609 Broad Street, Newark, New Jersey



#### **Retail for Lease - Contact**

Ryan Starkman Ph. 732-724-4501 ryan@piersonre.com



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#### **Availabilities & Co-Tenants**

#### **Availabilities**

- +/- 1,527 SF
- +/- 8,696 SF
- +/- 2,473 SF





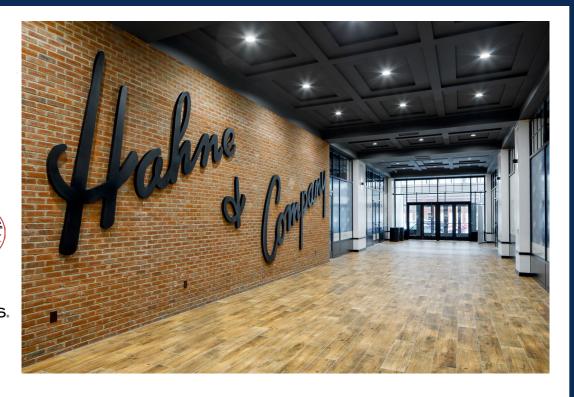












## Site Description

- Project consists of a transformative mixed-use environment that blends residential, office, retail, educational and open space:
  - Over 80,000 SF of retail space
  - 100,000 SF of office and educational space
  - 160 residential units
- Located in the largest city within the state of New Jersey, with a living population of nearly 300,000 people, ranking it one of the most populous municipalities in the country
- The project is approximately 8 miles from lower Manhattan with a less than 20-minute train ride to New York Penn Station
- The market consists of a large office population that includes over 14.5 million square feet of office space in the downtown central business district and is home to several major corporations in Prudential, PSE&G, Audible, Panasonic, IDT and significant east coast law firms
- Residential pipeline of 3,700+ rental units is currently in development in the immediate downtown area along with 35,000+ students in the market



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## **Demographics**

#### **Universities**

- 40,000 Students
- 20,000 Faculty and Staff











Audible

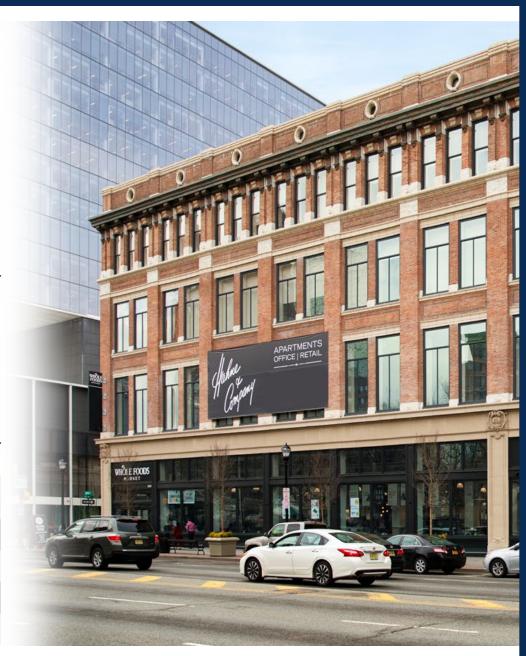
- NJ Transit
- Prudential Center

• Gateway Center

- Panasonic
- PSE&G

- NJ Performing Arts Center
- Prudential
- University Hospital

Radius	Population	Daytime/Employee Population	Median Age
.5 Mile	6,646	58,021	26.0
1 Mile	51,022	105,615	34.0
2 Mile	198,905	270,731	34.4
3 Mile	349,466	399,714	35.0





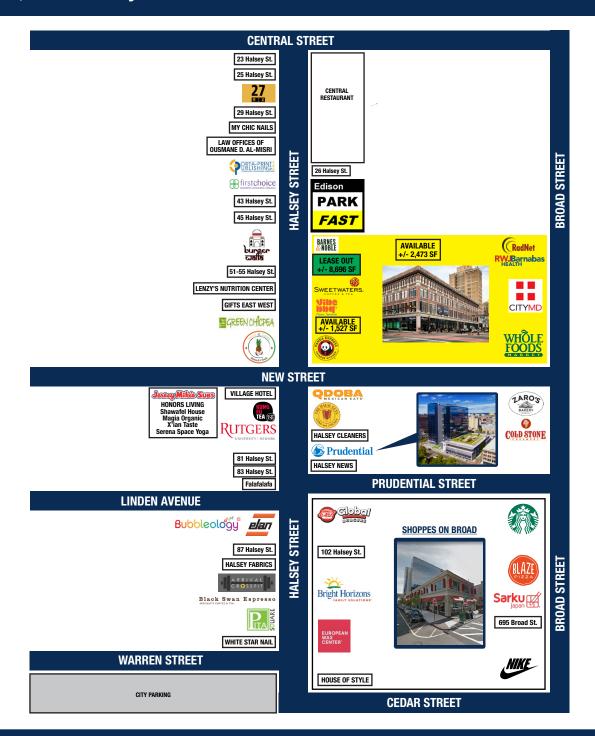
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### Streetscape

