

Development Site For Sale

Leland Avenue, Plainfield, NJ 07060

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Development Site for Sale in Plainfield

LOCATION DESCRIPTION

Three properties located on Leland Avenue and one on Watson Avenue, on the second block from Route 28 (South Avenue). Easy access to Highway 22.

PROPERTY HIGHLIGHTS

- Four lots, including two commercial buildings
- Buildings are vacant
- Environmentally impacted
- Taxes - \$12,011.77 (2022)

OFFERING SUMMARY

SALE PRICE:	\$599,000
LOT SIZE:	1.04 Acres
BUILDING SIZE:	12,425 SF

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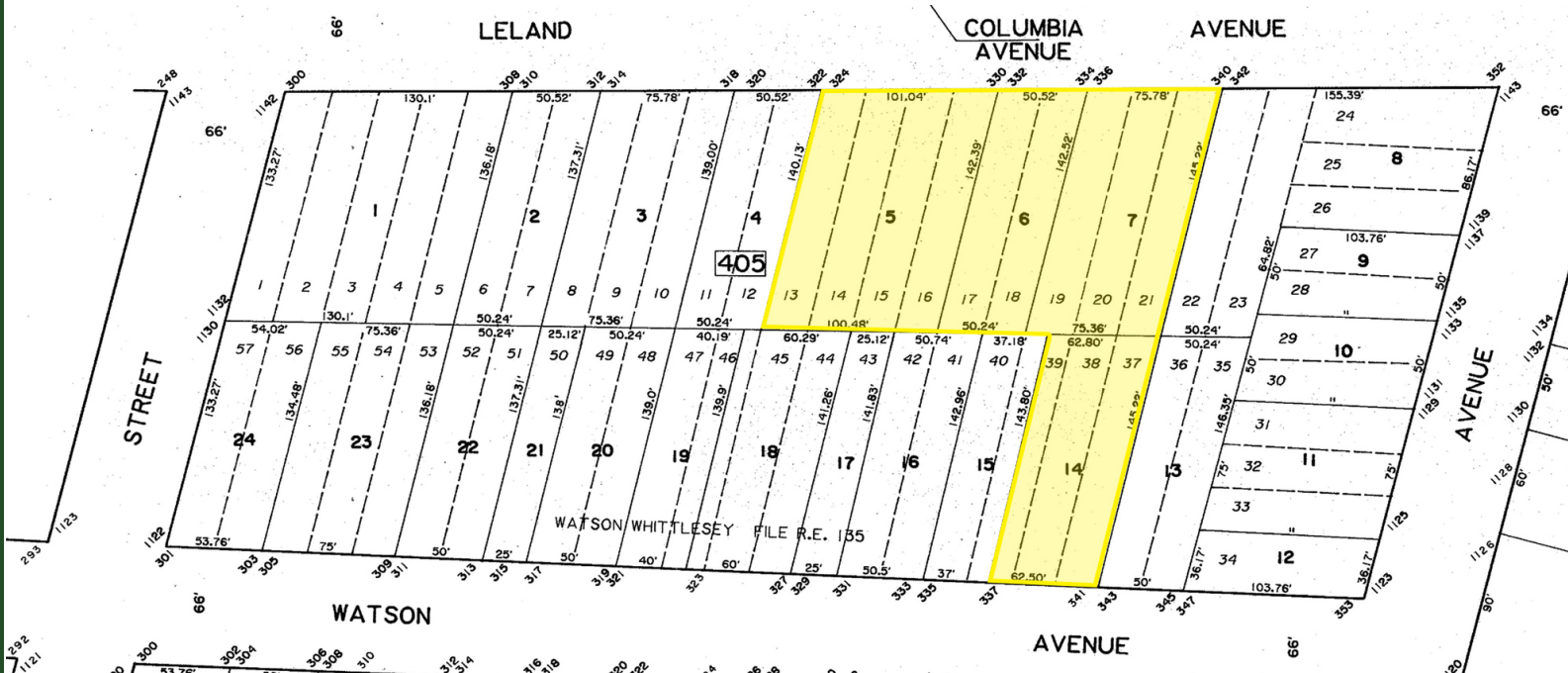
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PROPERTY LIST AND TAX MAP

