

# Clinton Corners

1225 W 7TH STREET | SOUTH PLAINFIELD, NJ 07063

## Available Spaces

4,000 SF

## Broker Incentives

5% commission on leases up to 15,000 SF;  
4% on leases from 15,001–40,000 SF.



## Nearby Retailers



## 3-Mile Demographics



**143,592**

POPULATION



**47,203**

HOUSEHOLDS



**\$133,026**

AVERAGE HH INCOME



**128,582**

DAYTIME POPULATION



## Property Highlights

- Anchored by Tropical Supermarket
- Recent façade renovations enhance curb appeal
- Well-established neighborhood center offering a complementary mix of retail, service, and dining tenants
- Ideally situated near Routes 28 and 22
- Serves a dense trade area of 139,935 people within 3 miles, with an average household income of \$126,825
- Recent addition: Blue Habanero Mexican restaurant
- Pylon panel opportunity available

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## SITE PLAN



Tenant Roster		SF
1	Burger King	2,300
2	Chinese Restaurant	1,400
3	Modern Nails	1,794
4	Laundromat	1,960
5	Tropical Supermarket	15,802
6	Blue Habanero - mexican food	2,145
7	Pharmacy	900
8	Available	4,000



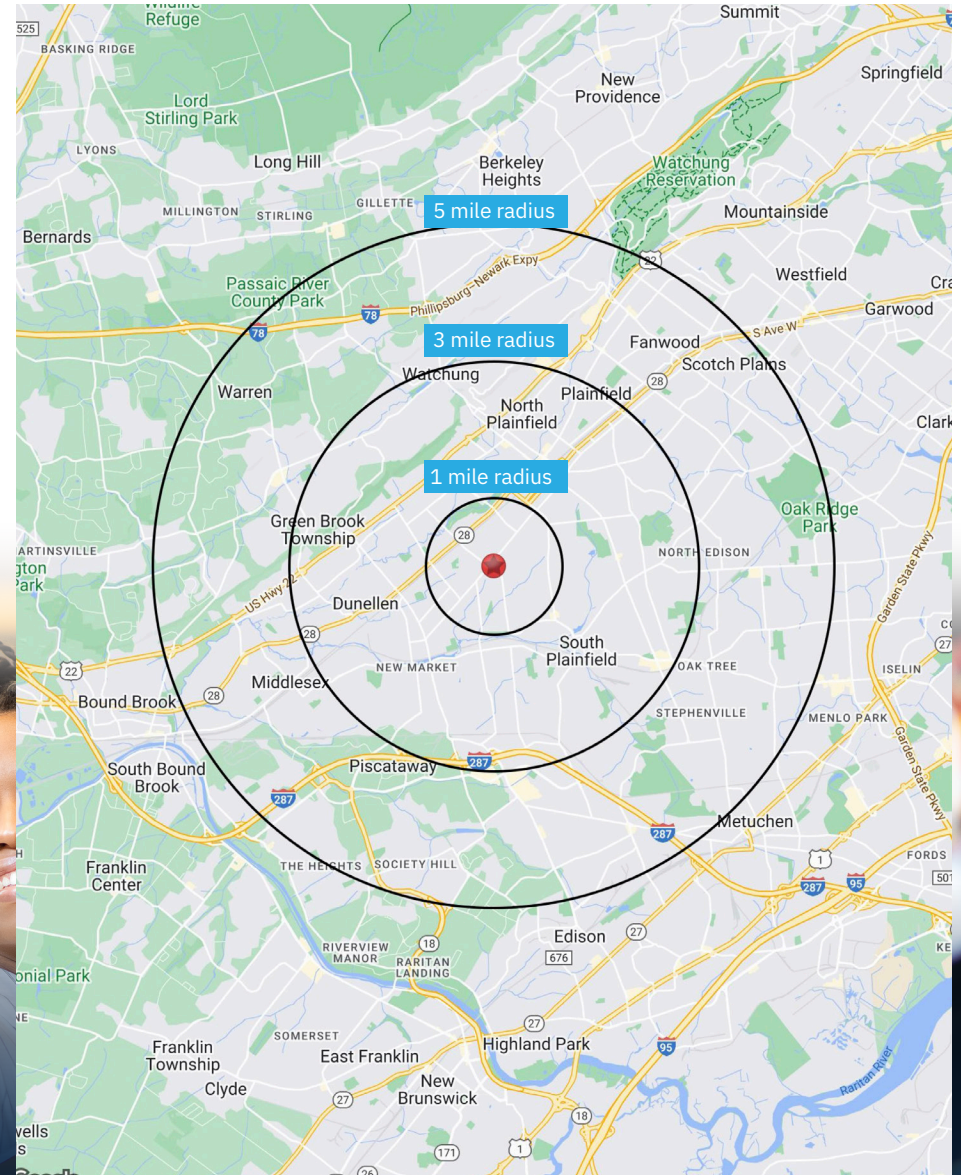
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## DEMOGRAPHICS

2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	26,460	143,592	280,139
Households	7,773	47,203	93,377
Average Household Income	\$121,665	\$133,026	\$169,661
Projected Average Household Income (2030)	\$119,908	\$130,375	\$166,336
Median Household Income	\$100,161	\$109,140	\$138,698
Total Businesses	430	4,729	11,220
Total Employees	2,634	41,877	131,636
Daytime Population	25,486	128,582	253,208
Total Annual Household Expenditure	\$942.85 M	\$5.81 B	\$12.89 B
HH Income \$200K or more	1,128	8,779	25,921
College Degree + (Bachelor Degree or Higher)	4,191	32,133	90,685

Source: sitesusa.com



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## MARKET AERIAL





**Our History is Strong.**  
**Our Vision, *Stronger.***

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

**Vanessa Kelty**

SENIOR LEASING REPRESENTATIVE

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[levinmgt.com](http://levinmgt.com) | 70 YEARS

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