

THE NATIONAL

1420 Irving Street
Rahway, NJ 07065

GROUND FLOOR — RESTAURANT/RETAIL

LIQUOR LICENSE AVAILABLE

3,461 SF Interior + 2,905 SF Outdoor Seating



RESTAURANT / RETAIL

Built to Draw a Crowd

Downtown Rahway storefront min a fully restored two-story masonry building, steps away from NJ Transit with direct service to NYC in 38 minutes.

“You can feel the energy.”

MAYOR RAYMOND A. GIACOBBE

City of Rahway

The building’s exterior is wrapped in a full-coverage mural – including the iconic “Greetings from Rahway” postcard panel that anchors the courtyard. It’s a destination in itself, photographed daily and shared across social media.

3,461

SF Interior

2,905

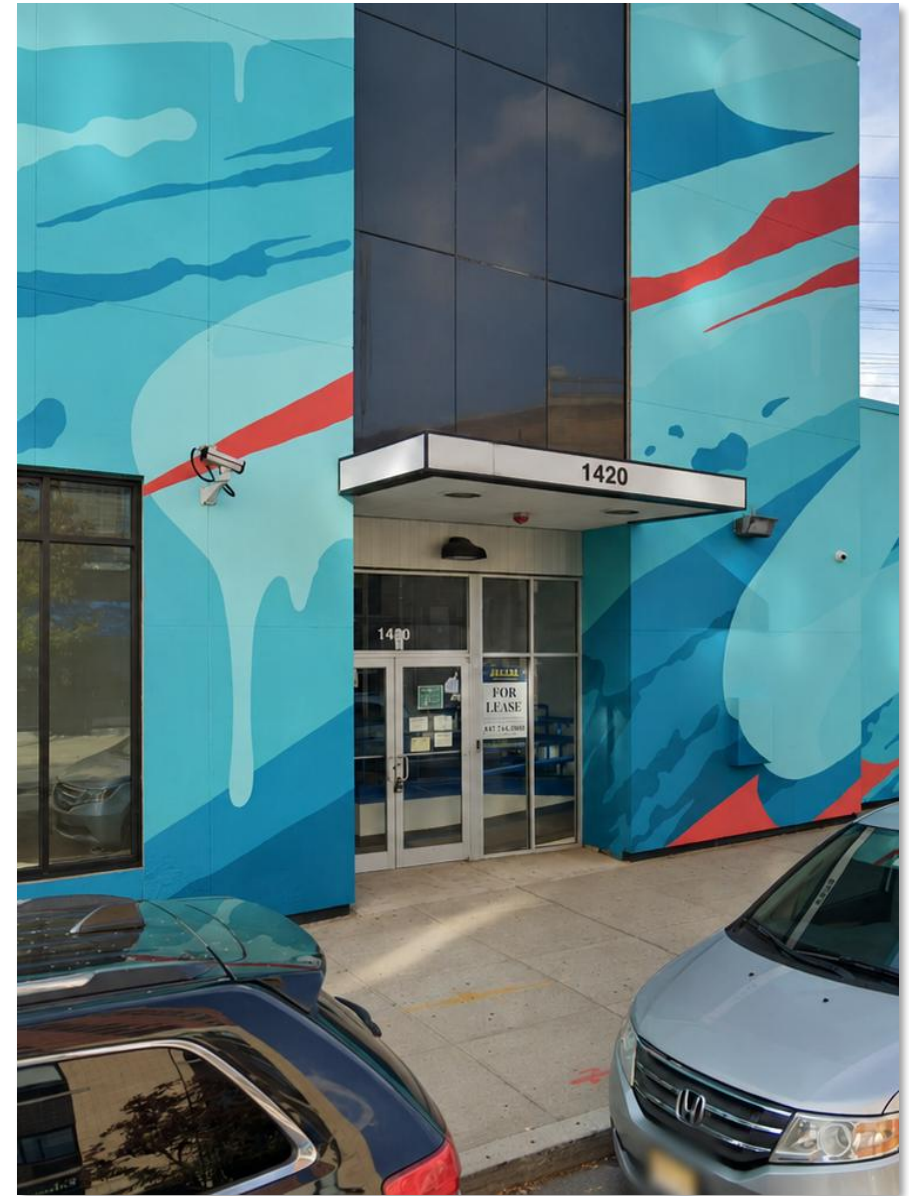
SF Outdoor Seating

LIQUOR

License Available

38 MIN

To NYC



Greetings from

RAILWAY

cityofrailway

cityofrailway

Live Offices

er LAZI



RESTAURANT / RETAIL

Step Inside | 3,461 SF

Open-plan ground-floor space, polished and ready to build-out.



