

OFFERING MEMORANDUM

COMMERCIAL RETAIL SPACE FOR LEASE

1014 SOUTH AVENUE

PLAINFIELD, NEW JERSEY 07062

THE STATION AT NETHERWOOD

Transit-Oriented Mixed-Use Development | Netherwood Heights

1,456

AVAILABLE SF
Ground Floor Retail

Mixed-Use

BUILDING TYPE
6-Story | Built 2024

**Across
Street**

TRANSIT ACCESS
NJ Transit Raritan Line

30-Year

PILOT PROGRAM
City of Plainfield

KW COMMERCIAL NJ METRO GROUP

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EXECUTIVE SUMMARY

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.

Property Address	1014 South Avenue, Plainfield, NJ 07062
Building Name	The Station at Netherwood
Available Space	1,456 SF (Ground Floor Retail)
Building Type	Mixed-Use — 5-Story New Construction
Year Built	2024
Asking Rent	Contact Broker for Pricing
Lease Type	NNN (Triple Net) — Negotiable
Minimum Lease Term	3–5 Years Preferred
Parking	48 Spaces (12 Covered Garage + 36 Surface)
Zoning	Transit-Oriented Development (TOD)
Tax Incentive	30-Year PILOT Program — City of Plainfield
Listing Broker	KW Commercial NJ Metro Group / Keller Williams Commercial

PROPERTY DESCRIPTION

The Station at Netherwood is a landmark mixed-use development in the heart of Plainfield's most active redevelopment corridor. Constructed in 2024, the building exemplifies the new generation of transit-oriented developments reshaping suburban New Jersey — combining luxury residential living with street-level commercial activation at one of the Raritan Valley Line's most dynamic station areas.

The available retail suite occupies prime ground-floor frontage along South Avenue, benefiting from high pedestrian counts generated by the Netherwood Train Station immediately across the street, the building's 42 fully occupied residential units above, and the growing density of new multifamily communities along the South Avenue corridor.

Total Building Size	Approximately 51,530 SF (5 Stories)
Residential Units	42 Units (31 One-BR 11 Two-BR)
Residential Occupancy	100% Leased
Retail Space	1,456 SF Ground Floor
Ceiling Height (Retail)	Available Upon Request
Storefront	Street-Facing — South Avenue Frontage
Parking Provided	48 Spaces 12 Covered + 36 Surface Lot
Building Amenities	Gym, Resident Lounge, Bike Racks, Roof Deck, Storage
Construction Type	New Construction — 2024 Delivery
Lot Size	Approximately 0.916 Acres

LOCATION & MARKET 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.

Transit Connectivity

Transit Line	NJ Transit — Raritan Valley Line
Station	Netherwood Station (directly across street)
Distance to Newark Penn Station	Approx. 25 minutes by rail
Distance to New York Penn Station	Approx. 55–60 minutes (via transfer)
Highway Access	Route 22 — 5-Minute Drive
Airport Access	Newark Liberty International — 30 Minutes
Walkability	Highly Walkable — Multiple Amenities Within 0.5 Miles

Residential Development Pipeline

New Multifamily Developments (since 2020)	10+ Completed, Under Construction, or Planned
Citivillage at Plainfield Station	1,400 Units (Multi-Phase)
BELLA Luxury Housing Project	357 Units — Upcoming
Centurion Sleepy Hollow	100 Units — Opened July 2025
Transit Village Designation	Awarded 2014 — NJ TRANSIT Initiative
Main Street NJ Designation	Awarded November 2024
South Avenue Corridor	Active Urban Revitalization Zone

The resulting population density surge along South Avenue is creating exactly the built-in customer base that drives strong retail tenancies — particularly in food & beverage, health & wellness, and professional services categories. The combination of daily commuter foot traffic from Netherwood Station and a rapidly growing residential community above and around the subject property creates a uniquely resilient retail environment.

IDEAL TENANT PROFILE

The subject space is ideally suited for a convenience-oriented, commuter-serving retail or service concept. Given the 1,456 SF footprint and transit-facing location, the most qualified tenants will be operators who can leverage the daily foot traffic generated by Netherwood Station and serve the growing residential community on South Avenue.

