



Marcus & Millichap

±2,795 SQUARE FEET
FORMER
7-ELEVEN

FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY

1472-78 SOUTH AVENUE
PLAINFIELD, NJ 07062

ONLINE
AUCTION

STARTING BID: \$150,000

R MARKETPLACE
ONLINE AUCTION
SEPTEMBER 22-24, 2026

**Wawa****±9,540**
VPD (2026)**Wendy's****±12,681**
VPD (2025)**R MARKETPLACE****ONLINE
AUCTION**

Marcus & Millichap

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

±2,795 SF,
FREESTANDING,
RETAIL (FORMER
7-ELEVEN) ON ±0.325 AC
PARCEL ADJACENT TO
WAWA OFFERED AT A
SUBSTANTIAL DISCOUNT
BELOW REPLACEMENT
COST

SIGNIFICANT
VALUE ADD VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE;
FLEXIBLE ZONING
ALLOWING A VARIETY
OF USES

POSITIONED
ON THE SIGNALIZED
HARD CORNER OF SOUTH
AVE & TERRILL RD WITH A
TRAFFIC COUNTS OF 22K+
VPD; DENSE HIGH INCOME
AREA WITH ±125K PEOPLE
AND \$193K IN AVG
HH INCOME
(3-MI)

1472-78 SOUTH AVENUE, PLAINFIELD, NJ 07062**ONLINE AUCTION: SEPTEMBER 22-24, 2026 | \$150,000 STARTING BID**

BUILDING: ±2,795 SF
PARCEL NUMBER:
07479000
LOT SIZE: ±0.325 AC
(±14,156 TOTAL SF)
PARKING: 12 SPACES



**PROPERTY TYPE: RETAIL/
CONVENIENCE STORE**
FREESTANDING
STORIES: ONE (1)
TENANCY: SINGLE
OCCUPANCY: VACANT



DUAL FRONTAGE
**SIGNALIZED HARD
CORNER**
YEAR BUILT: 2010
**ZONING: NC,
NEIGHBORHOOD
COMMERCIAL**



**NEW YORK-NEWARK-JERSEY
CITY, NY-NJ-PA MSA**
±1-MI TO US-22
±3.5-MI TO I-78
±15-MI TO NEWARK, NJ
±25-MI TO NEW YORK CITY, NY
**1, 3, AND 5-MILE AVERAGE
HH INCOME ABOVE \$190K**

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail building located at 1472-78 South Avenue, Plainfield, New Jersey 07062 (the "Property"). Strategically positioned within the New York-Newark-Jersey City MSA, the Property is offered at a substantial discount to replacement cost, presenting an exceptional opportunity for an owner-user or investor to acquire a highly visible retail asset with compelling value-add potential.

Constructed in 2010, the Property consists of a ±2,795 SF one-story, free-standing retail building situated on a ±0.325-acre (±14,156 SF) hard corner parcel. The site is improved with 12 surface parking spaces, full asphalt paving, and two curb cuts along South Avenue and Terrill Road, providing excellent accessibility and circulation. The Property features 100' feet of frontage along South Avenue and 150' feet of frontage along Terrill Road, offering outstanding visibility at one of Plainfield's primary commercial intersections with a combined 22,221 vehicles per day (VPD). Formerly occupied by 7-Eleven under a triple net lease, the Property offers the opportunity to reposition the asset through owner occupancy or lease-up at market rental rates, with CoStar retail market rents ranging from \$27 - \$33 per square foot NNN. The building is zoned NC (Neighborhood Commercial), permitting a broad range of retail, office, restaurant, medical, and service-oriented uses. Combined with its existing retail improvements, refrigeration infrastructure, flexible zoning, prominent corner location, and below-replacement-cost pricing, the Property presents an attractive adaptive reuse or value-add investment opportunity for a wide variety of users.

