

shoppes on **BROAD**

635-649 Broad Street
Newark, New Jersey

PRIME RETAIL OPPORTUNITY



NEWARK IS HAPPENING

15MSF
of office space

5.6B
in development projects

DESIRABILITY
smaller cities are being sought after



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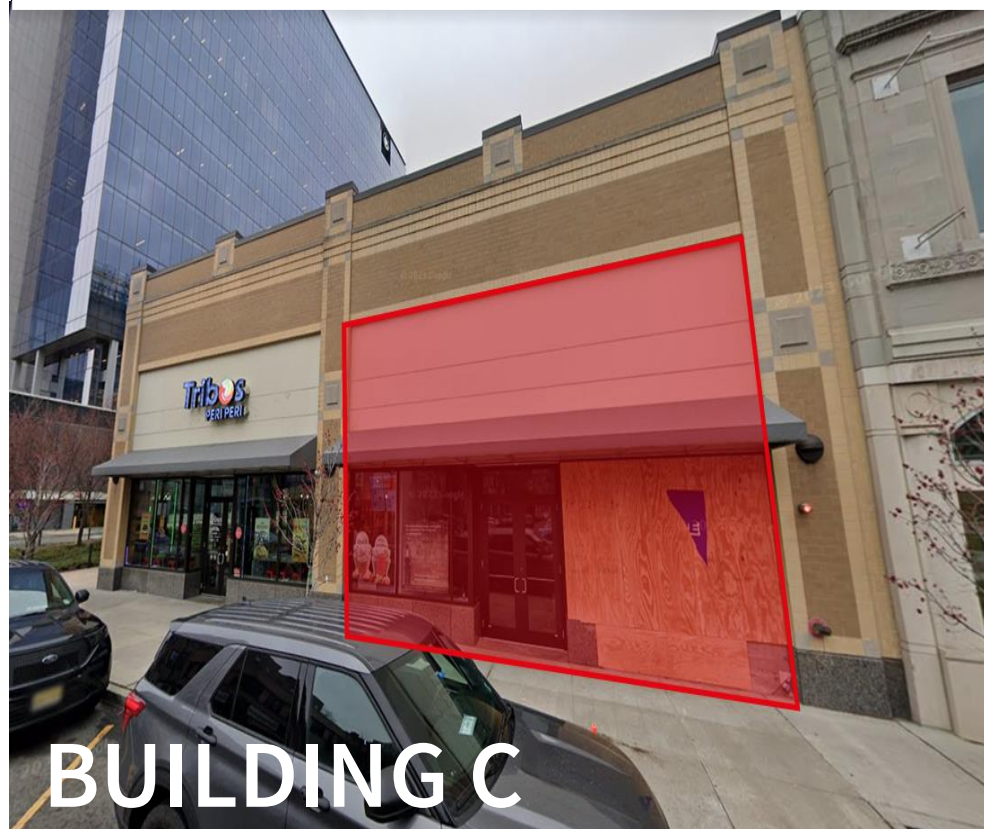
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LOCATION

- CORNER BUILDING FOR LEASE IN THE 50,000 SF SHOPPES ON BROAD RETAIL DEVELOPMENT
- LOCATED IN DOWNTOWN NEWARK, CORNER OF BROAD AT NEW STREET
- TREMENDOUS VISIBILITY FROM ALL POINTS OF BROAD STREET AND MILITARY PARK
- ACROSS FROM WHOLE FOODS, PETCO AND CITY MD

DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
POPULATION	66,473	226,541	387,155
AVG. HH INCOME	\$65,006	\$62,336	\$63,139
EMPLOYEES	90,913	141,300	181,671
BUSINESSES	4,191	8,788	12,885



