



COMMERCIAL REAL ESTATE SERVICES

## ***For Immediate Release***

### **Lee & Associates Marketing Office/Land Duo for Sale in Orange, N.J.**

#### ***Adjacent Essex County Commercial Properties Sit in the Heart of Downtown***

**ORANGE, N.J. (Nov. 28, 2023)** – [Lee & Associates New Jersey](#) has been retained to market for sale an office property and adjacent land site at 37 North Day Street and 42 North Essex Avenue in the City of Orange. The commercial real estate firm’s Tarang Ramani and Beth Chezmar are handling the assignment.

Located between Main and White streets next to Orange City Hall, 37 North Day Street includes a 17,250-square-foot, three-story elevator building. The first and second floors are currently fit-out as an adult day care center with open-plan day rooms, food prep/cafeteria areas, offices, multiple restrooms and a convenient drop-off location.

The third floor is leased to Newark Community Health Center, providing an in-place income source for potential buyers. The offering’s 9,000-square-foot vacant lot is located behind the building. Its frontage on North Essex Street can provide convenient additional parking, a recreational area or a building opportunity.

“The location and superior accessibility of this asset make it suitable for a variety of uses, from child day care and education to medical or professional office,” said Ramani. “A buyer will benefit from being in the heart of a public transit-served neighborhood within a densely populated community.”

Orange is home to a robust highway and public transportation infrastructure that includes two NJ Transit train stations – Orange and Highland Avenue – offering service into Manhattan in just under 30 minutes. The township also has a NJ Transit bus station and is served by several major thoroughfares including I-280, Route 21 and the Garden State Parkway.

“Orange’s Main Street district is undergoing a notable transformation,” said Ramani, who specializes in the urban Essex County marketplace. “This includes several new large-scale multifamily communities designed to attract individuals and families that commute to NYC. Further, our team’s listings in the area are seeing active investor interest, underscoring the viability and desirability of Essex County’s urban downtowns.”

The 37 North Day Street/42 North Essex Avenue offering provides demographic advantages including a residential population of more than 310,000 people within a three-mile radius. The property is proximate to retailers, restaurants and service providers, as well as local schools including the Rosa Parks Community School.

Lee & Associates New Jersey has locations throughout the state and represents the regional operation of Lee & Associates, one of the nation’s largest agent-owned commercial real estate brokerage and property management firms. Lee & Associates professionals combine the latest technology, resources and market intelligence to deliver superior service and optimize results for clients. Established in 1979, the

company maintains more than 75 offices in the United States and Canada. In 2022, Lee & Associates' 1,500+ team members assisted with over \$32 billion in transactions.

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