



275 SANFORD STREET | East Orange, NJ 07018



Property Highlights

- 2,288 SF retail building
- Single-story building on 0.19 acres
- Fully air-conditioned
- 10 on-site parking spaces
- Corner location with excellent visibility
- Fully leased and occupied by a popular local restaurant
- Ideal for investors or future owner/user
- Proven retail history (formerly Dunkin' Donuts, now Tastey's)

Location Highlights

- High traffic counts at a busy corner intersection
- Close to public transportation — near NJ Transit bus routes and minutes from East Orange & Brick Church train stations
- Dense residential population and strong daytime activity
- Easy access to the Garden State Parkway, I-280, and major local roads
- Surrounded by established neighborhood retail and food establishments
- Growing community with ongoing development and investment

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Property Description

The 2,288 SF single-story building sits on 0.19 acres and offers exceptional visibility at a busy intersection.

Currently occupied by Tastey's - Gail's Southern Style Soul Food, this location has long been home to successful food businesses, formerly including a Dunkin' Donuts.

Fully air-conditioned, well-maintained, and offering 10 dedicated parking spaces, this property is ideal for investors seeking a stable tenant or an owner/user planning for future occupancy.

Location Description

Situated at a bustling corner on Sanford Street in East Orange, NJ, the location benefits from outstanding visibility and steady foot and vehicle traffic. The property is surrounded by dense residential neighborhoods, thriving local businesses, and an active customer base that supports strong retail performance.

With convenient access to the Garden State Parkway, I-280, and major commuter routes, the location draws both local residents and pass-through traffic daily.

The area continues to experience notable redevelopment and growth, making this an exceptional opportunity for investors or users seeking a well-positioned retail asset in a high-demand market.

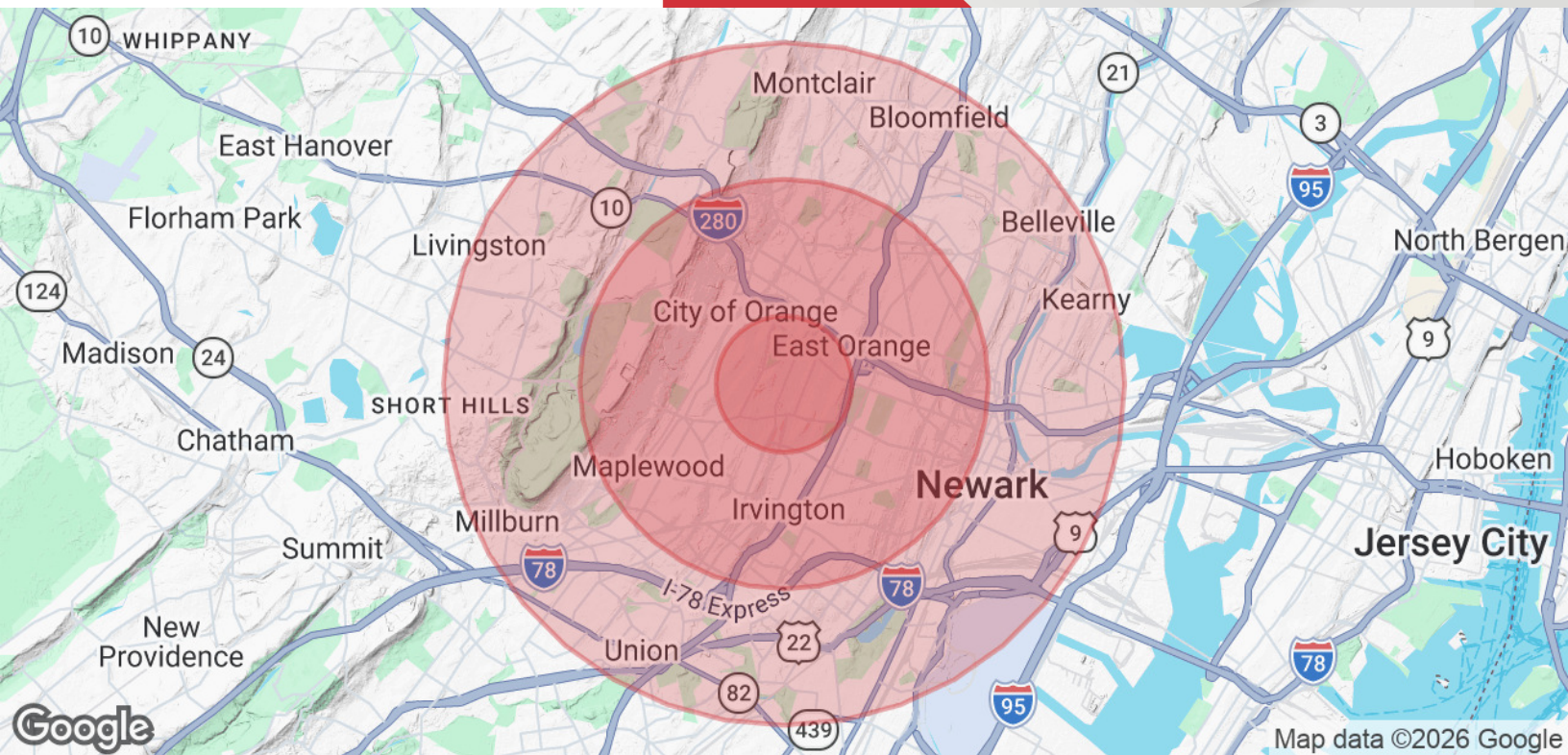
For Sale

2,288 SF Retail on .19 AC
Fully Leased Turnkey Opportunity



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Population	1 Mile	3 Miles	5 Miles
Total Population	55,434	403,351	790,980
Average Age	39	37	38
Average Age (Male)	37	36	37
Average Age (Female)	40	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	20,964	144,311	287,705
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$85,636	\$90,524	\$106,439
Average House Value	\$391,326	\$415,016	\$476,012

2020 American Community Survey (ACS)



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