

Scotch Plains Crossing

1776 East Second Street, Scotch Plains
Union County, New Jersey, 07076

PROPERTY DESCRIPTION

Located along East Second Street, adjacent Park Avenue and surrounded by many downtown businesses within Scotch Plains, this brand-new Class-A mixed-use three-story redevelopment offers an exciting blend of small shop retail and residential. Scotch Plains Crossing features 2,140 SF of ground-floor commercial, 67 onsite parking spaces, and 40 luxury apartments on the upper floors. Part of Scotch Plains larger redevelopment master plan adding over 400 new multifamily units within the next three years, Scotch Plains Crossing benefits from strong pedestrian traffic, a growing business base, and its immediate proximity to US-22, 28 and I-78. With sleek, modern design and onsite residents, this is a premier commercial leasing opportunity within the heart of downtown Scotch Plains.

AVAILABLE SPACE

First Floor: 2,140 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

To Be Determined

OCCUPANCY

Projected December 2025

PARKING

Along East Second Street

TRAFFIC COUNTS

ADT 4,315 at intersection of East Second Street and Park Avenue

ZONING

Redevelopment Area Tier 2 – Phase 4 allowing for retail business establishments and personal service



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING & MANAGING AGENT

Joel Tomlinson

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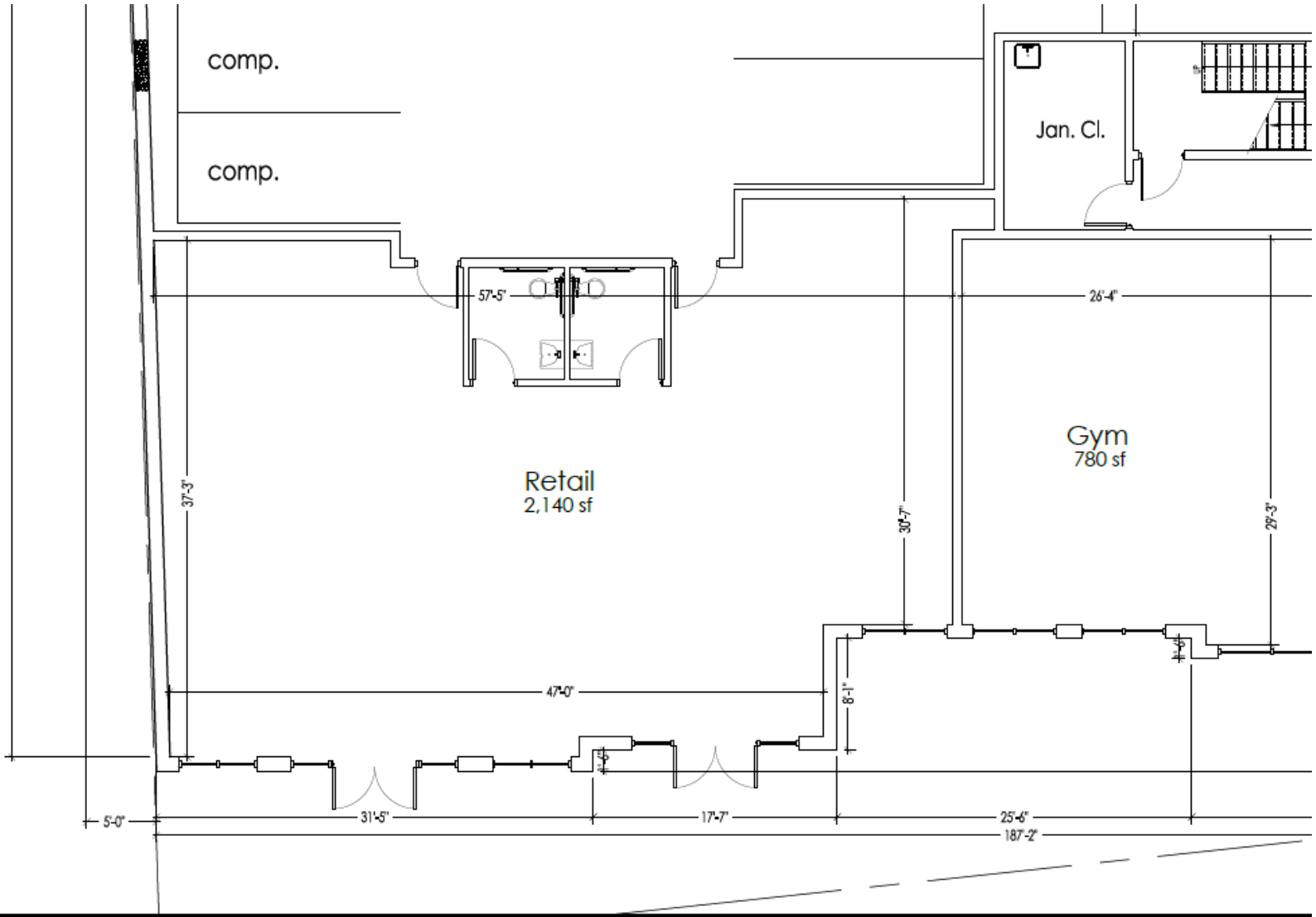
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