URSZULA ZOLTEK

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INTERIOR / MOVE-IN READY

Move-in Ready

Brand- new white-box interior. Floor-to-ceiling glass on two exposures with direct sightlines to the plaza.



Open floor plan - Ideal for dining room space | Natural light exposure on two sides



Polished tile – Ready for tenant fit-out

3,236 SF
TENANT SPACE

+

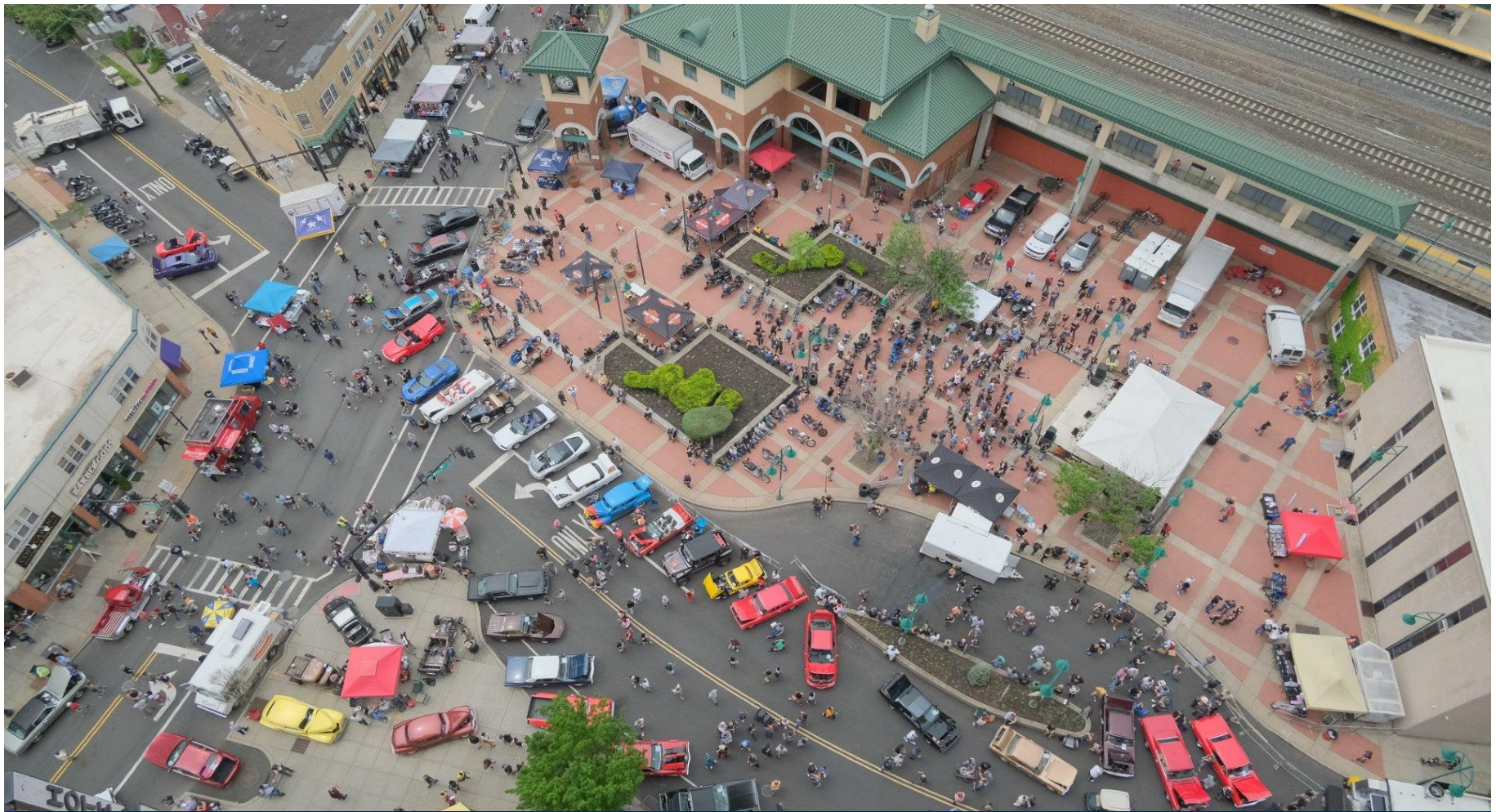
225 SF
COMMON AREA

=

3,461 SF
TOTAL INTERIOR AVAILABLE

Plaza Events | Captive Crowds

Your front door opens onto Train Station Plaza – the social heart of downtown Rahway. Free outdoor concerts, the Thursday Farmers Market, car shows, art fairs and seasonal festivals draw thousands of visitors throughout the year.



