

20,000 SF on 1.2 Acres - FOR LEASE OR GROUND LEASE

EAST ORANGE, NJ
FORMER BLOOD CENTER OF NJ
45 SOUTH GROVE STREET



FORMER BLOOD CENTER

- Available Immediately:
Ground Floor - 9,900 SF
Basement - 9,900 SF
- Densely Populated Marketplace
- Located Between 2 Signalized Intersections
- Abundant Parking
- Located at Garden State Parkway & I-280 Interchange with Full Access to Both
- Convenient Access to Garden State Parkway and I-280

NEIGHBORING TENANTS

- Shoprite
- Bank of America
- Family Dollar
- Forman Mills
- Rainbow Shops
- Walgreens
- Wendy's
- Advance Auto Parts
- Dunkin Donuts
- Citibank

DEMOGRAPHICS

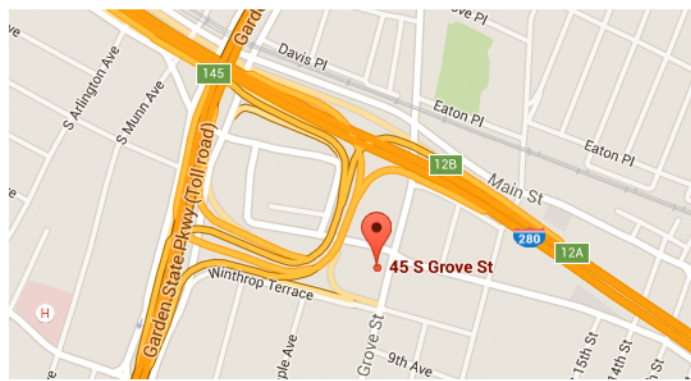
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	55,693	446,039	752,422
Daytime Population	15,520	181,440	305,797
Households	19,618	158,761	269,941
Avg. HH Income	\$45,137	\$54,229	\$68,463

EXCLUSIVE BROKERS

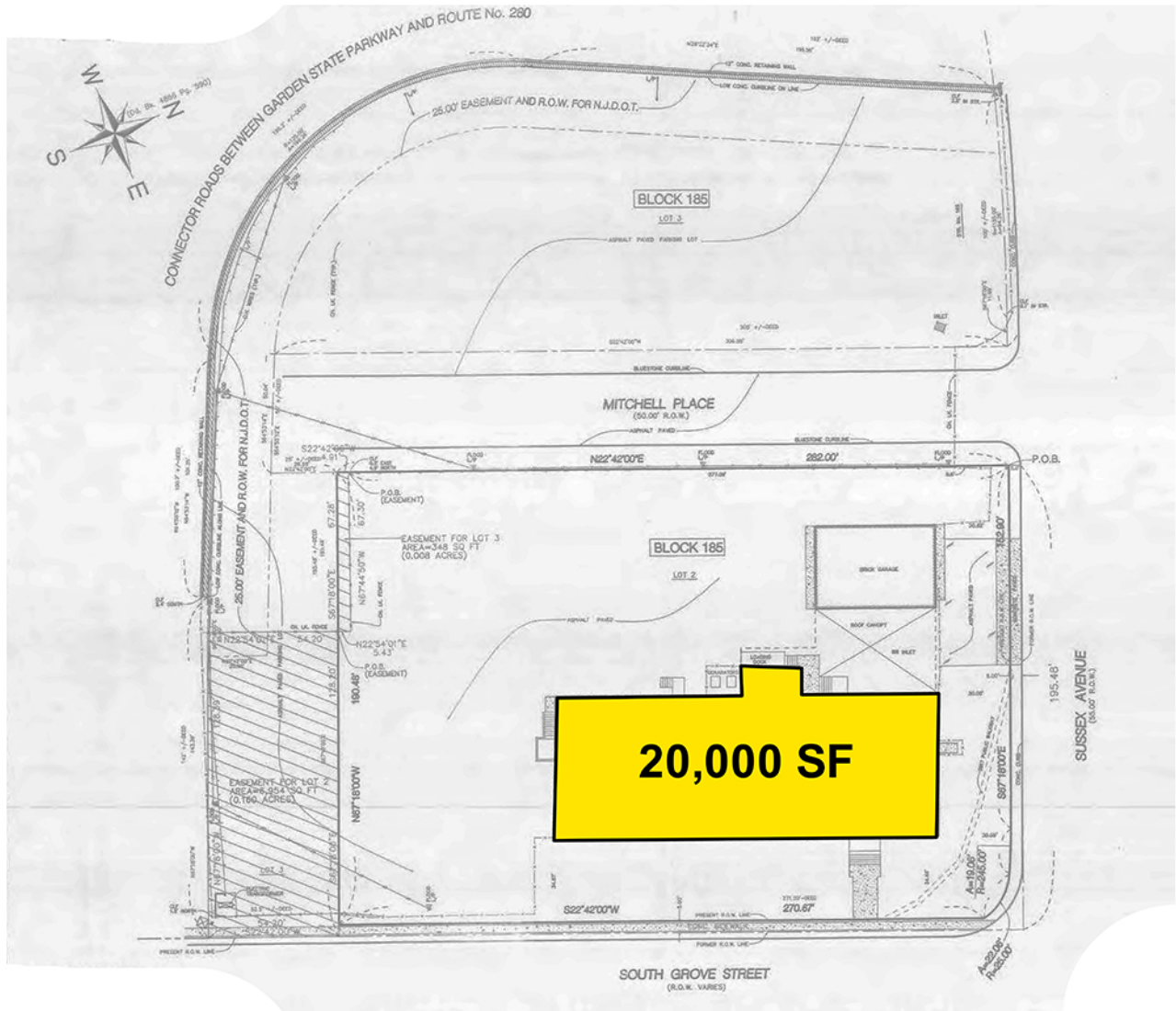
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