily Traffic Volume: **US 22 @ Victor St:** 46,600

2507 ROUTE 22 W

SCOTCH PLAINS, NEW JERSEY



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COLLIERS INTERNATIONAL NJ LLC

10 WOODBRIDGE CENTER DRIVE, SUITE 1010

WOODBIDGE, NJ 07095

732 807 0400

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