Train Station Plaza on a typical event day – your storefront opens onto this scene.

Elevated Dining | 1,897 SF

Proposed rooftop terrace designed for full bar service and dining – string lights, planter walls, lounge seating and views of the Rahway skyline and train plaza below.

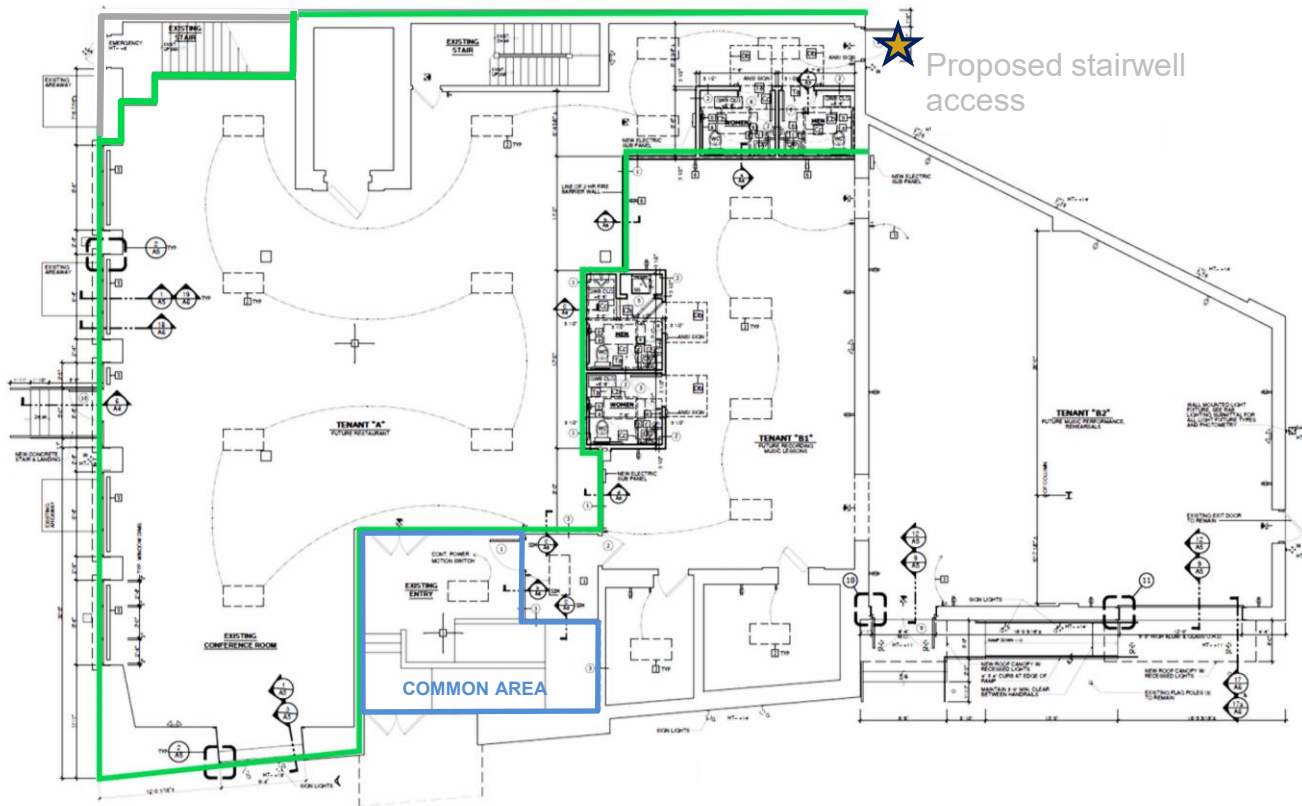


Rooftop Bar & Lounge – pergola, string lights, plush seating

OUTDOOR SEATING

Two Patios | 2,905 SF

Courtyard Patio (1,008 SF) opens to the train plaza foot traffic.
Rooftop Terrace (1,897 SF) sits above the building.



