609 Broad Street, Newark, New Jersey



Retail for Lease - Contact

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

PIERSON COMMERCIAL REAL ESTATE®

79 Route 520, Suite 202 • Englishtown, NJ 07726 • www.piersonre.com • Licensed Real Estate Broker

609 Broad Street, Newark, New Jersey

Availabilities & Co-Tenants

Availabilities

• +/- 1,527 SF

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







- 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



609 Broad Street, Newark, New Jersey

Demographics

Universities

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







Market Activators

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

Prudential Center

• 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 |



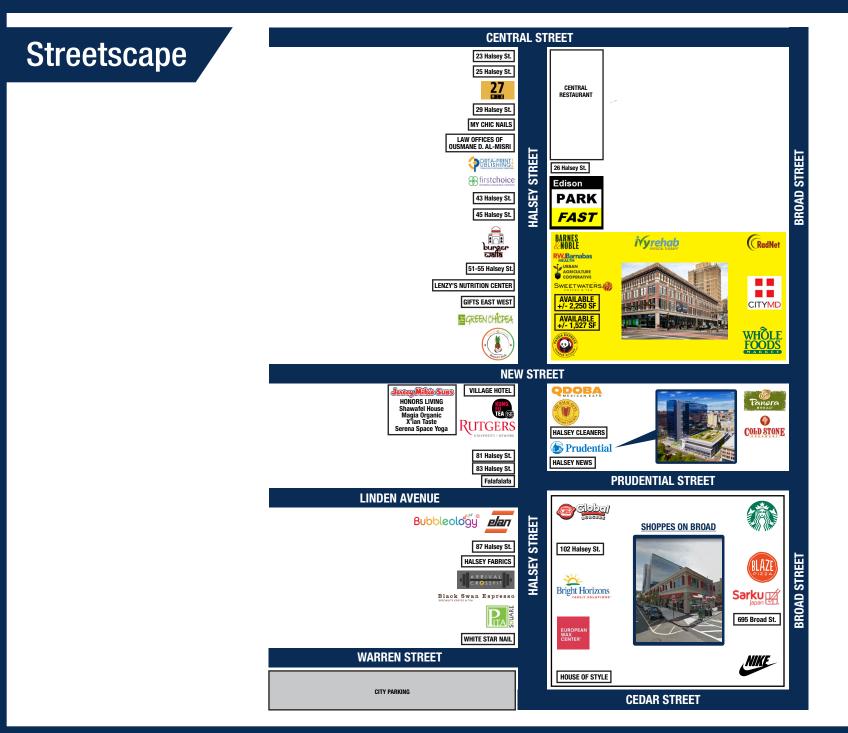


609 Broad Street, Newark, New Jersey



PIERSON COMMERCIAL REAL ESTATE®

609 Broad Street, Newark, New Jersey



PIERSON

COMMERCIAL REAL ESTATE®

609 Broad Street, Newark, New Jersey



NOTE: All referenced locations are street level



609 Broad Street, Newark, New Jersey

Site Plan LOADING DOCK BARNES URBAN **RWJBarnabas** HEALTH AGRICULTURE **RadNet** COOPERATIVE (COMING SOON) Ňу (COMING SOON) rehab RESIDENTIAL LOBBY CITYMD *4,075 sf (COMING SOON) kite+key 2,146 sf BROAD STREET RESIDENTIAL LEASING SWEETWATERS. The Grand Court COOLVINES INDUSTRIAL ARCADE ENTRANCE (Skylight Above) **AVAILABLE** +/- 2,250 SF HALSEY STREET WHÔLE FOOD AVAILABLE +/- 1,527 SF \mathbb{N} 00) +1-W-7 (COMING SOON) LLU



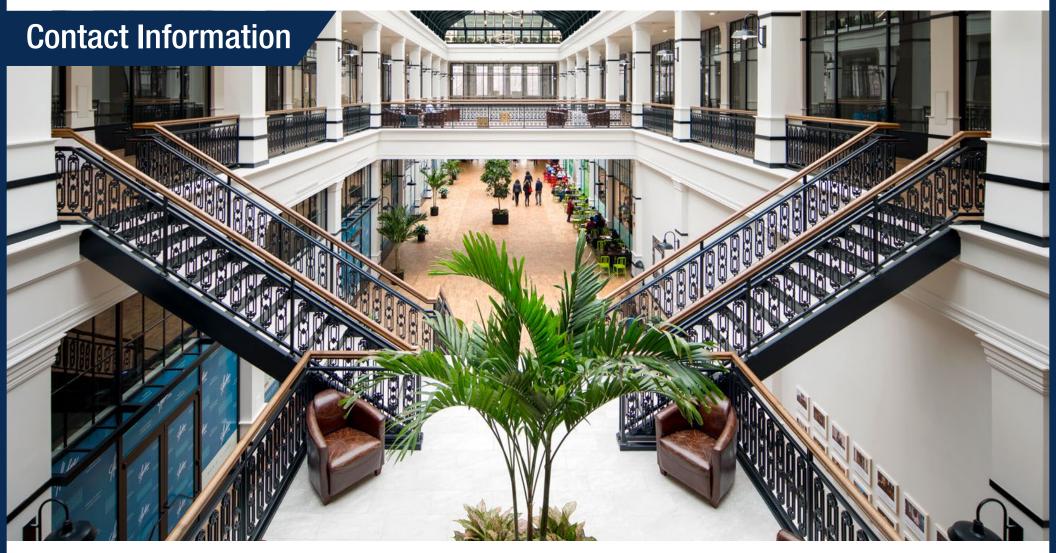
609 Broad Street, Newark, New Jersey



2018-2022



609 Broad Street, Newark, New Jersey



Retail for Lease - Contact

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



© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.