



Each office independently owned and operated

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436

FOR SALE/LEASE

RETAIL PROPERTY

222 MAIN ST

WEST ORANGE, NJ 07052



PRESENTED BY:

PATRICK VARELAS
201.400.5344

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime all-brick 3,800 sq ft building ideally situated in a high-visibility corner lot within the downtown redevelopment zone! Perfect for owner-occupants or investors seeking sublease potential. The lower level features multiple private offices, conference room, reception area, break room, and two restrooms. A full bath with shower adds flexibility. The upper level—accessible by stairs and a separate entrance—includes three offices, a kitchenette, full bath, living area, and spiral staircase leading to a loft. Semi-circular driveway offers ample access and curb appeal. A rare opportunity in a growth-focused district!

PROPERTY HIGHLIGHTS

- -Many uses available
- -Strong location on Main St
- -Multiple levels
- -Redevelopment Zone
- -many uses available
- -first time offered in many years

FOR SALE & LEASE RETAIL PROPERTY

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OFFERING SUMMARY

Sale Price:	\$900,000
Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,810 SF
Lot Size:	9,800 SF
Building Size:	3,810 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,038	3,142	11,843
Total Population	3,078	9,500	32,422
Average HH Income	\$82,374	\$83,943	\$93,851

PROPERTY DESCRIPTION



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Prime all-brick 3,800 sq ft building ideally situated in a high-visibility corner lot within the downtown redevelopment zone! Perfect for owner-occupants or investors seeking sublease potential. The lower level features multiple private offices, conference room, reception area, break room, and two restrooms. A full bath with shower adds flexibility. The upper level—accessible by stairs and a separate entrance—includes three offices, a kitchenette, full bath, living area, and spiral staircase leading to a loft. Semi-circular driveway offers ample access and curb appeal. A rare opportunity in a growth-focused district!

LOCATION DESCRIPTION

Corner location on Main St. Across from CVS and Family Dollar.

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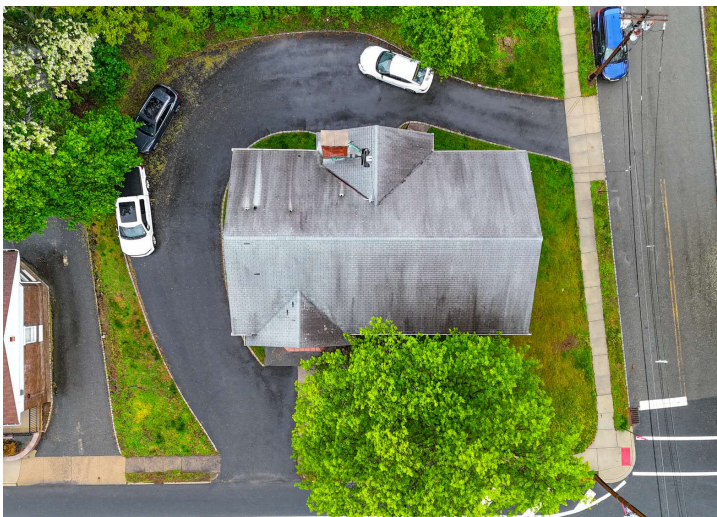
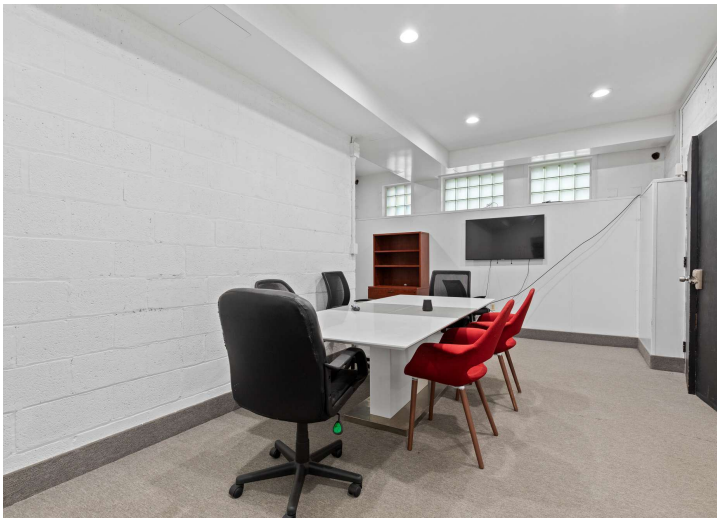
392 Ramapo Valley Rd
Oakland, NJ 07436