***See next slide for proposed Rooftop terrace floor plan

COURTYARD PATIO

1,008 SF

Ground Level | Train Plaza facing
Ideal for café tables & outdoor service

ROOFTOP TERRACE

1,897 SF

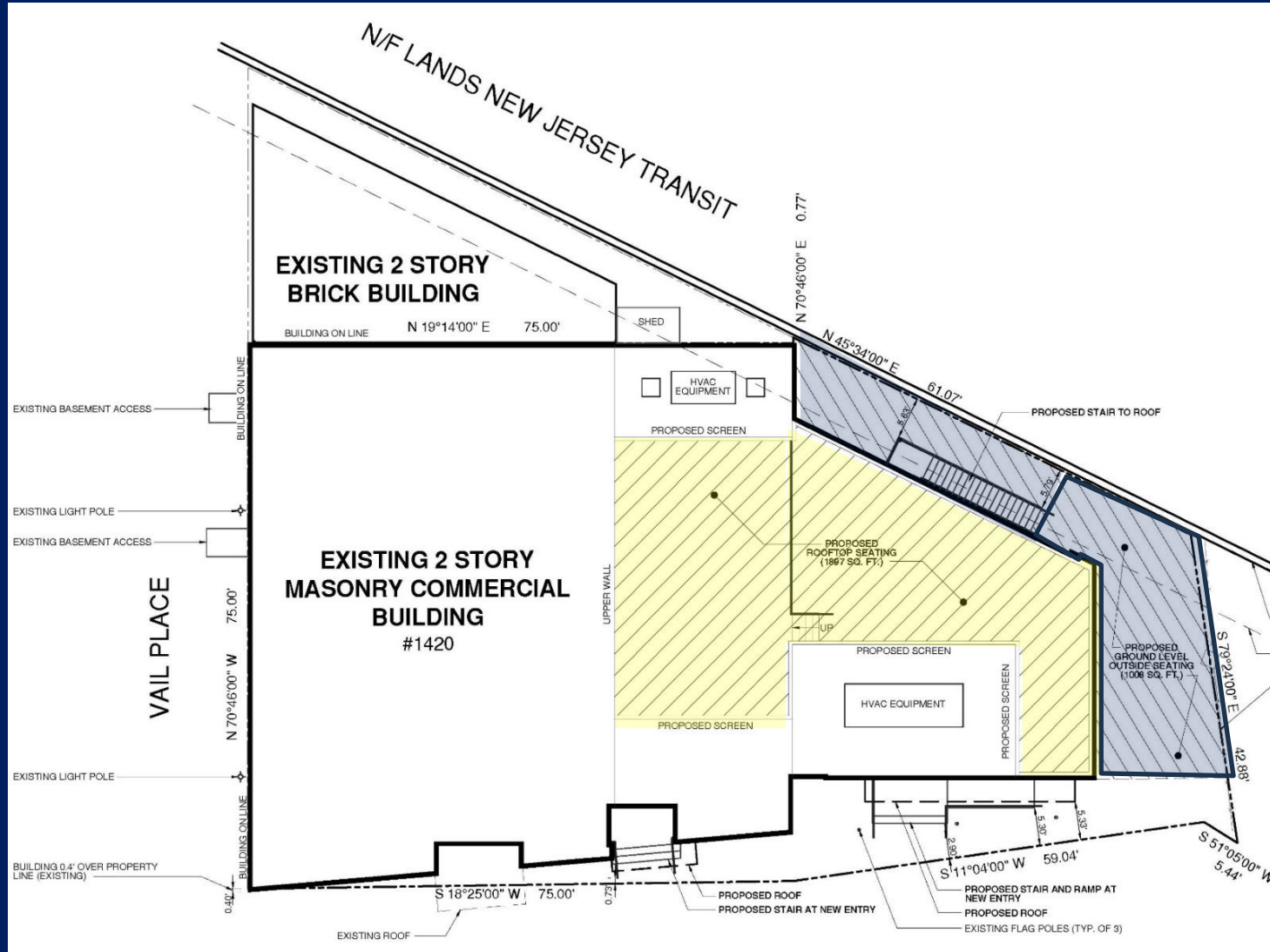
Above Building | New Stair Access
Built for bar/dining with view

