

REQUEST FOR PROPOSALS
South Orange Station
5 Sloan Street, South Orange, NJ
Retail Leasing Opportunity

NJ TRANSIT invites Expressions of Interest from experienced and financially capable businesses for a rare retail opportunity located at the South Orange Station on Sloan Street—an established commercial corridor in the heart of downtown.

This ±1,640 SF ground-floor retail space is ideally located in a high-traffic transit hub, just steps from a vibrant town center, and includes 200-A electrical service. With direct NJ TRANSIT train service on the Morris & Essex Line to Newark Broad Street, Secaucus, Hoboken, and New York Penn Station, the South Orange Station serves thousands of daily commuters and travelers. The area also benefits from a strong local customer base, including Seton Hall University students and faculty, nearby residents, and office workers.



Surrounded by national retailers like Starbucks, T-Mobile, Supercuts, and Cold Stone Creamery, this space offers outstanding visibility and foot traffic in one of New Jersey's most walkable and vibrant downtowns.

Unlike traditional leasing, NJ TRANSIT awards its retail spaces through a public bidding process, allowing qualified businesses to compete not just on rent, but on vision. Your rent offer is a key part of your bid and should be supported by a strong business concept, sound financials, and a clear operational plan that reflects your experience and vision for success.

To receive the Request for Proposal (RFP), submit your Expression of Interest today. This is your opportunity to establish a standout presence in a thriving transit-connected community.