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

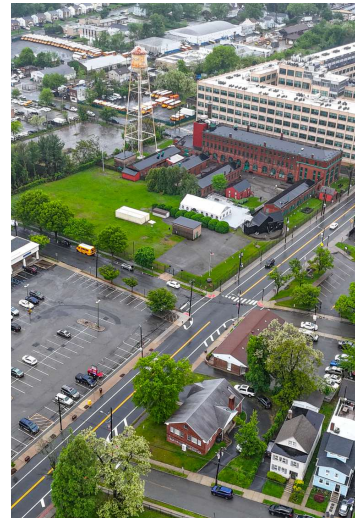
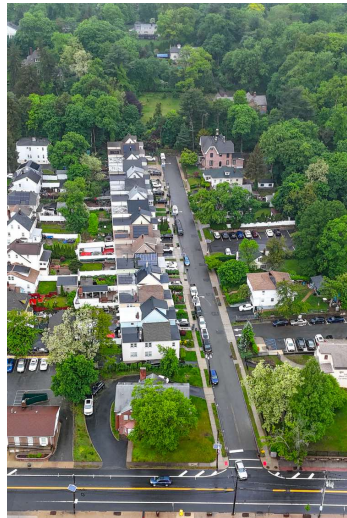
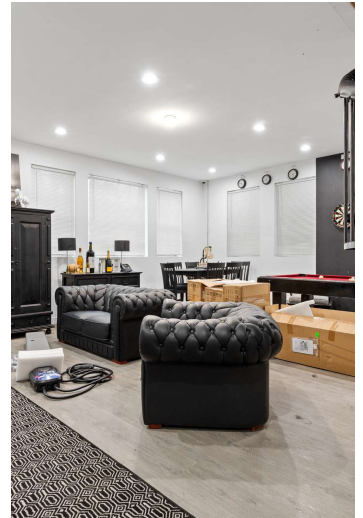
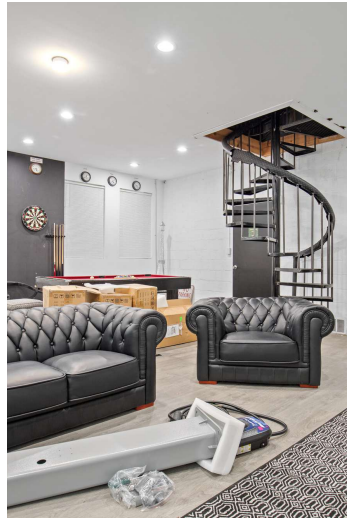
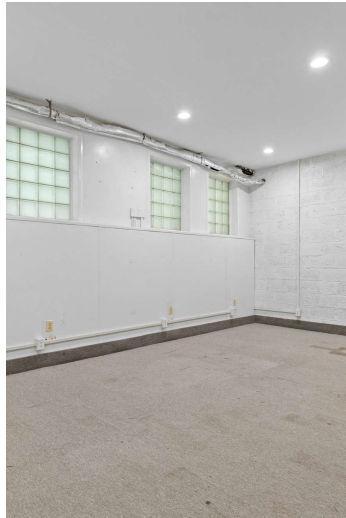
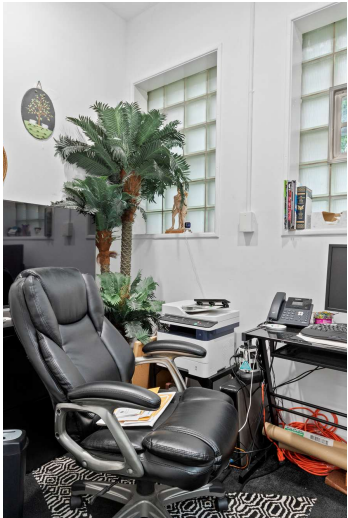
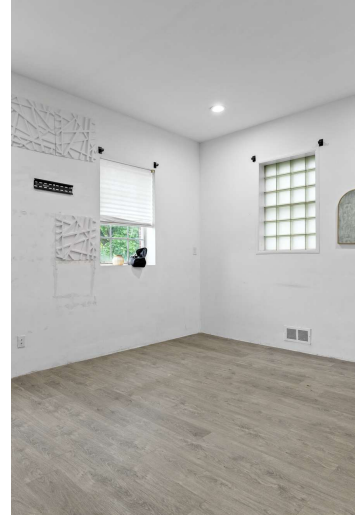
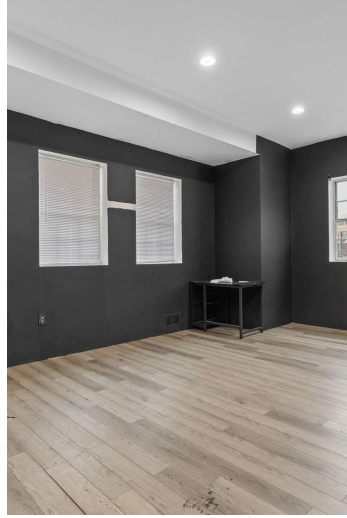
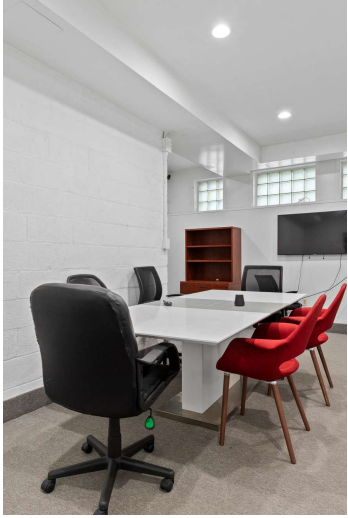
- -Many uses available
- -Strong location on Main St
- -Multiple levels
- -Two building entrances
- -Loft living area
- -First time offered in many years
- -Redevelopment potential
- -Two driveway entrances
- -Great for investor or owner/user