TOTAL OUTDOOR AREA

2,905 SF

Two Patios | 2,905 SF

Rooftop 1,897 SF + Ground-level Courtyard 1,008 SF



ZONING

B-S Business

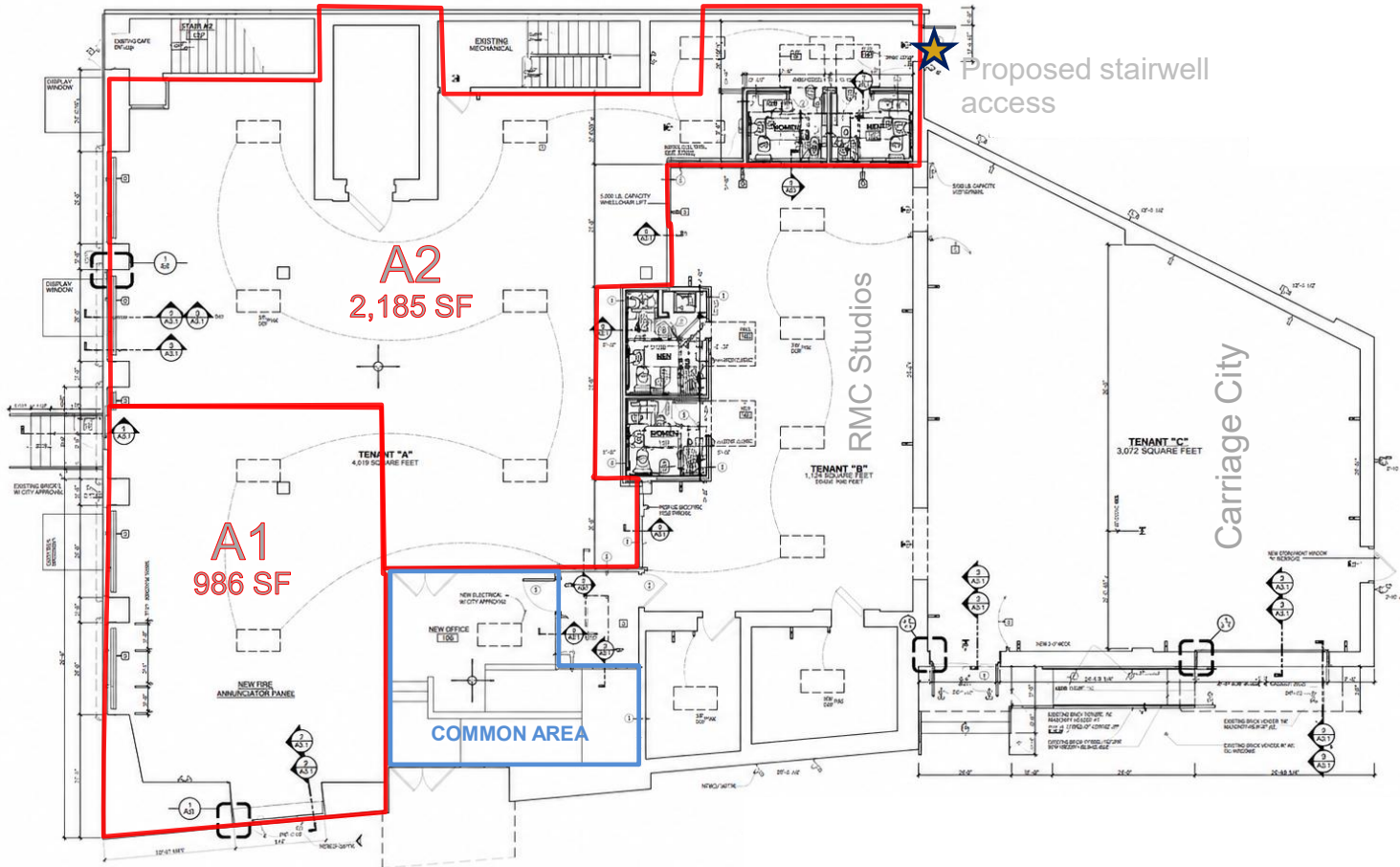
Central Business District

AT A GLANCE

Building	2-Story Masonry
Year	Restored 2023
Frontage	Irving Street
Liquor License	Available
Ground Floor	3,236 SF
Common Area	225 SF
Courtyard	1,008 SF
Rooftop	1,897 SF

3,236 SF Available

Vault preserved | Common area entrance shared with workspace tenants above adjacent tenants to RMC Studios (music) and Carriage City (retail).

