

FOR SALE | LAND

130-140 EAST FIFTH STREET

130-140 East Fifth Street | Plainfield, NJ 07060



PROPERTY SUMMARY

Sale Price:	\$2,600,000
Lot Size:	± 0.41 Acres
APN #:	12-00835-0000-00005
Cross Streets:	Cleveland and Watchung

PROPERTY OVERVIEW

Redevelopment Opportunity in Plainfield's Opportunity Zone

LOCATION OVERVIEW

Located on the corner of Cleveland and East Fifth Street, with easy access to Route 28, Route 22, and Route 78.

PROPERTY HIGHLIGHTS

- Lot measures 119' x 150'
- Constructed in 1929
- Zero lot line
- Free street parking on East Fifth Street and Cleveland Avenue
- 12,000 SF dry basement and second 3,000 SF usable basement
- 2 drive-in doors
- 10' - 11' ceiling height
- Located within the business district redevelopment zone
- Zoned for transit development, apartments/multi-family
- One block from Plainfield train station, NJ Transit
- Low taxes, \$17,059.31 (2018)

FOR MORE INFORMATION, PLEASE CONTACT:

Marlon Martinez | P: 732.623.2151 | C: 908.451.7909 | martinez@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



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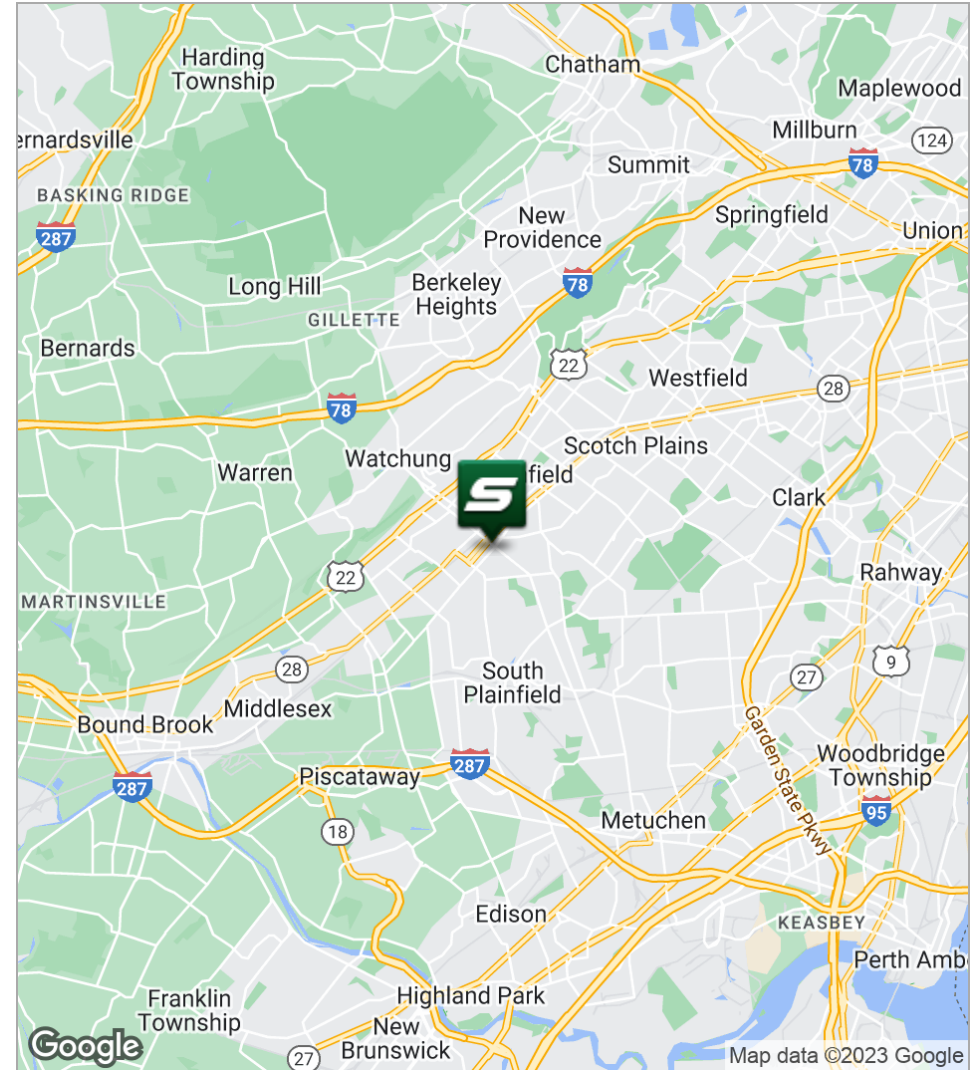
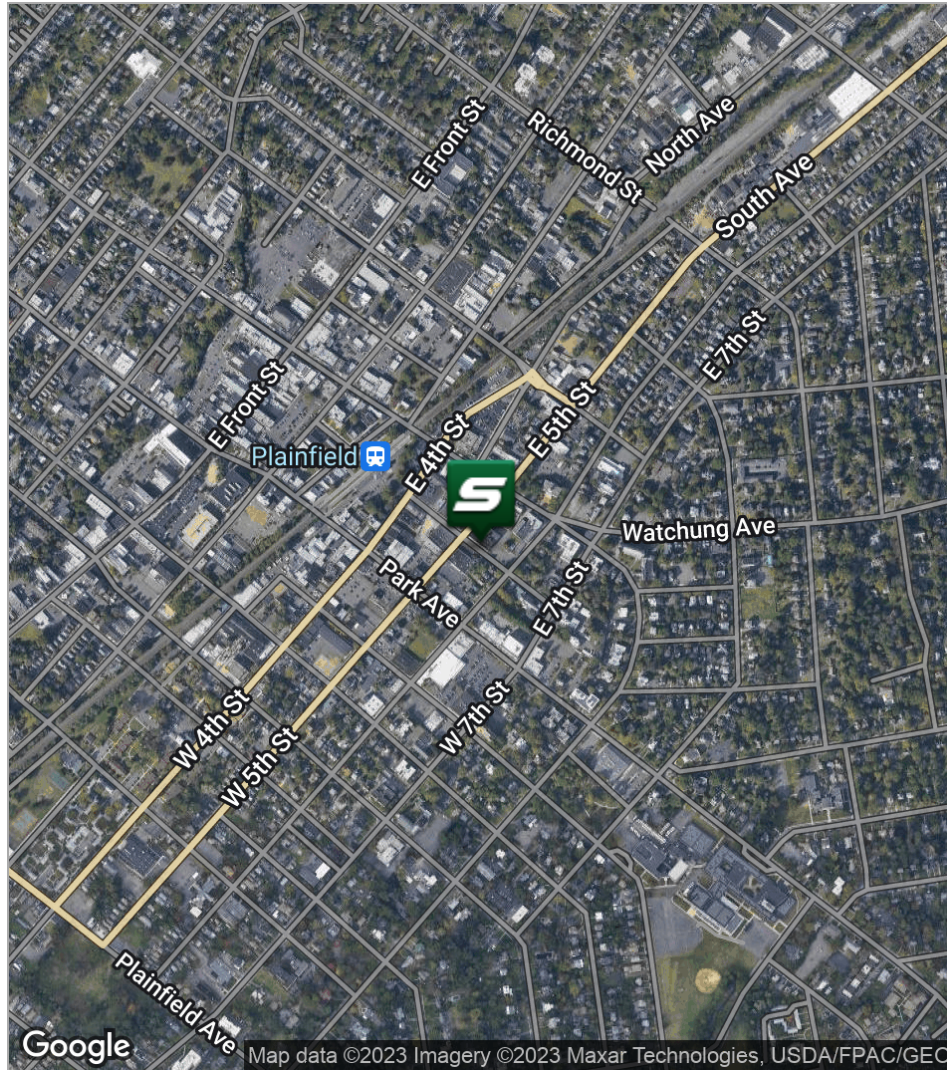