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ADDITIONAL PHOTOS



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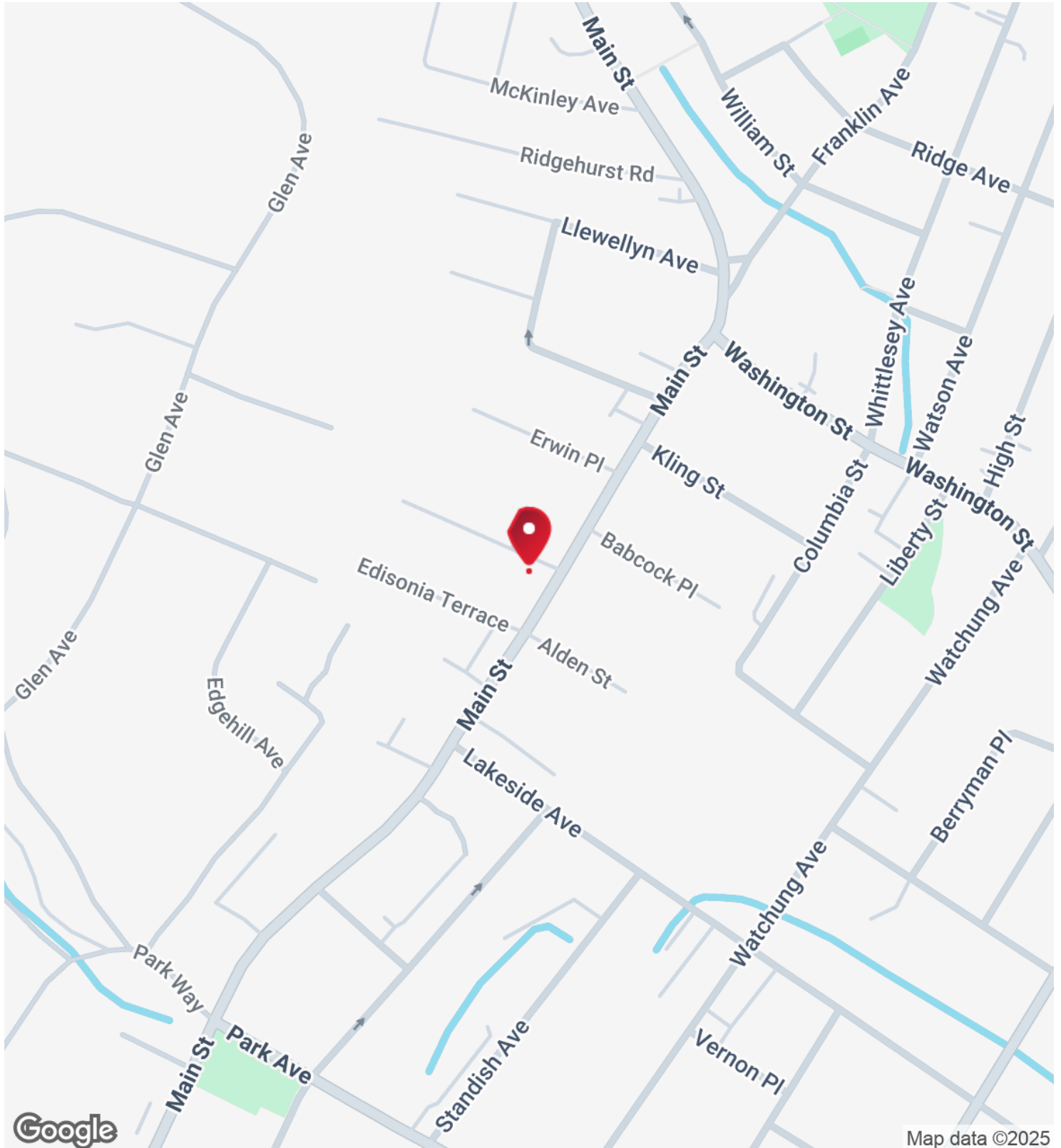
LOCATION INFORMATION