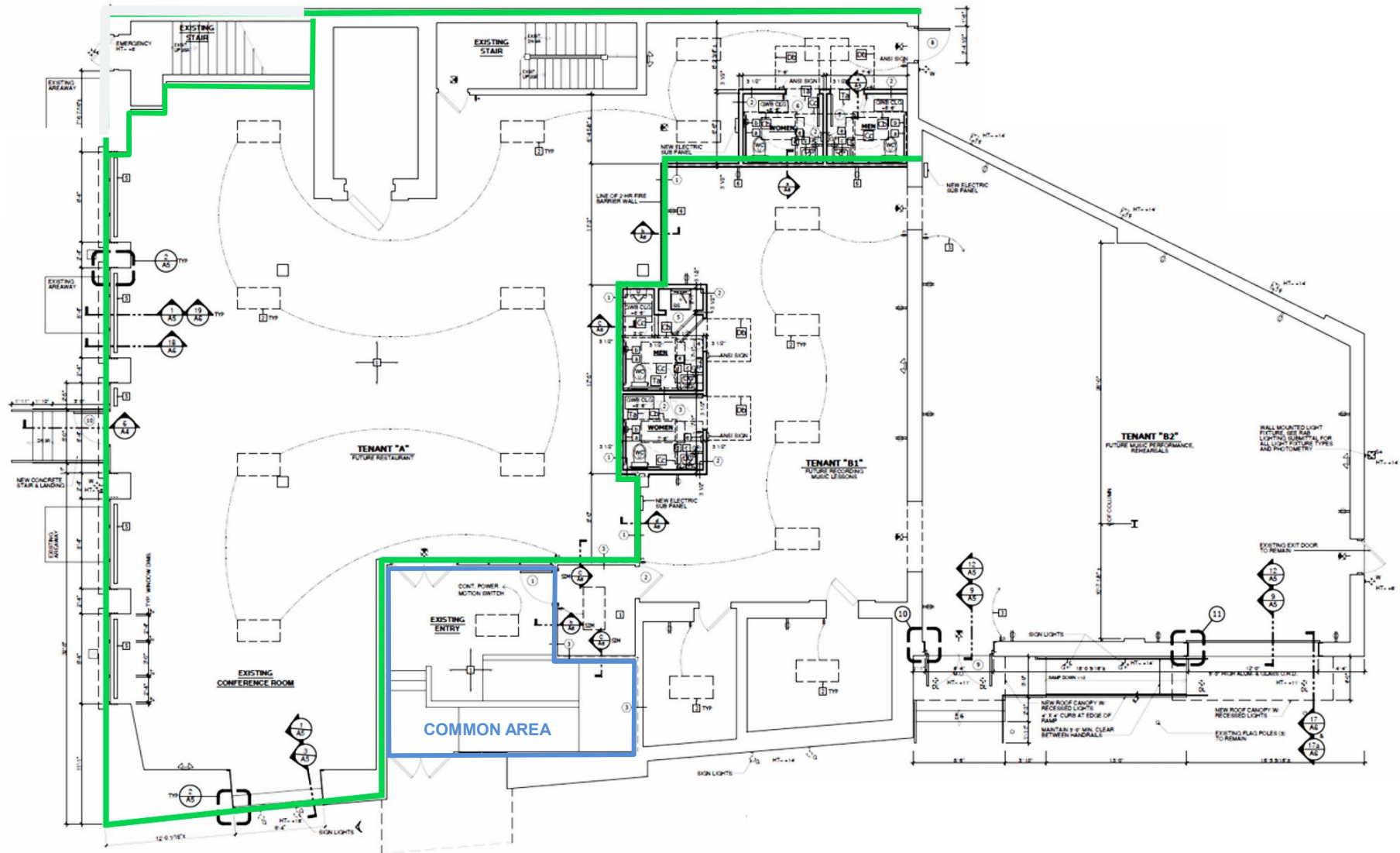


SPACE BREAKDOWN

Main Floor	3,236 SF
Common Area	225 SF
Total Interior	3,461 SF
Vault	Preserved
Bathrooms	Existing
Entry	Existing

Architect Plan

Detailed first-floor plan with tenant boundary outlined in green.
Tenant A = Future Restaurant | Adjacent B1/B2 = Music Studios



TENANT BASE

1,800+ Residential Units within Walking Distance.