The Property is strategically located in Plainfield, New Jersey, within Union County and the New York-Newark-Jersey City MSA, approximately ±15-mi southwest of Newark and ±25-mi west of New York City. Positioned along South Avenue at its signalized intersection with Terrill Road, the Property benefits from exceptional visibility and accessibility within one of Plainfield's primary commercial corridors. The location is just ±1-mi from U.S. Route 22 and ±3.5-mi from Interstate 78, providing convenient connectivity to the Garden State Parkway, Interstate 287, Newark Liberty International Airport, and the broader Northern New Jersey and New York metropolitan region. Situated just east of the heavily trafficked retail intersection of Route 28 (South Avenue) and Terrill Road, the Property is surrounded by a strong concentration of national and regional retailers, including Wawa, Wendy's, Fine Fare Supermarkets, CVS Pharmacy, Dunkin', McDonald's, and other neighborhood-serving businesses that generate consistent consumer traffic throughout the corridor. Strong demographic fundamentals further enhance the location, with average household incomes exceeding \$190,000 within the 1-mi, 3-mi, and 5-mi trade areas. The Property serves approximately 125,570 residents within 3-mi, expanding to more than ±298,000 residents within 5-mi, where the average household income exceeds \$205,800, positioning the Property within one of Northern New Jersey's most affluent and densely populated suburban trade areas.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size and number of parking spaces. Zoning source is city of Plainfield. Demographics provided by CoStar and/or ESRI. Traffic counts according to NJDOT. Bidders need to confirm and perform their own due diligence prior to bidding.

R MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

McDONALD'S
WALGREENS



BURGER KING

Wendy's

FREPPE'S TEX-MEX

Wawa

±9,540
VPD (2026)

±12,681
VPD (2025)

TERRILL ROAD

SOUTH AVENUE

**FREESTANDING SINGLE
TENANT RETAIL**

**HARD CORNER WITH
FRONTAGE ON TWO
(2) ROADS**

**HIGH TRAFFIC/DAILY
NEEDS CORRIDOR**

**STRATEGIC NEW YORK-
NEWARK NEW JERSEY
MSA**

FREE STANDING BUILDING
EXTERIOR PHOTOS



R MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026



FORMER 7-ELEVEN

PLAINFIELD, NJ

PLUG + PLAY RETAIL
INTERIOR PHOTOS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

FORMER 7-ELEVEN



R MARKETPLACE
ONLINE
AUCTION
Marcus & Millichap



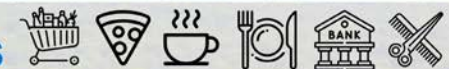
PLAINFIELD, NJ

PLAINFIELD, NJ



NYC
±30-MINUTES

FANWOOD
STATION SHOPS



±12,681
VPD (2025)

closetfactory

EXXON

TERRILL ROAD

Wawa

±9,540
VPD (2026)

Wendy's



BUSINESS-FRIENDLY COMMUNITY UNION COUNTY, NEW JERSEY

Union County is one of Northern New Jersey's most affluent and strategically positioned counties, home to more than 601,000 residents and centrally located within the New York-Newark-Jersey City MSA. Its proximity to New York City, Newark, Newark Liberty International Airport, and the Port of New York and New Jersey has established the county as a premier location for corporate headquarters, healthcare, logistics, retail, and professional services.

The county benefits from exceptional regional connectivity via Interstate 78, the Garden State Parkway, U.S. Route 22, Interstate 95/New Jersey Turnpike, and an extensive NJ TRANSIT rail network. This transportation infrastructure provides businesses with efficient access throughout Northern New Jersey, New York City, and the broader Northeast Corridor.

Union County's diverse economy is anchored by healthcare, life sciences, logistics, advanced manufacturing, financial services, education, and consumer retail. Major employers include Atlantic Health System, Overlook Medical Center, Merck, L'Oréal USA, Wakefern Food Corp., Kean University, Trinitas Regional Medical Center, and Newark Liberty International Airport, supporting a highly educated workforce and long-term economic stability.

Union County continues to benefit from sustained investment driven by its strategic location within the Northeast Corridor. The county's highly educated workforce, diverse employment base, and proximity to New York City, Newark Liberty International Airport, and the Port of New York and New Jersey support continued demand across the retail, office, industrial, healthcare, and multifamily sectors. Combined with strong household incomes and one of the highest population densities in New Jersey, these factors reinforce Union County's position as a premier location for long-term commercial real estate investment.

With high household incomes, dense population centers, and limited developable land, Union County continues to attract significant private investment, reinforcing its position as one of Northern New Jersey's most desirable locations for commercial real estate investment.

