

# Park Avenue Center

1620 PARK AVENUE | SOUTH PLAINFIELD, NJ 07080

LEVIN  
MANAGEMENT



## Available Space

Fully Leased

## Property Highlights

- 19,500-square-foot Family Dollar/Dollar Tree combination store is located at 1620 Park Avenue in South Plainfield
- The combination store format merges the Dollar Tree and Family Dollar brands under one roof, leveraging the strengths of both banners by bringing a multi-price assortment to shoppers.
- Situated on two acres, Park Avenue Center is located in a densely populated Middlesex County community.

## Nearby Retailers

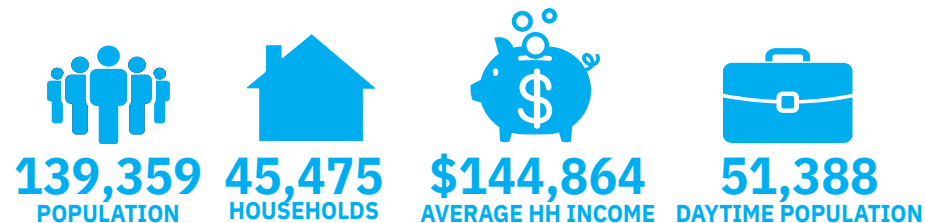


## Average Daily Traffic

30,000 Park Avenue

## Demographics

3-mile radius

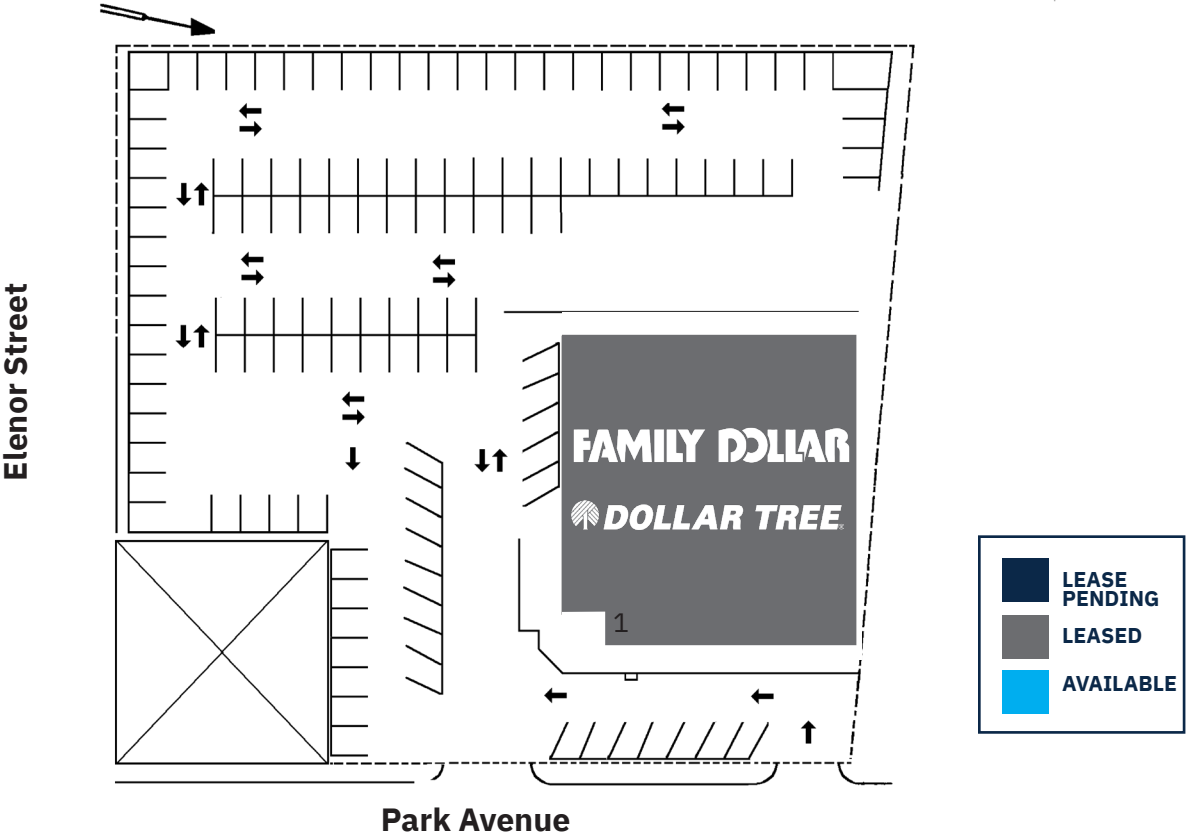


Source: sitesusa.com

# Park Avenue Center

1620 PARK AVENUE | SOUTH PLAINFIELD, NJ 07080

## SITE PLAN



TENANT ROSTER		SF
1	Dollar Tree / Family Dollar	19,500



# Park Avenue Center

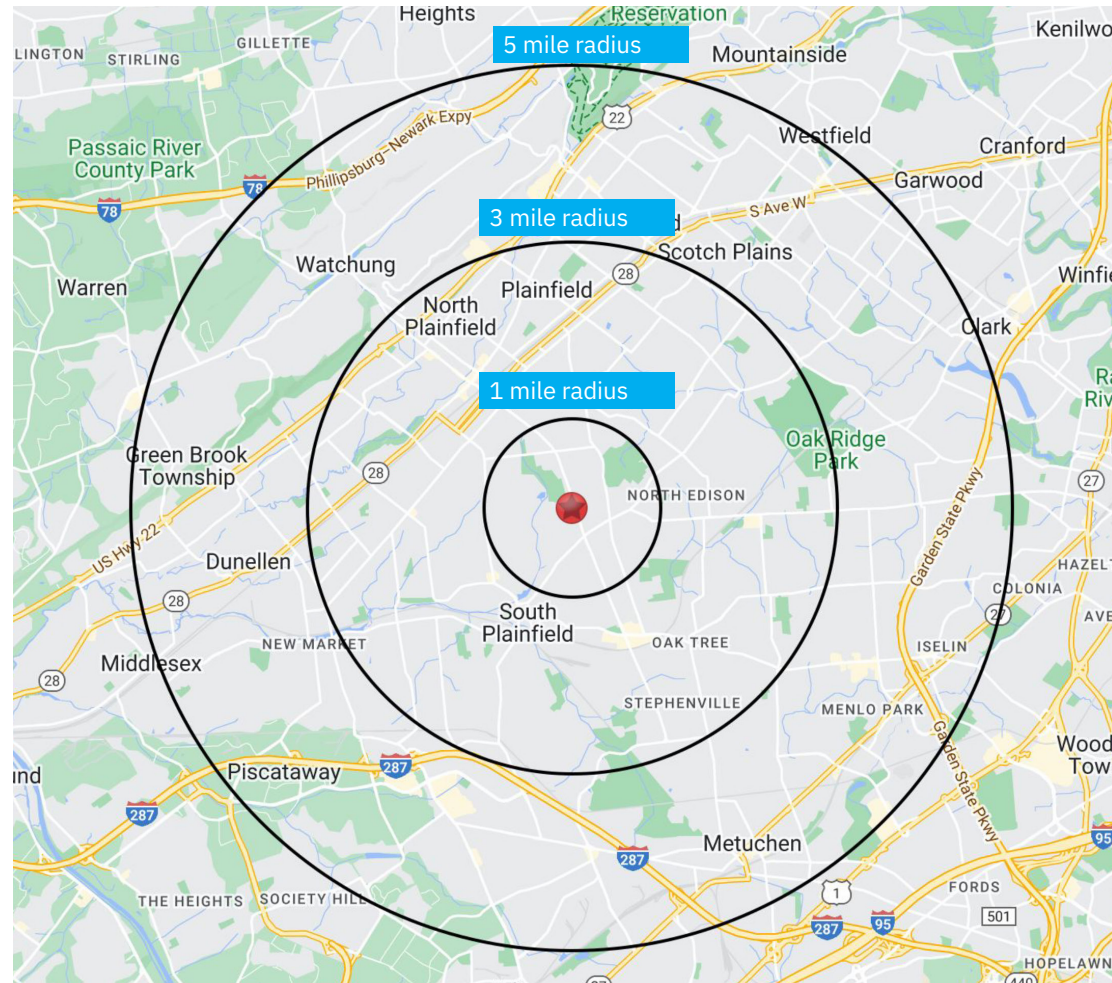
1620 PARK AVENUE | SOUTH PLAINFIELD, NJ 07080

**LEVIN**  
MANAGEMENT

## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	12,658	139,359	317,612
Households	4,344	45,475	108,514
Average Household Income	\$148,989	\$144,864	\$173,334
Projected Average Household Income (2029)	\$155,550	\$147,253	\$177,663
Median Household Income	\$115,105	\$112,278	\$135,169
Total Businesses	290	4,295	13,114
Total Employees	2,029	36,038	167,035
Daytime Population	3,372	51,388	206,208
Total Annual Household Expenditure	\$408.5 M	\$4.19 B	\$11.54 B
HH Income \$200K or more	876	8,758	28,614
College Degree + (Bachelor Degree or Higher)	3,197	37,922	109,478

Source: sitesusa.com



## CONTACT EXCLUSIVE AGENT

**VANESSA KELTY**

**Senior Leasing Representative**

**t. 908.226.5269 m. 609.972.1385**

**[vkelly@levinmgt.com](mailto:vkelly@levinmgt.com)**



### **Main Office**

975 US Highway 22  
North Plainfield, NJ 07060  
800.488.0768  
**[levinmgt.com](http://levinmgt.com) | 70 YEARS**