Rahway is in the middle of a transit-oriented residential boom — Skyview (160 units), The Mint (116), Reva Rahway (219), Park Square (159), River Place (136), Meridia Lafayette (115) and many more, all within walking distance. An exceptional captive customer base for a downtown restaurant or retailer.



LOCATION

Downtown Rahway.

Steps from Train Station

Centrally located in Rahway's Central Business District. The National sits across from the Watt Hotel, one block from the post office, and steps from NJ Transit with direct service to NYC in 38 minutes.

STEPS FROM THE FRONT DOOR

- **Rahway Train Station** 1 block to NYC line
- **Watt Hotel** Across the street
- **Train Station Plaza** Events & farmers market
- **US Post Office** 1 block away
- **Zoning** B-S Central Business

TENANT PERK

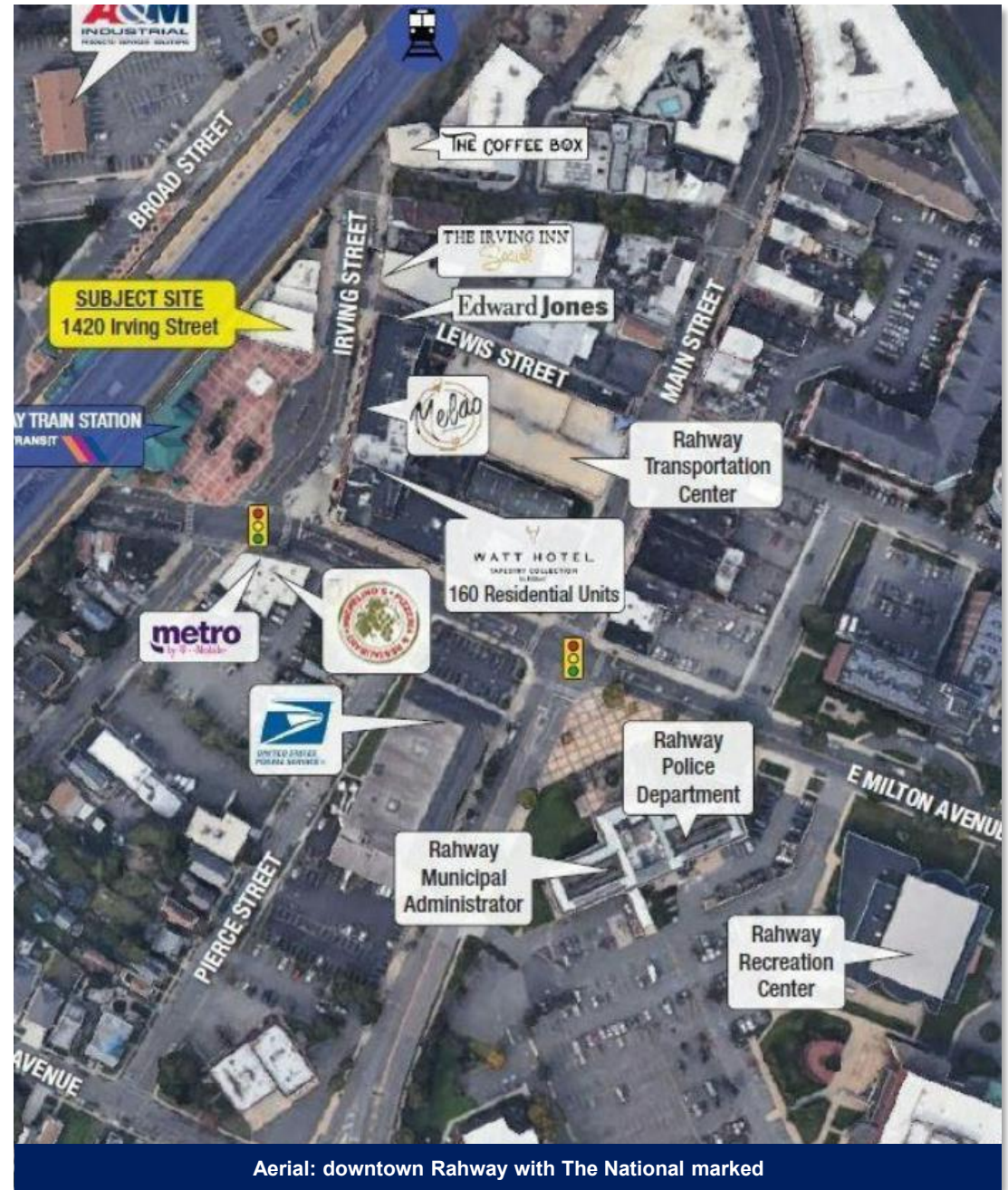
Free Parking

Public lots adjacent to building

TENANT PERK

Free Business Waste Pickup

Provided by the City of Rahway

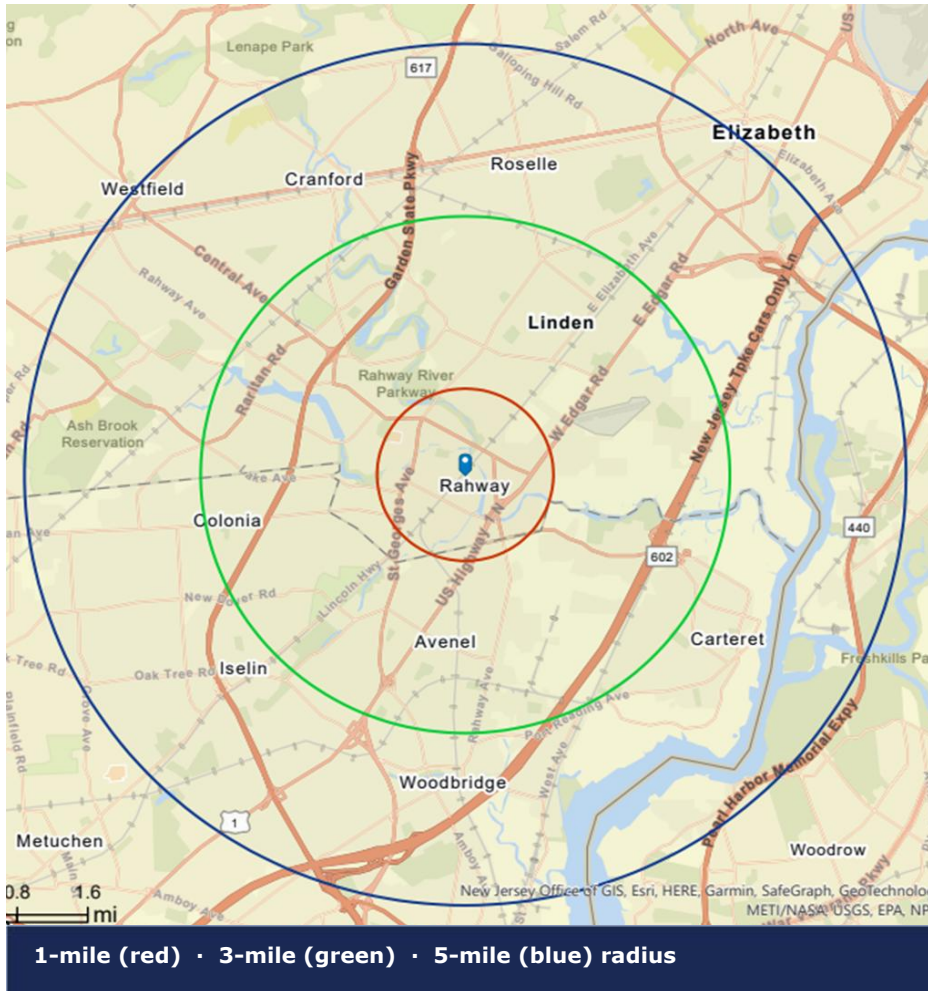


Aerial: downtown Rahway with The National marked

DEMOGRAPHICS

Outstanding demographics.

Population, daytime workforce, and income within 1, 3, and 5 miles.



	1 MILE	3 MILES	5 MILES
Population	22,999	138,089	381,531
Daytime Population	20,923	124,667	359,593
Avg. HH Income	\$70,205	\$82,994	\$83,088
Median Age	39.2	41.5	40.4

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