



RETAIL PROPERTY

FOR LEASE

±2,500 SF PRIME RETAIL SPACE

47 - 63 Green Street, Newark, NJ 07102

For More Information, Contact the Exclusive Brokers

ALDON S. BRYANT

Senior Associate

asbryant@blauberg.com

973.379.6644



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.77 Miles to I-78
 Approx. 3.44 Miles to NJ Turnpike
 Approx. 3.9 Miles to Newark Liberty International Airport
 Approx. 5.5 Miles to Garden State Parkway

OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (NNN)
Available SF:	2,500 SF
Building Size:	2,500 SF

PROPERTY HIGHLIGHTS

- ±2,500 SF Prime Retail Space (First Floor)
- Vanilla Box Empty Space
- Ideal for Convenience Store, Cellphone Store, Clothing Store, Deli, Coffee Shop, Bank, Fitness Studio, Urgent Care
- High Foot Traffic Located at Traffic Light Intersection, Behind Newark City Hall
- Walking Distance to Bus Stop NJ Transit 11, 28, 29, 40, 41 and 70
- Two Blocks from Prudential Center

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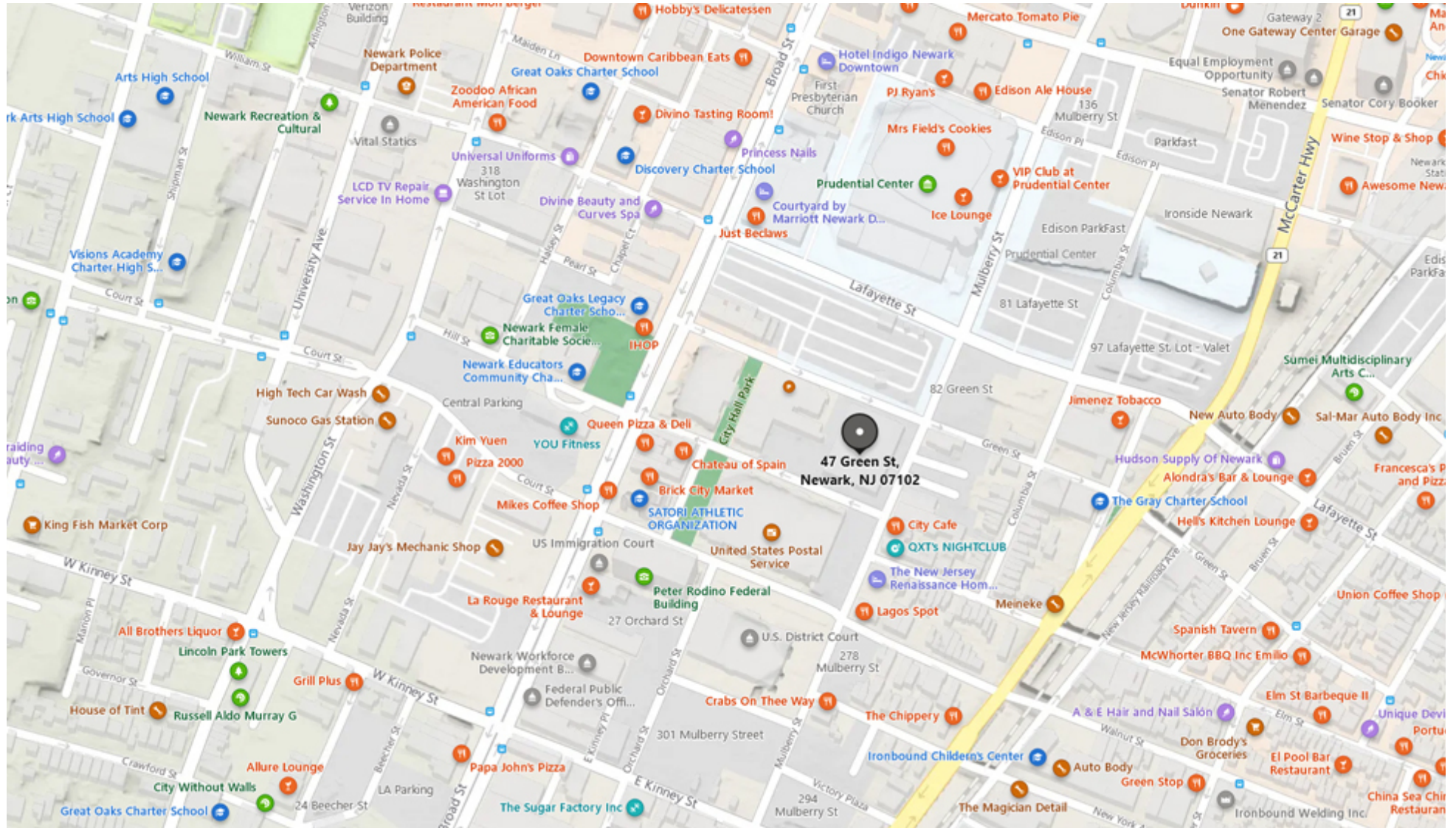
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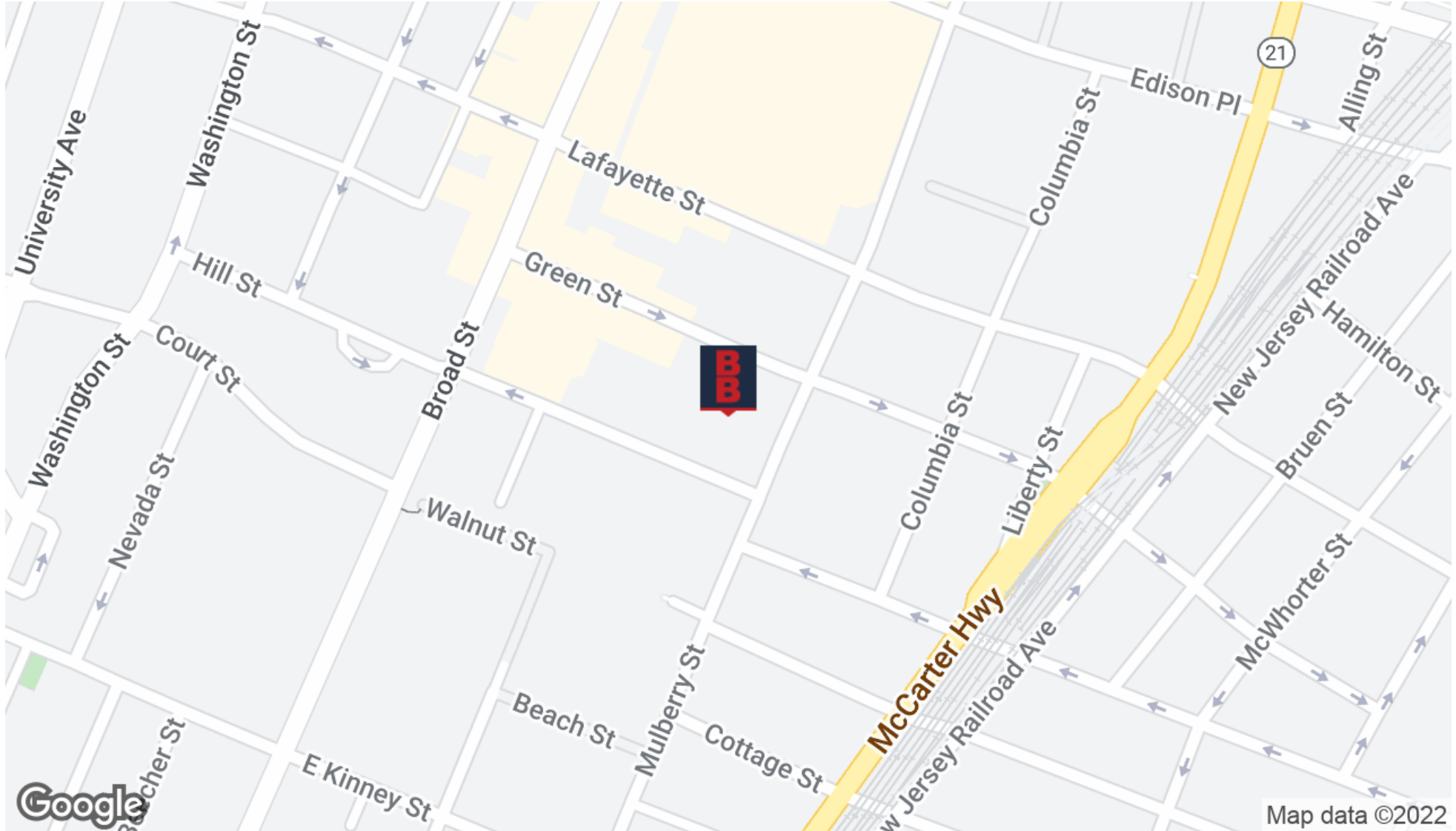
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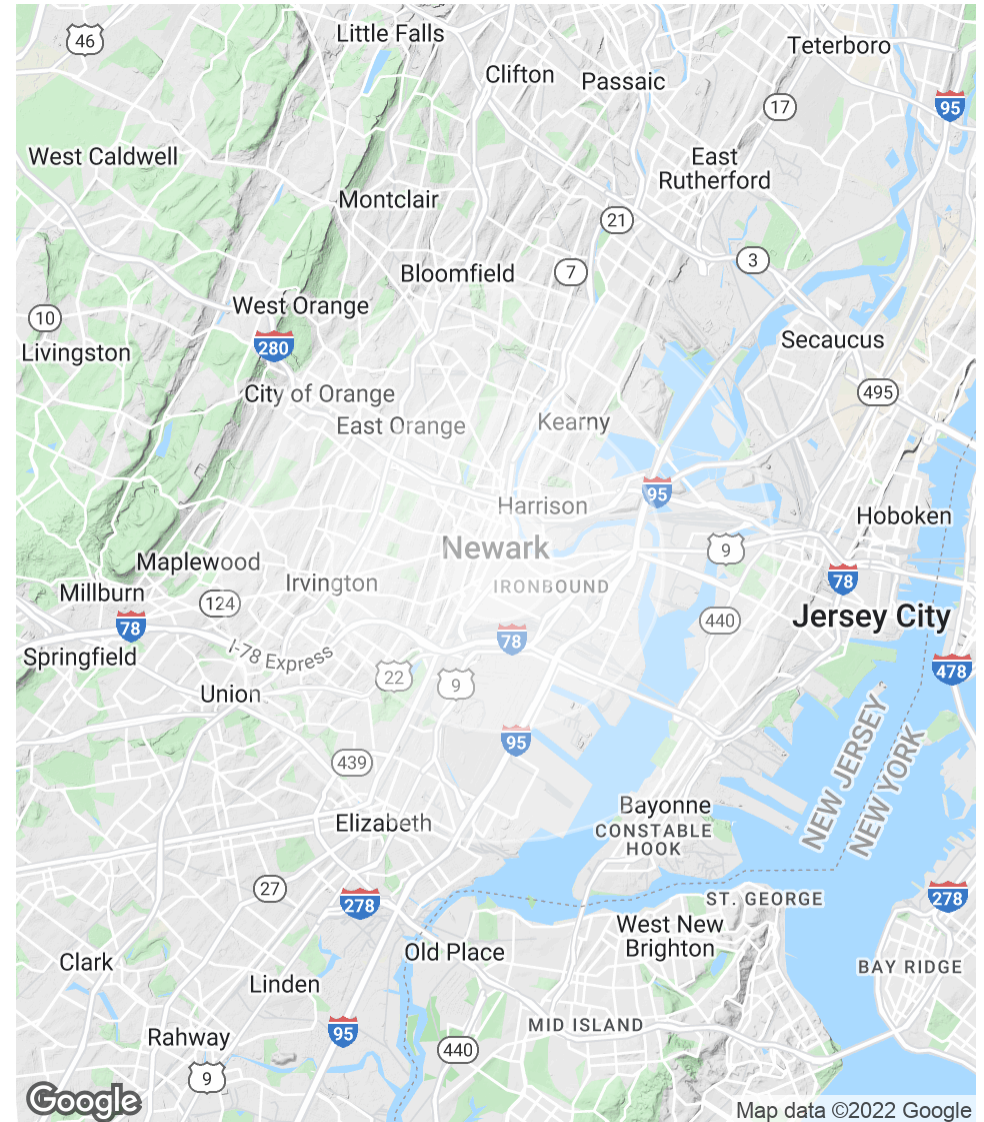
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	45,784	320,160	753,135
Average Age	33.7	32.5	34.0
Average Age (Male)	32.9	30.5	32.4
Average Age (Female)	35.7	34.0	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,407	107,525	264,533
# of Persons per HH	2.6	3.0	2.8
Average HH Income	\$45,819	\$48,102	\$54,731
Average House Value	\$391,078	\$342,078	\$335,073

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

AIDon S. Bryant, Senior Associate for The Blau & Berg Company, specializes in all aspects of leasing and selling commercial real estate. Born and raised in Newark, New Jersey, AIDon used his highly effective communication skills while he served as a media sales consultant in advertisement in the Manhattan and Brooklyn areas; and was also a public relations, sales, and planning agent with an entertainment agency that provides full-service public relations and management for Grammy Award-winning artists. Licensed in both New York and New Jersey, AIDon has served as a commercial real estate agent since 2001. Having weathered the ups and downs of real estate investing, he has gained invaluable experience in property management and facilitation of tenant issues. Having always had a mind for wealth-building and entrepreneurship, AIDon began his investment career in 1995 at the ripe age of 19.

EDUCATION

Hampton University, Virginia – Communications & Theatre

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