IN THIS SECTION

LOCATION MAP

AERIAL MAP

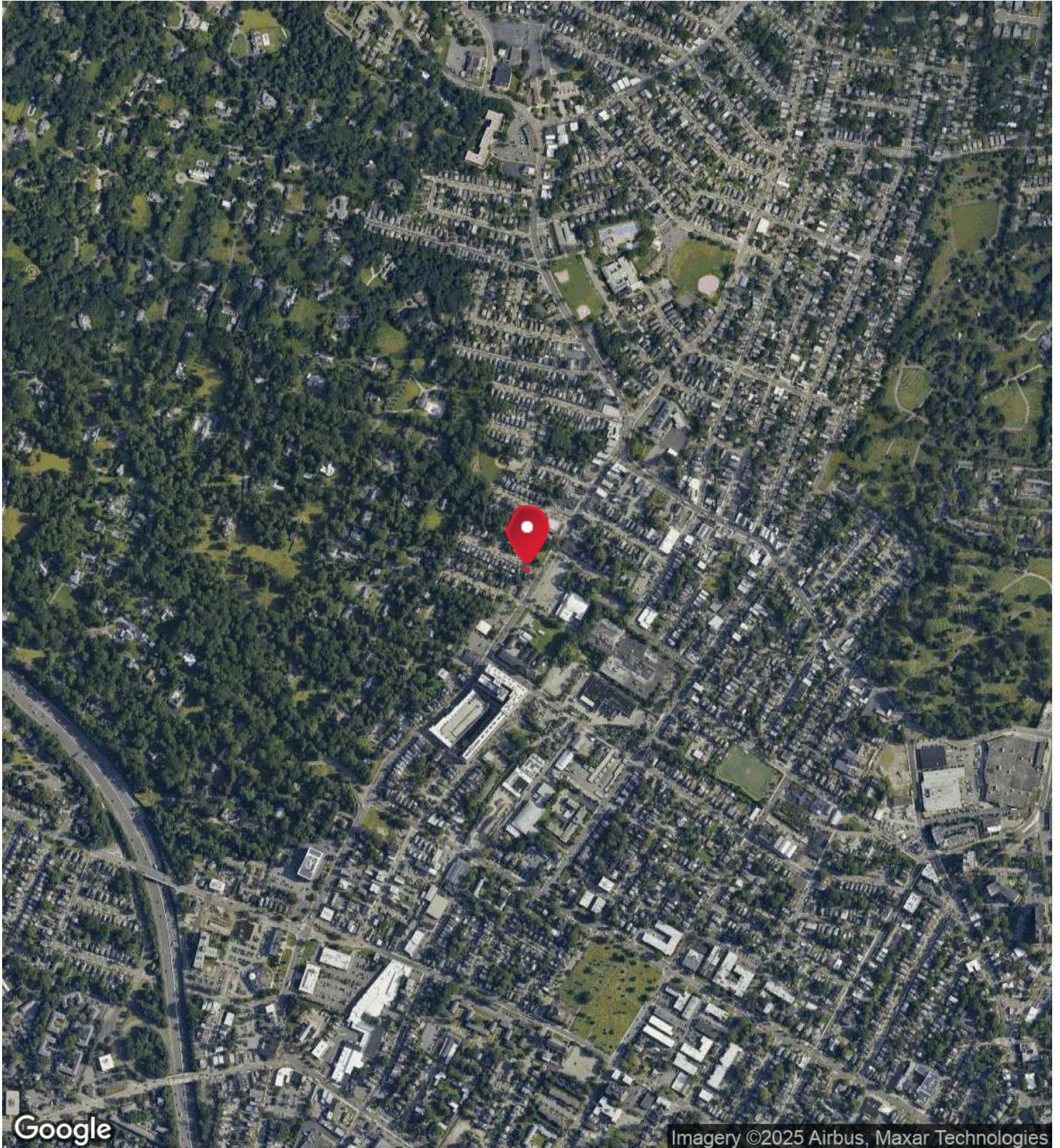
LOCATION MAP



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AERIAL MAP



