

The Retail at Hahne & Co.

609 Broad Street, Newark, New Jersey



Retail for Lease - Contact

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PIERSON
COMMERCIAL REAL ESTATE®

The Retail at Hahne & Co.

609 Broad Street, Newark, New Jersey

Availabilities & Co-Tenants

Availabilities

- +/- 1,527 SF
- +/- 2,250 SF (Former Restaurant w/ Liquor License)

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



RUTGERS



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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AVAILABLE
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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



2023-BEYOND



TIMELINE



CONTINUED GROWTH THIS YEAR

2018-2022

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