HOME
TO MORE THAN
601,000 RESIDENTS,
UNION COUNTY IS ONE
OF NORTHERN NEW
JERSEY'S MOST DENSELY
POPULATED, AFFLUENT,
AND ECONOMICALLY
DIVERSE
COUNTIES

LOCATED
JUST ±15-MI FROM
NEWARK AND ±25-MI
FROM NEW YORK CITY,
THE COUNTY PROVIDES
EXCEPTIONAL ACCESS
TO THE NORTHEAST'S
LARGEST EMPLOYMENT
AND CONSUMER
MARKETS

SUPPORTED
BY EXCEPTIONAL
REGIONAL AFFLUENT
DEMOGRAPHICS, AND A
DENSE CONSUMER BASE,
PLAINFIELD CONTINUES
TO OFFER AN ATTRACTIVE
INVESTMENT
ENVIRONMENT

NORTHERN NEW JERSEY ECONOMIC POWERHOUSE

WHY UNION COUNTY

- Home to 601,800+ residents within one of the nation's largest metropolitan regions.
- More than 208,500 jobs supported by a diversified economy anchored by healthcare, logistics, education, financial services, and advanced manufacturing.
- Median household income exceeds \$103,000, supporting strong purchasing power throughout the county.
- Exceptional regional accessibility via Interstate 78, U.S. Route 22, the Garden State Parkway, NJ TRANSIT, Newark Liberty International Airport, and the Port of New York and New Jersey.

MAJOR EMPLOYERS

Union County supports a diverse employment base spanning healthcare, education, manufacturing, consumer products, defense, logistics, government, and professional services. Several Fortune 500 companies and nationally recognized institutions maintain significant operations throughout the county.

- Atlantic Health System
- Overlook Medical Center
- Merck
- L'Oréal USA
- Wakefern Food Corp.
- Kean University
- Trinitas Regional Medical Center
- Newark Liberty International Airport

THE CITY OF PLAINFIELD

Plainfield serves as one of Union County's established urban centers, benefiting from its strategic location within the New York metropolitan region. The city features a diverse residential population, an active downtown business district, and direct access to major regional transportation corridors that support continued commercial investment.

Positioned along South Avenue and just minutes from U.S. Route 22 and Interstate 78, Plainfield provides convenient access to Newark, New York City, and Northern New Jersey's major employment centers. The surrounding trade area is supported by established neighborhoods, neighborhood retail, healthcare providers, schools, and a growing concentration of regional and national retailers.

The Property is located near the well-trafficked intersection of South Avenue (Route 28) and Terrill Road, where retailers including Wawa, Wendy's, Fine Fare Supermarkets, CVS Pharmacy, Dunkin', McDonald's, and numerous neighborhood-serving businesses generate consistent daily consumer activity.

Plainfield continues to offer strong fundamentals for neighborhood retail, service-oriented businesses, and long-term commercial investment.

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SEPTEMBER 22-24, 2026

R MARKETPLACE

ONLINE
AUCTION

Marcus & Millichap

STRATEGIC LOCATION

ACCESS TO NEW YORK CITY,
NEWARK & NORTHERN NEW JERSEY



±1-MILE
TO U.S. ROUTE 22



±15-MILES
TO NEWARK LIBERTY
INTERNATIONAL AIRPORT



±3.5-MILES
TO INTERSTATE 78



NJ TRANSIT
RARITAN VALLEY
LINE ACCESS



580,000+
UNION COUNTY
RESIDENTS



208,500+
JOBS IN
UNION COUNTY*



±20-MILES
TO THE PORT OF
NEW YORK & NEW JERSEY



\$103,200
MEDIAN HOUSEHOLD
INCOME*



±25-MILES
TO NEW YORK CITY



5,599
RESIDENTS PER
SQUARE MILE*

*Sources: U.S. Census Bureau QuickFacts (Union County, NJ);
NJ Department of Labor & Workforce Development (2024);
NJ TRANSIT; Port Authority of NY & NJ.

NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA MSA THE GREATER AREA

THE NATION'S LARGEST MSA

The New York-Newark-Jersey City Metropolitan Statistical Area (MSA) is the largest metropolitan economy in the United States and one of the world's most influential business centers. Home to nearly 20 million residents and generating an economy exceeding \$2.6 trillion annually, the region serves as a global hub for finance, healthcare, technology, logistics, life sciences, professional services, and international trade. The regional economy is anchored by Fortune 500 headquarters, globally recognized universities, major healthcare systems, financial institutions, advanced manufacturers, and one of the nation's largest consumer markets. These advantages continue to support long-term demand across the retail, office, industrial, multifamily, hospitality, and mixed-use sectors.

The MSA benefits from one of the nation's most extensive transportation networks, including Interstate 78, Interstate 95, the New Jersey Turnpike, the Garden State Parkway, multiple Class I rail systems, and the country's busiest commuter rail network. Newark Liberty International Airport, John F. Kennedy International Airport, LaGuardia Airport, and the Port of New York and New Jersey provide unmatched domestic and international connectivity.