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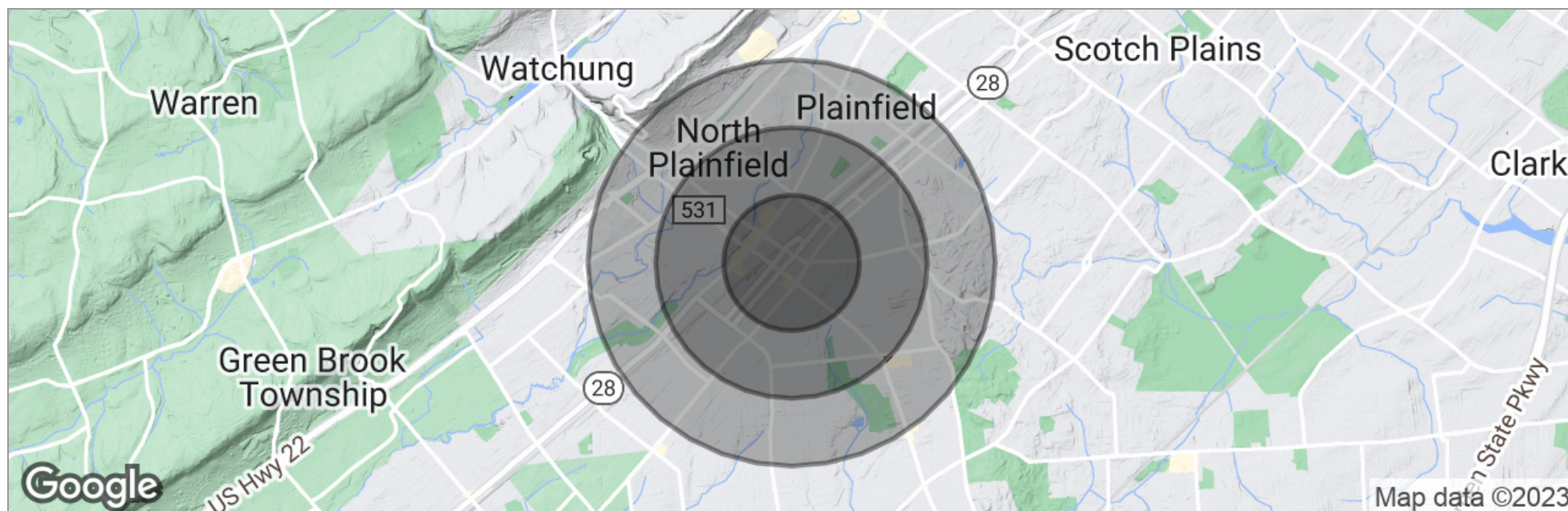


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	0.5 Miles	1 Mile	1.5 Miles
Total Population	12,897	32,123	54,334
Population Density	16,421	10,225	7,687
Median Age	31.3	33.5	35.3
Median Age (Male)	31.6	32.3	34.4
Median Age (Female)	31.4	35.0	36.6
Total Households	4,059	10,412	18,241
# of Persons Per HH	3.2	3.1	3.0
Average HH Income	\$60,110	\$68,830	\$75,808
Average House Value	\$259,548	\$293,380	\$331,198

* Demographic data derived from 2020 ACS - US Census

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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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