

PAD SITE OPPORTUNITY

**EDISON VILLAGE**  
Mixed-Use Development  
+/- 560 residential units

3K LOBSTER SPORTSMED  
PHYSICAL THERAPY

**THOMAS EDISON  
NATIONAL  
HISTORIC PARK**  
+/- 57,000 annual visitors

**SUBJECT SITE**

**WEST ORANGE  
COMMUNITY HOUSE**

*Walgreens*

14,016 VPD

**MAIN STREET**

**ALDEN STREET**

SHERWIN WILLIAMS  
**CVS**  
FAMILY DOLLAR  
my family, my family dollar

**BABCOCK PLACE**

## 216 Main Street West Orange, New Jersey

### Building Size

- +/- 2,400 SF with full usable basement

### Traffic Count

- 14,016 VPD

### Site Description

- Property features a freestanding +/- 2,400 SF former bank building with full basement, drive-thru lane, 15 parking spaces and access to both Main Street and Edisonia Terrace
- Subject site is situated within the heart of West Orange and directly across from the newly constructed Edison Village (334 residential units constructed) as well as CVS, Family Dollar and Sherwin Williams
- +/- 80 feet of frontage along Main Street
- +/- 1-mile from Interstate 280
- Hundreds of millions of dollars invested into Main Street redevelopment over the past few years
- West Orange is one of the most densely populated suburban markets in New Jersey with over 264,000 people within a 3-mile radius

### Demographics

Radius	Residential Population	Median Household Income	Total Daytime Population
1 Mile	33,732	\$52,575	28,964
3 Mile	264,722	\$59,982	225,628
5 Mile	699,121	\$62,629	672,786

### For Lease - Contact

Neil Ruppert  
Ph. 732-743-9938  
neil@piersonre.com

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