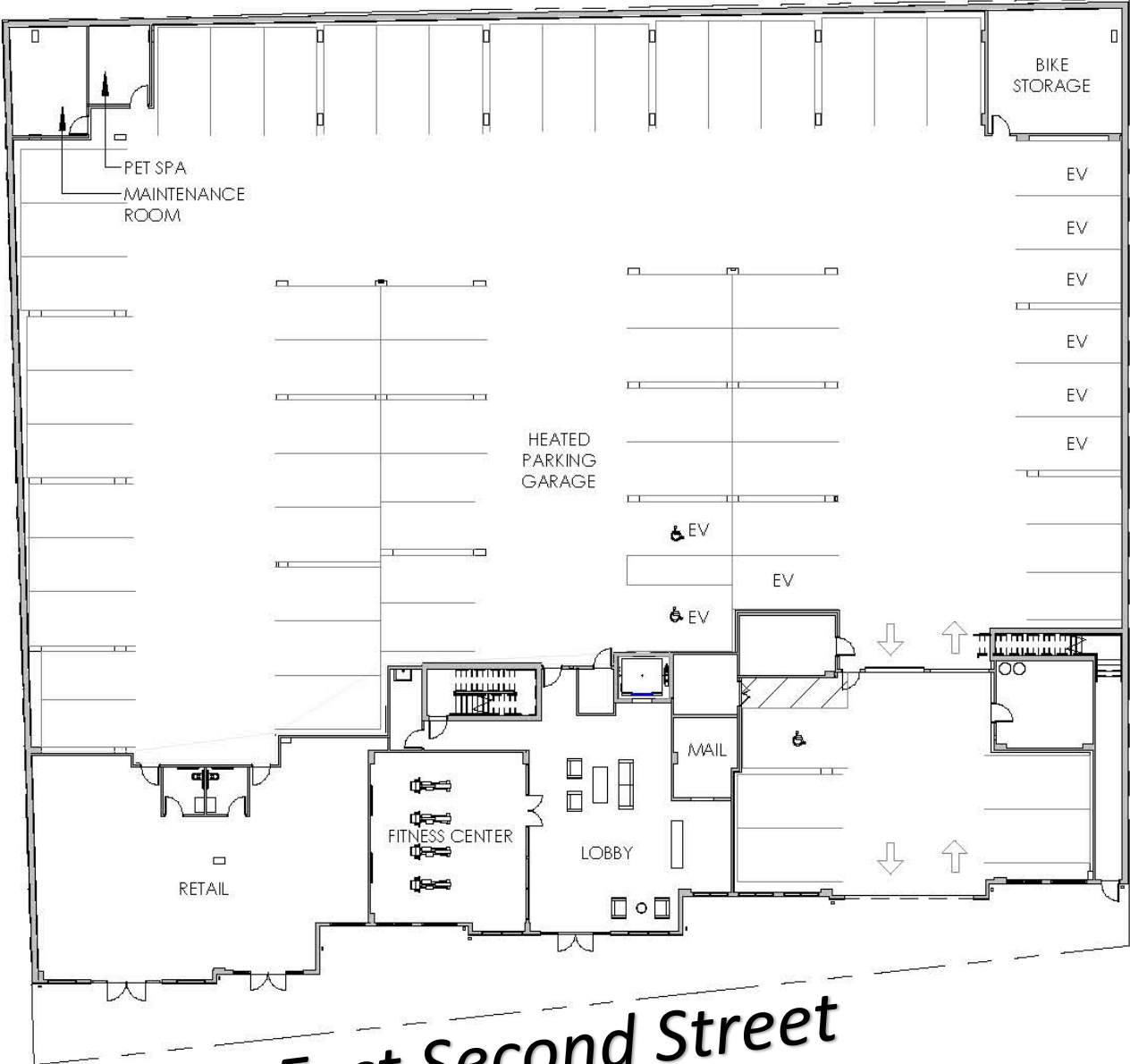


Visit Our Website: WWW.SilbertRealEstate.com

RETAIL FLOOR PLAN

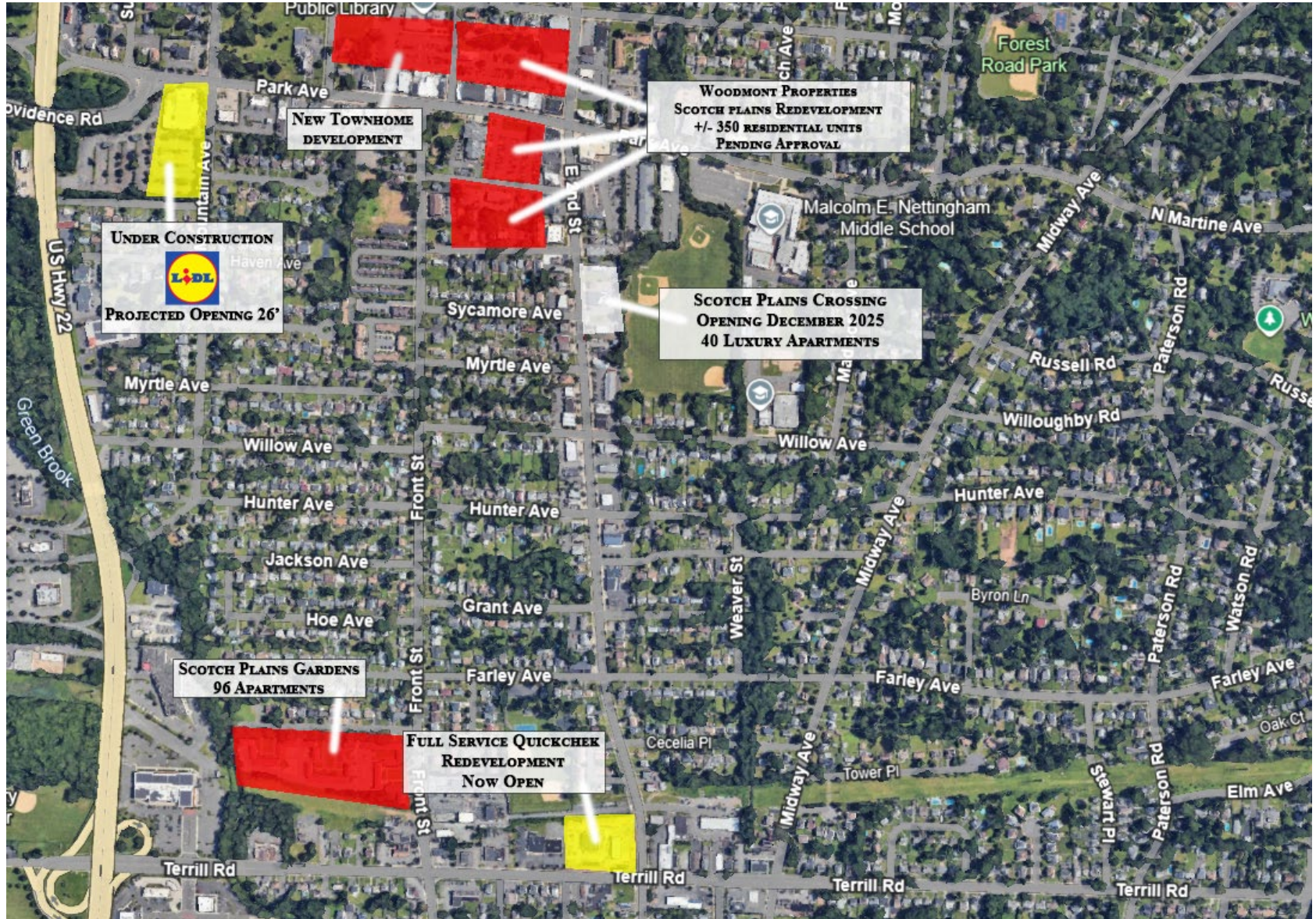


GROUND LEVEL PLAN

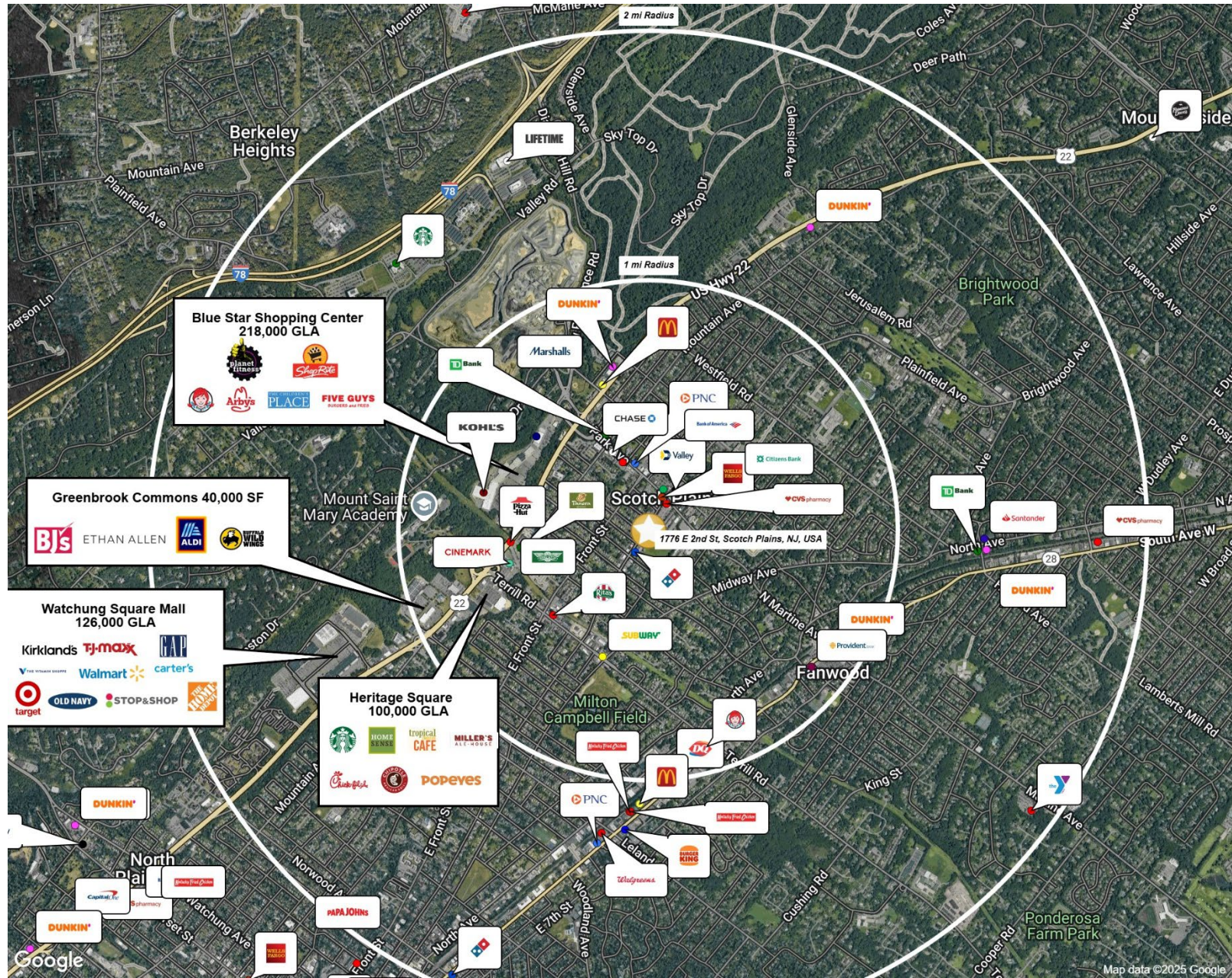


East Second Street

SCOTCH PLAINS REDEVELOPMENT MAP



IMMEDIATE PROPERTY AERIAL



ZONING

§ 23-3.11. B-2 Business Zone.

a. Permitted primary uses.

1. Retail business establishments limited to the following:

- (a) Hardware, paint, glass and wallpaper stores.
- (b) Department stores and variety stores.
- (c) Dry goods store.
- (d) Retail bakeries, grocery stores and dairy stores and other similar food establishments.
- (e) Apparel and accessories stores.
- (f) Furniture, home furnishings and equipment stores.