The New York metropolitan area also serves as one of the nation's largest retail and consumer markets, providing businesses with immediate access to exceptional purchasing power and one of the highest concentrations of affluent households in the United States. Continued investment in transportation infrastructure, mixed-use development, healthcare, logistics, and technology reinforces the region's long-term economic resilience and supports sustained demand across commercial real estate sectors. Supported by exceptional population density, high household incomes, and a highly educated workforce, the New York metropolitan area remains one of the most resilient and desirable commercial real estate markets in the world.



WHY NEW JERSEY



PRO-BUSINESS ENVIRONMENT

New Jersey is home to more than 9.5 million residents and a highly diversified economy exceeding \$800 billion annually. Its strategic location, educated workforce, and business-friendly environment continue to attract investment across healthcare, life sciences, logistics, advanced manufacturing, financial services, and technology.



ACCESS THE NORTHEAST

Nearly 40% of the U.S. population lives within a one-day drive of New Jersey. Interstate highways, the New Jersey Turnpike, Garden State Parkway, NJ TRANSIT, and extensive freight rail networks provide efficient access to the Northeast's largest consumer and employment markets.



GLOBAL TRADE & PORTS

The Port of New York and New Jersey ranks as the largest container port on the East Coast, supporting one of the nation's most significant import and export gateways. Combined with Newark Liberty International Airport, the state's logistics infrastructure serves businesses throughout North America and global markets..



WORLD-CLASS AIR TRANSPORTATION

The region is served by Newark Liberty (EWR), Philadelphia (PHL), John F. Kennedy (JFK), LaGuardia (LGA), and Atlantic City International (ACY), providing global passenger and air cargo connectivity. Together, these airports handle well over 170 million passengers annually, connecting businesses to domestic and international markets.



HIGHLY EDUCATED WORKFORCE

New Jersey consistently ranks among the nation's most educated states and supports a civilian labor force exceeding 4.6 million workers. More than 40 colleges and universities, including Princeton University, Rutgers University, Stevens Institute of Technology, and New Jersey Institute of Technology, help sustain one of the country's strongest talent pipelines.



DIVERSE ECONOMY

New Jersey's economy is supported by healthcare, pharmaceuticals, biotechnology, logistics, financial services, advanced manufacturing, telecommunications, and professional services. More than 20 Fortune 500 companies maintain headquarters or major operations throughout the state.



QUALITY OF LIFE

Residents benefit from median household incomes among the highest in the nation, nationally ranked healthcare systems, excellent public schools, and convenient access to New York City, Philadelphia, and the Jersey Shore. Combined with extensive parks, beaches, and cultural amenities, these advantages continue to attract employers, investment, and a highly skilled workforce.



SOURCES: New Jersey Department of Labor & Workforce Development (nj.gov/labor); New Jersey Business Action Center (business.nj.gov); New Jersey Economic Development Authority (njeda.gov); U.S. Census Bureau (census.gov); Delaware Valley Regional Planning Commission (dvrpc.org); Select Greater Philadelphia (selectgreaterphl.com);



VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

EXPANDED AERIAL

R MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

Chick-fil-A

STARBUCKS COFFEE

HOME SENSE

MILLER'S ALE-HOUSE

DAVID'S

ShopRite

Marshalls

planet fitness

TACO BELL

Burlington

FIVE GUYS
BURGERS and FRIES

DOLLAR TREE

KOHL'S

Panera BREAD

CINEMARK

POPEYES

LENSCRAFTERS

22

±50,159
VPD (2026)

SHOVLIN
MATTRESS FACTORY

MILTON CAMPBELL FIELDS

±12,681
VPD (2025)

GRACIOUS SERVICES, INC.

±9,540
VPD (2026)

Wendy's

Lightbridge Academy

EXXON

INFILL
LOCATION WITHIN
DENSELY POPULATED
UNION COUNTY, PROVIDING
ACCESS TO A LARGE
RESIDENTIAL CUSTOMER BASE
AND EXCELLENT REGIONAL
CONNECTIVITY VIA ROUTE 22,
I-78, THE GARDEN STATE
PKWY, AND NEWARK
LIBERTY INT'L AIRPORT



FREPPE'S
TEX-MEX

Wawa

TERRILL ROAD

SOUTH AVENUE

FORMER 7-ELEVEN
PLAINFIELD, NJ

NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA MSA DRIVE TIME MAP (10, 20, 30-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
SEPTEMBER 22-24, 2026

FORMER 7-ELEVEN

PLAINFIELD, NJ

Households

In 2018, there were **101,523** households with an average size of **2.92** people per household.

Household expenditure is **\$170,862** per year, with **\$7,116** spent eating out, **\$17,474** on transport and **\$52,873** on retail.