Address	Block	Lot	Acreage	SF
324-330 Leland	405	5	0.33	
332-334 Leland	405	6	0.17	8,625
336-340 Leland	405	7	0.33	3,800
337-341 Watson	405	14	0.21	
Total			1.04	12,425



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INDUSTRIAL AND VACANT LAND FOR SALE

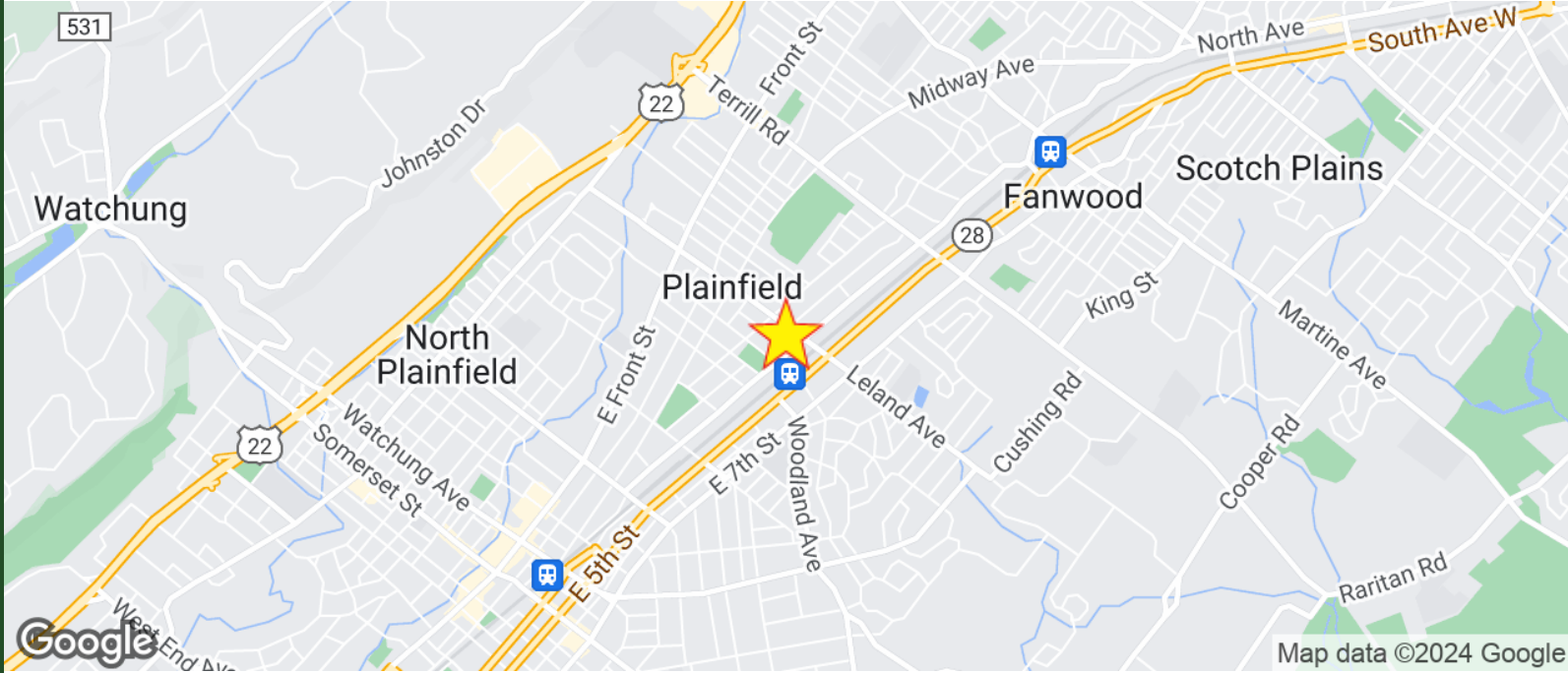
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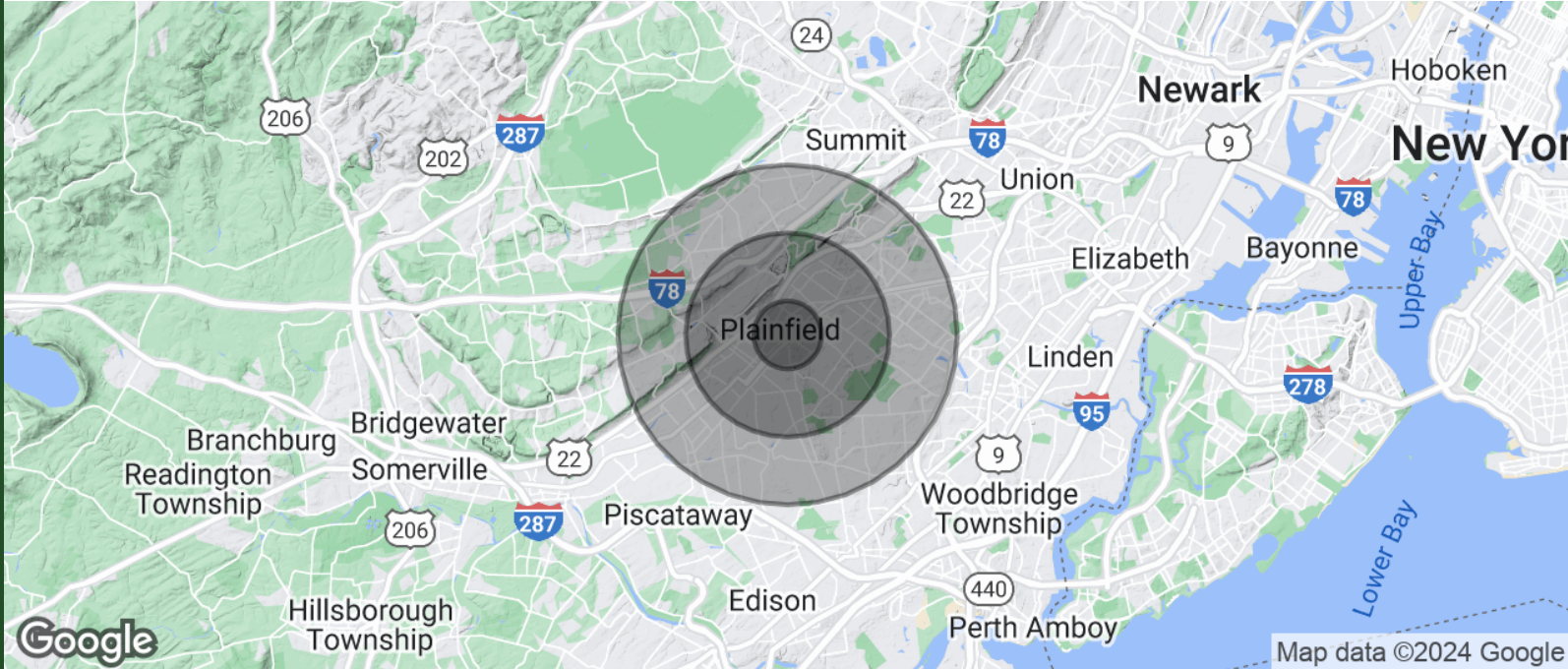
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,604	119,779	268,054
AVERAGE AGE	36.7	39.3	41.1
AVERAGE AGE (MALE)	36.1	38.6	39.9
AVERAGE AGE (FEMALE)	38.7	40.0	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,730	41,678	95,288
# OF PERSONS PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$88,395	\$122,873	\$142,727
AVERAGE HOUSE VALUE	\$273,281	\$405,370	\$476,820

2020 American Community Survey (ACS)

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OUR SERVICES

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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