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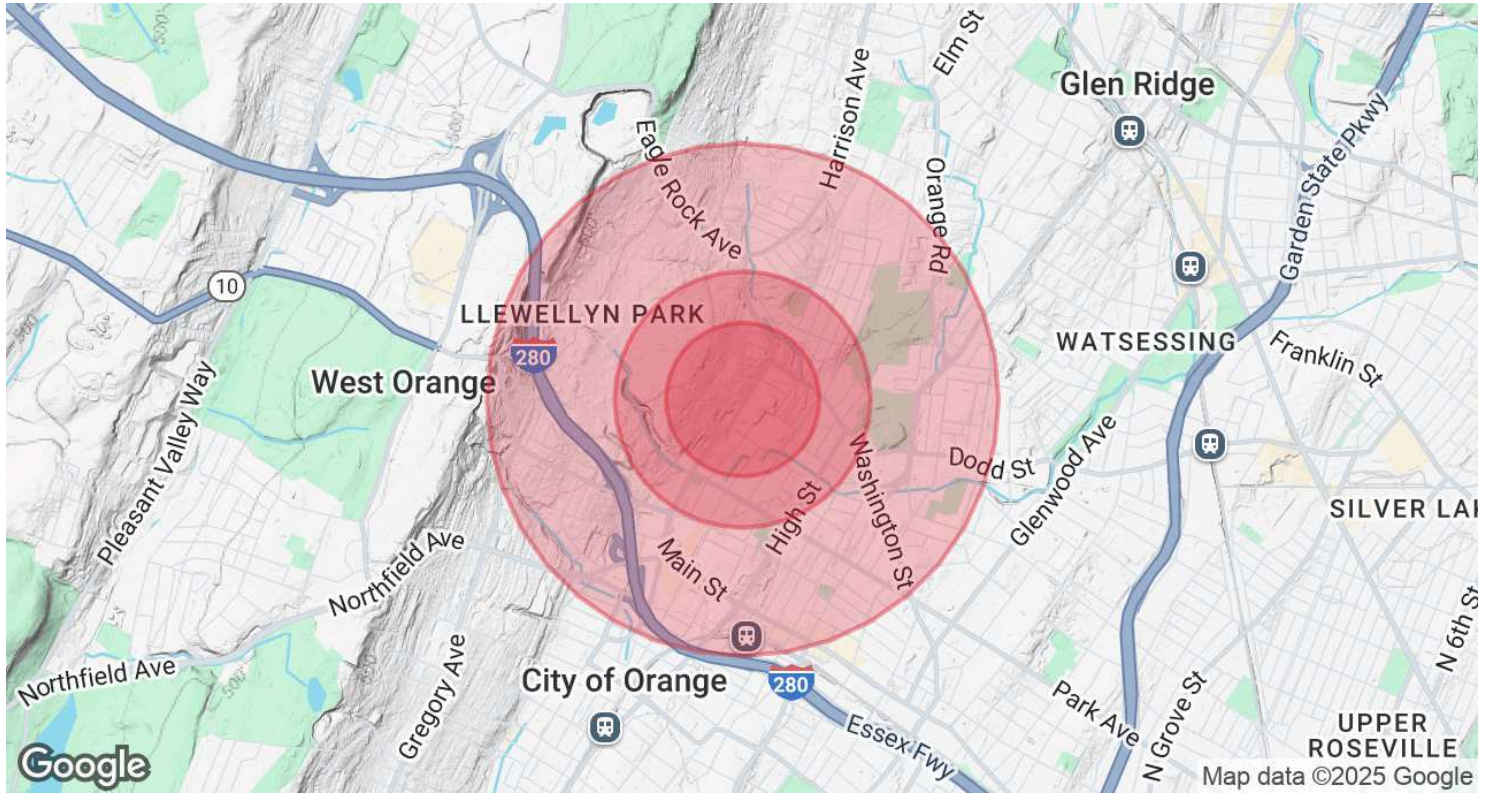
DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