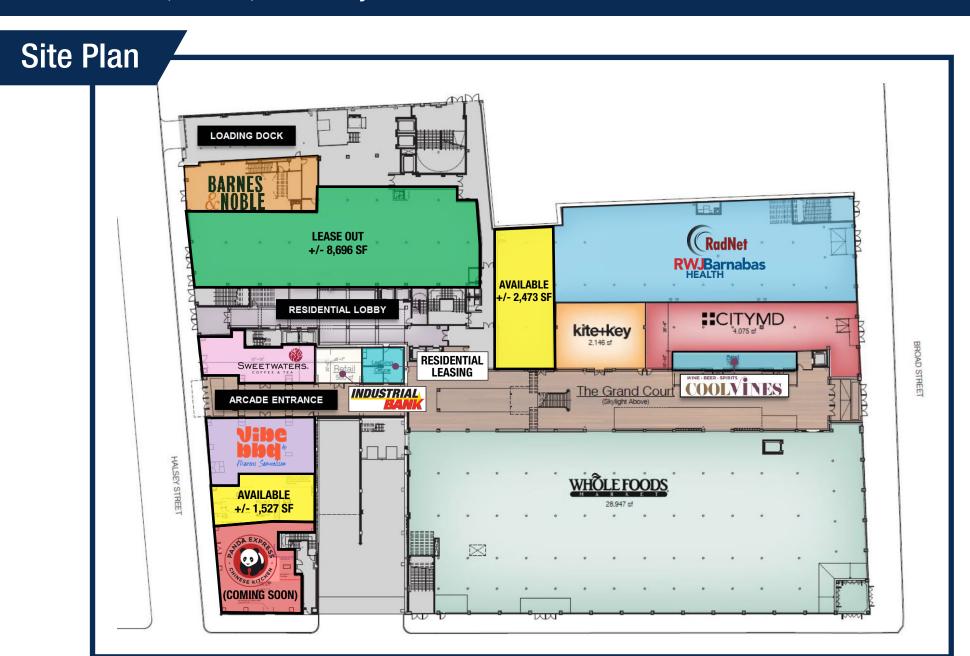




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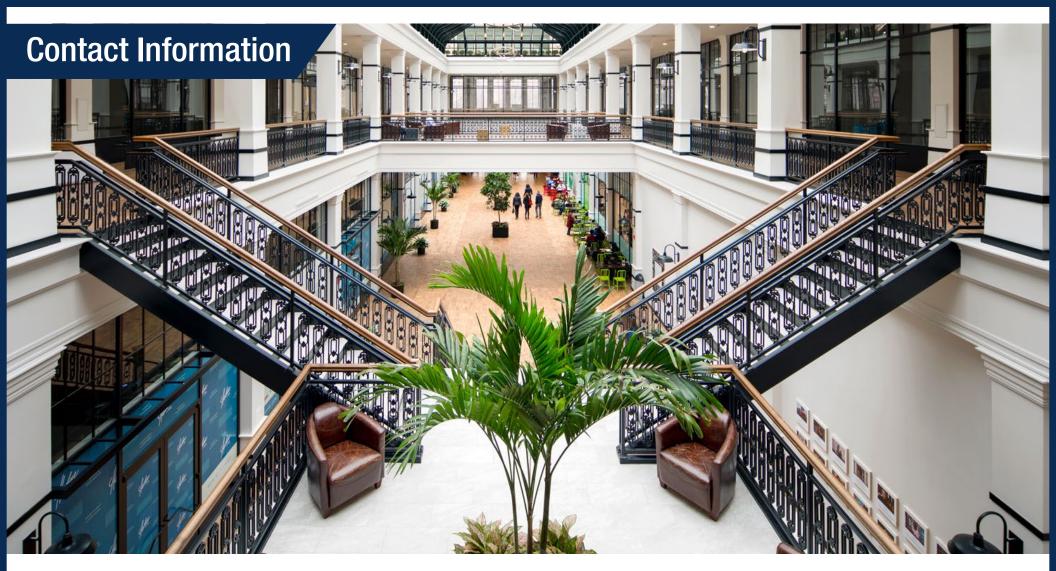
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2018-2021



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