Household Income

Disposable income averages **\$143,891** per household or **\$70,075** per capita.

An estimated **6.2%** households live below the poverty line while **18.0%** have \$200,000 or more in disposable income.

Population

298,661 people live in the area, 148,105 men and 150,556 women.

With growth of 0.5%, the population is expected to reach 306,820 by 2026.

 Home Value

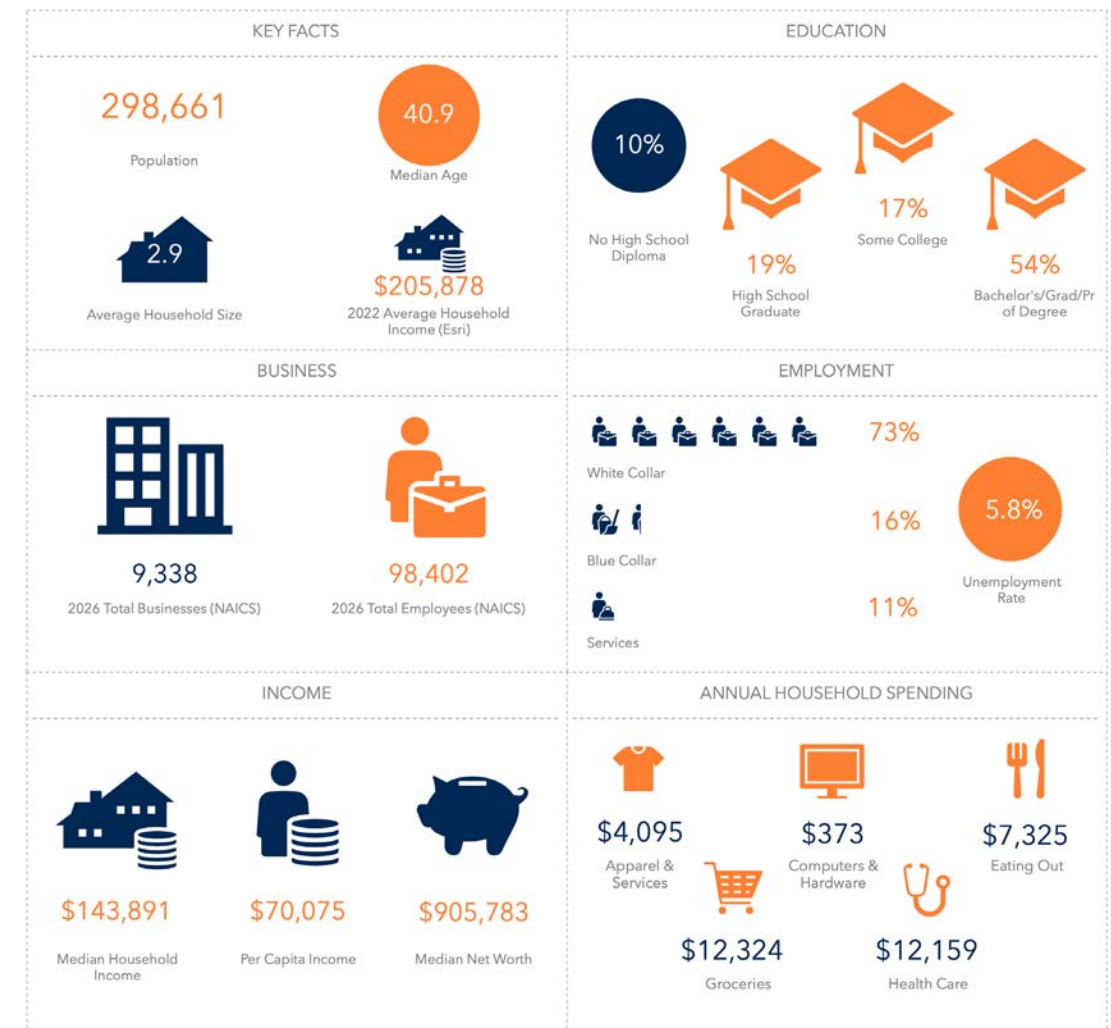
The median home value is **\$659,096** with home ownership at **72.8%**.

Of the **106,080** homes **73,910** are owner occupied and **4,557** (**4.3%**) vacant.

 Age

The median age is 40.9.

23.1% are under 18,
60.5% 18-65 and
16.4% 65 or older.



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240175

ONLINE AUCTION

STARTING BID \$150,000
AUCTION DATES: SEPTEMBER 22-24, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for SEPTEMBER 22-24, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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