

The Retail at Hahne & Co.

609 Broad Street, Newark, New Jersey



Retail for Lease - Contact

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COMMERCIAL REAL ESTATE®

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Availabilities & Co-Tenants

Availabilities

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

Co-Tenants



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



Market Activators

- Audible
- Gateway Center
- NJ Performing Arts Center
- NJ Transit
- Panasonic
- Prudential
- Prudential Center
- PSE&G
- 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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Market Aerial



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Streetscape



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Availabilities



NOTE: All referenced locations are street level

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Site Plan



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NEWARK

RETAIL MARKET GROWTH

Since the Prudential Center was developed, there have been nearly 100 national and regional concepts that have planted a flag in Downtown Newark.

2007-2017



2022-BEYOND



CONTINUED GROWTH THIS YEAR



2018-2021

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