- (g) Radio, television, and music stores.
- (h) Restaurants.
- (i) Drugstores.
- (j) Antique stores.
- (k) Liquor stores.
- (l) Book and stationery stores.
- (m) Jewelry stores.
- (n) Florist stores.
- (o) Cigar stores and newsdealers.
- (p) Camera, photographic supply and art supply stores.
- (q) Gift, novelty and souvenir stores.
- (r) Sporting goods, bicycle and hobby stores.
- (s) Optical goods stores.
- (t) Luggage and leather goods stores.
- (u) Take-out food establishments and drive-throughs.

2. Personal service establishments limited to the following:

- (a) Banks and fiduciary institutions and drive-throughs.
- (b) Credit agencies.
- (c) Security and commodity brokers.
- (d) Real estate and insurance offices.
- (e) Holding and investment company offices.
- (f) Laundry and dry-cleaning stores and processing stores.
- (g) Photographic studios.
- (h) Barbershops and beauty shops.
- (i) Shoe repair shops.
- (j) Garment pressing alteration and repair and tailor shops.
- (k) Miscellaneous repair services other than automotive.
- (1) Sales and dispensing of motor vehicle fuels, sales of products associated with motor vehicles, repair of motor vehicles as well as retail convenience stores as outlined in Subsection 23-5.2e.
- (l) Motion-picture theaters, except outdoor.
- (m) Martial arts studios, gymnastics schools, fitness centers, dance studios and schools, performing arts centers, art schools, and the like.
- (n) Medical and health services, including veterinarian services; this does not include boarding or any provision for overnight stays.
- (o) Legal services.
- (p) Engineering and architectural services.
- (q) Accounting and bookkeeping services.
- (r) Business offices.

AREA DEMOGRAPHICS

1 Mile Radius

Population	16,409
Average HH Income	\$181,071
Median HH Income	\$149,307
Total Households	5,743
Median Age	39.9
Daytime Population	11,187

2 Mile Radius

Population	54,431
Average HH Income	\$184,806
Median HH Income	\$150,591
Total Households	18,902
Median Age	39.3
Daytime Population	39,235

3 Mile Radius

Population	117,231
Average HH Income	\$201,972
Median HH Income	\$154,387
Total Households	39,551
Median Age	39.2
Daytime Population	77,799