Target Tenant Categories

Quick-Service Food & Beverage	Coffee, juice bar, fast casual — captures AM/PM commuter traffic
Health & Wellness	Boutique fitness, yoga, physical therapy, or medical spa
Professional Services	Insurance, tax preparation, financial advisory, or credit union
Healthcare / Medical	Urgent care satellite, primary care, dental — serves residential base
Specialty Retail	Pharmacy, dry cleaning, specialty grocery, or neighborhood convenience

Tenant Qualification Requirements

Operating History	Minimum 2 years (independent operators) or established franchise system
Financial Documentation	Personal financial statements + 3 years business tax returns
Credit Profile	Strong personal and/or business credit — financials reviewed
Lease Guaranty	Personal guaranty from principal(s) required for lease term
Preferred Profile	National credit tenant, regional franchise, or proven operator

INVESTMENT HIGHLIGHTS

- 1 Prime Transit-Facing Location**

The space sits directly across from Netherwood NJ Transit Station, providing immediate access to thousands of daily commuters on the Raritan Valley Line — among the most coveted retail positions in suburban NJ.
- 2 30-Year PILOT Tax Incentive**

The City of Plainfield has granted a 30-year Payment In Lieu of Taxes (PILOT) program to the property, offering significant long-term cost stability for both the ownership and tenants who benefit from predictable operating expense structures.
- 3 Class A New Construction (2024)**

Ground-floor retail embedded within a brand-new, 5-story mixed-use building — no deferred maintenance, modern MEP systems, and a well-maintained building environment that reflects positively on tenant businesses.
- 4 Captive Residential Customer Base**

42 fully occupied luxury residential units directly above the retail space provide an immediate, built-in customer base before a single commuter walks through the door.
- 5 Explosive Residential Pipeline**

Over 10 new multifamily developments have been completed, are under construction, or are in planning along South Avenue since 2020 — including a 1,400-unit master-planned community — creating sustained demand growth for neighborhood-serving retail.
- 6 City-Backed Redevelopment Zone**

Plainfield earned Main Street New Jersey designation in November 2024 and holds official NJ TRANSIT Village status — both signaling long-term city and state commitment to corridor investment and infrastructure improvement.
- 7 Parking Included**

48 parking spaces (12 covered garage + 36 surface lot) provide meaningful customer and employee parking at a location where walkability and transit access are already exceptional.

LEASE TERMS & SPACE DETAILS

The following lease parameters represent the landlord's initial framework. All terms are subject to negotiation and will be customized based on tenant creditworthiness, lease duration, proposed use, and overall deal structure. Interested parties should submit a Letter of Intent (LOI) for formal consideration.

Available Space	1,456 SF Ground-Floor Retail
Lease Type	NNN (Triple Net) — All Terms Negotiable
Asking Rate	Contact Listing Broker
Preferred Lease Term	3–5 Years (Shorter Terms Considered for Credit Tenants)
Tenant Improvement Allowance	Negotiable Based on Creditworthiness and Lease Term
Commencement	Immediately Available — Upon Lease Execution
Rent Escalations	Annual CPI or Fixed Step-Ups (to be negotiated)
Operating Expenses	Tenant Responsible for Pro-Rata Share (NNN)
Parking	Subject to Availability — Coordinated with Property Management
Signage	Storefront and Building Directory Signage Available — Subject to Landlord Approval
Permitted Use	Retail, Food & Beverage, Professional Services, Medical/Wellness — Subject to Zoning
Exclusivity	Negotiable for Qualified, Long-Term Tenants

CONTACT & NEXT STEPS

To schedule a property tour, request additional information, or submit a Letter of Intent, please contact the exclusive listing team. We welcome inquiries from qualified national credit tenants, regional franchise operators, and established independent businesses.

CONTACT THE LISTING TEAM

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All qualified prospects should submit a Letter of Intent (LOI) for formal consideration.

CONFIDENTIALITY & DISCLAIMER

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