102 Haley Street

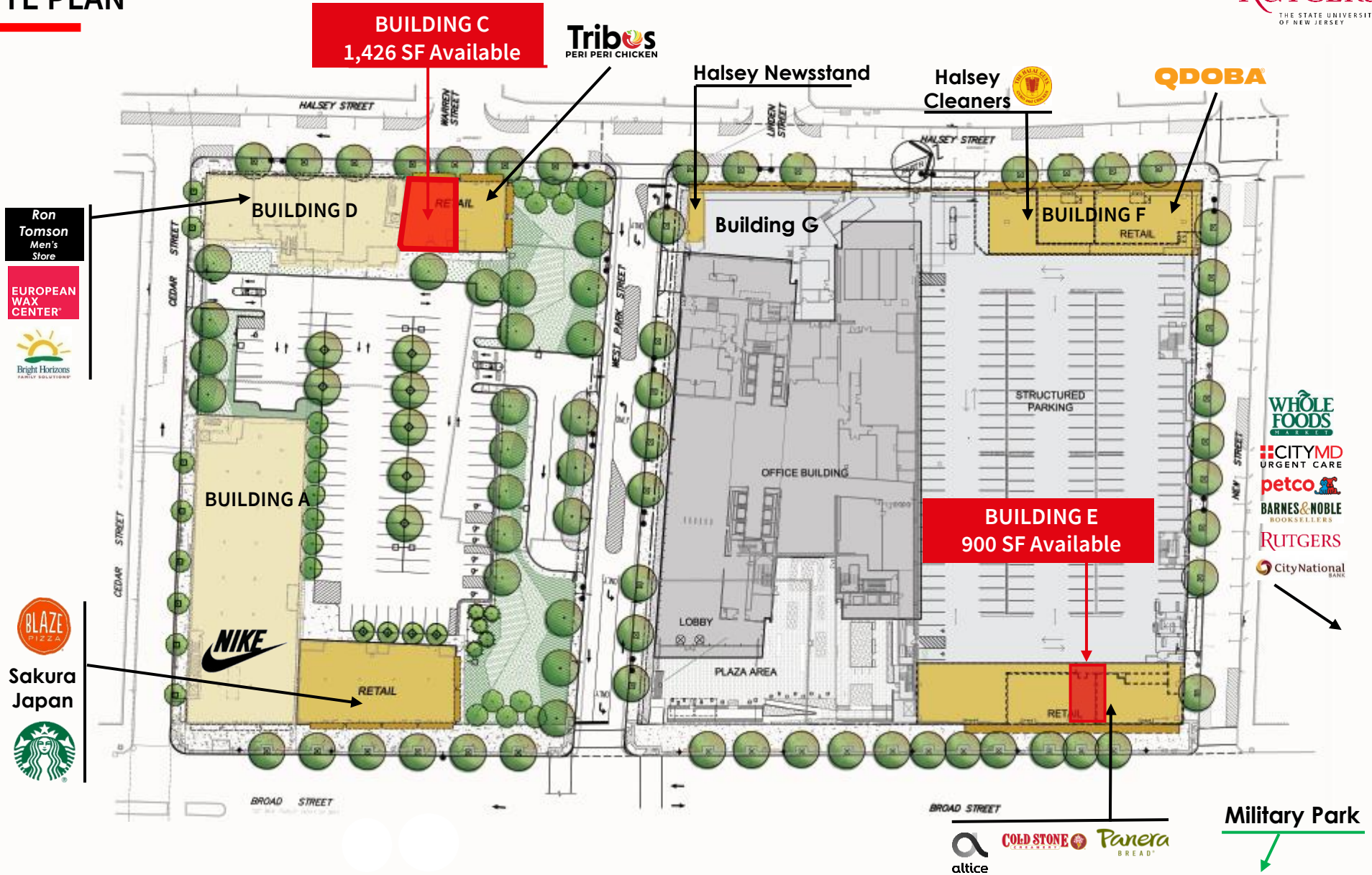
- Size: 1,426 SF for Lease
- Availability: Vacant
- Asking Rent: Upon request
- +/-17' ceiling height



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- Size: 900 SF for Lease
- Possession: Arranged
- Asking Rent: Upon request
- 25' ceiling height

SITE PLAN



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Military Park



Raymond Boulevard



Broad Street



Market Street



Mulberry Street

38,811 VPD

2 Gateway Center



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For more information please contact:

Blake Shanaphy

Vice President

Direct: +1 973 829 4775 | Mobile: +1 201 424 3506

blake.shanaphy@jll.com