FLOOR PLANS

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,078	9,500	32,422
Average Age	37	37	39
Average Age (Male)	35	36	37
Average Age (Female)	38	38	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,038	3,142	11,843
# of Persons per HH	3	3	2.7
Average HH Income	\$82,374	\$83,943	\$93,851
Average House Value	\$498,613	\$446,797	\$437,581

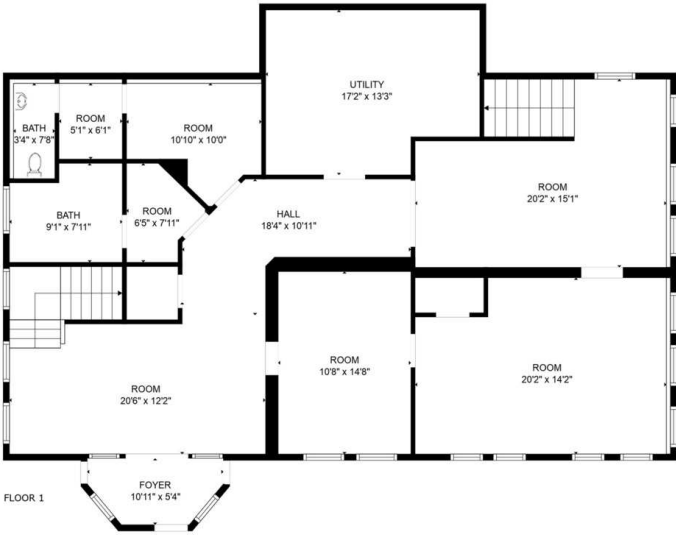
Demographics data derived from AlphaMap

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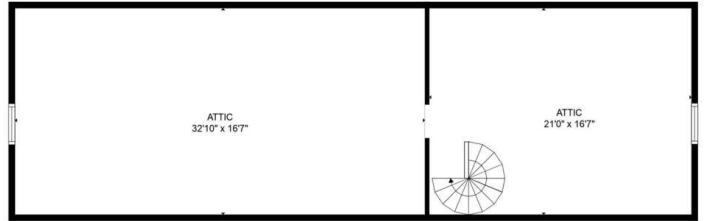
FLOOR PLANS



FLOOR 2



FLOOR 1



FLOOR 3

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