

# THE ALTHEA

461 DR. MARTIN LUTHER KING JR. BOULEVARD  
EAST ORANGE, NJ



New Mixed-Use Development  
+/-18,000 SF of Ground Floor Retail Space  
+/-11,000 SF of Second Floor Medical / Office Space



# SITE OVERVIEW



The Althea is a new mixed-use development located in the heart of East Orange, NJ, currently home to a dense & diverse population with over 400,000 residents within a 3-mile radius. East Orange is on the rise with 2,936 new residential units completed or in development within the near future.

- +/-18,000 SF of ground floor retail space available for lease
- +/-11,000 SF of medical / office space available on the second floor
- Approximately 170 residential units
- 120 parking spaces on the ground floor dedicated to retail and 50 parking spaces on the second floor dedicated to the 2<sup>nd</sup> floor Tenant
- Estimated completion date of 3Q 2025
- In close proximity to Brick Church Station which is the 3<sup>rd</sup> busiest NJ Transit station on the Morris/Essex line
- Adjacent to Route 280 and less than one mile away from Garden State Parkway



# AREA DEMOGRAPHICS

Demographics taken within 3 miles. Source: ESRI, 2023



**423,095**

Population



**\$74,727**

Avg.  
HH Income



**139,707**

Employees



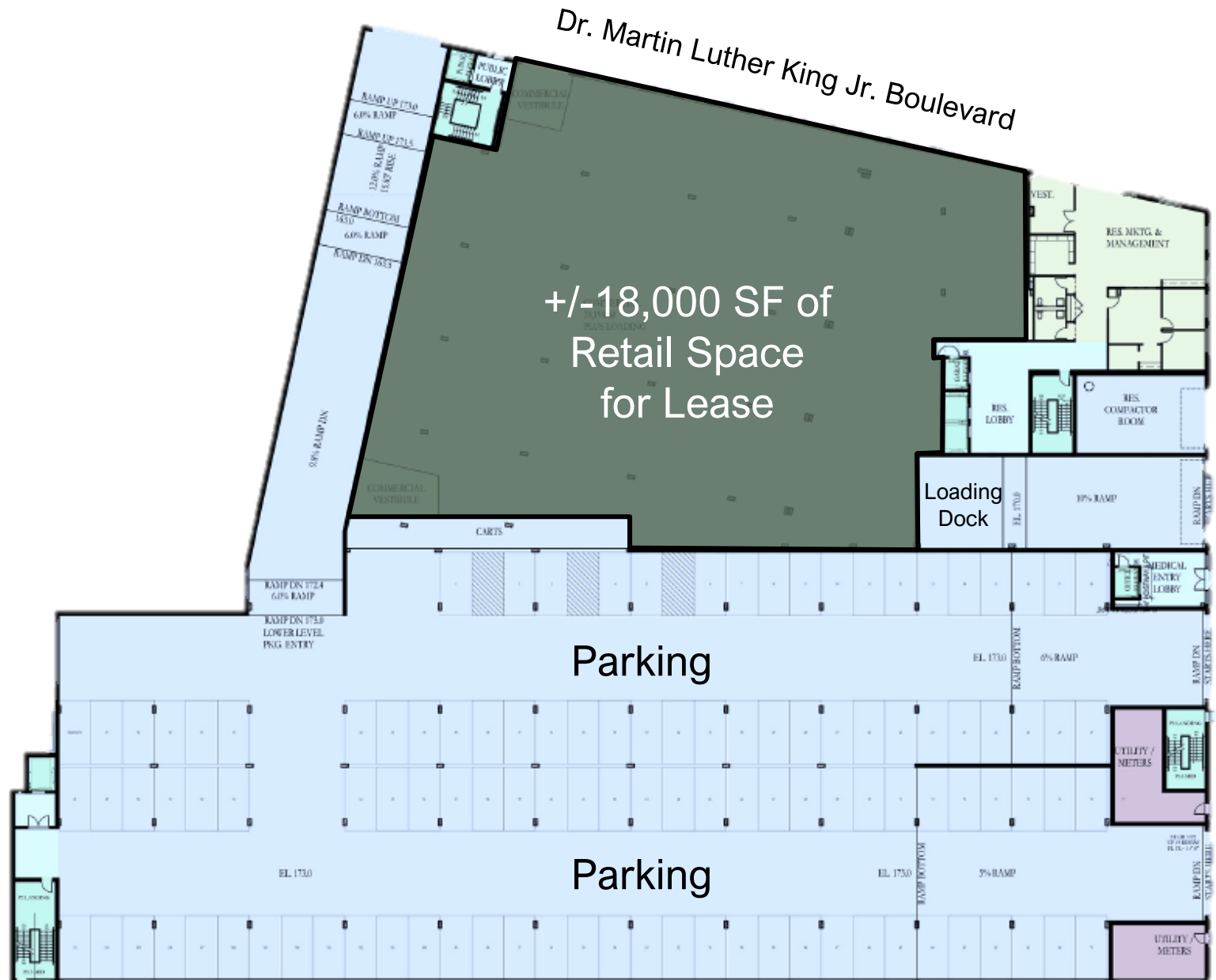
**12,735**

Businesses



# SITE PLAN

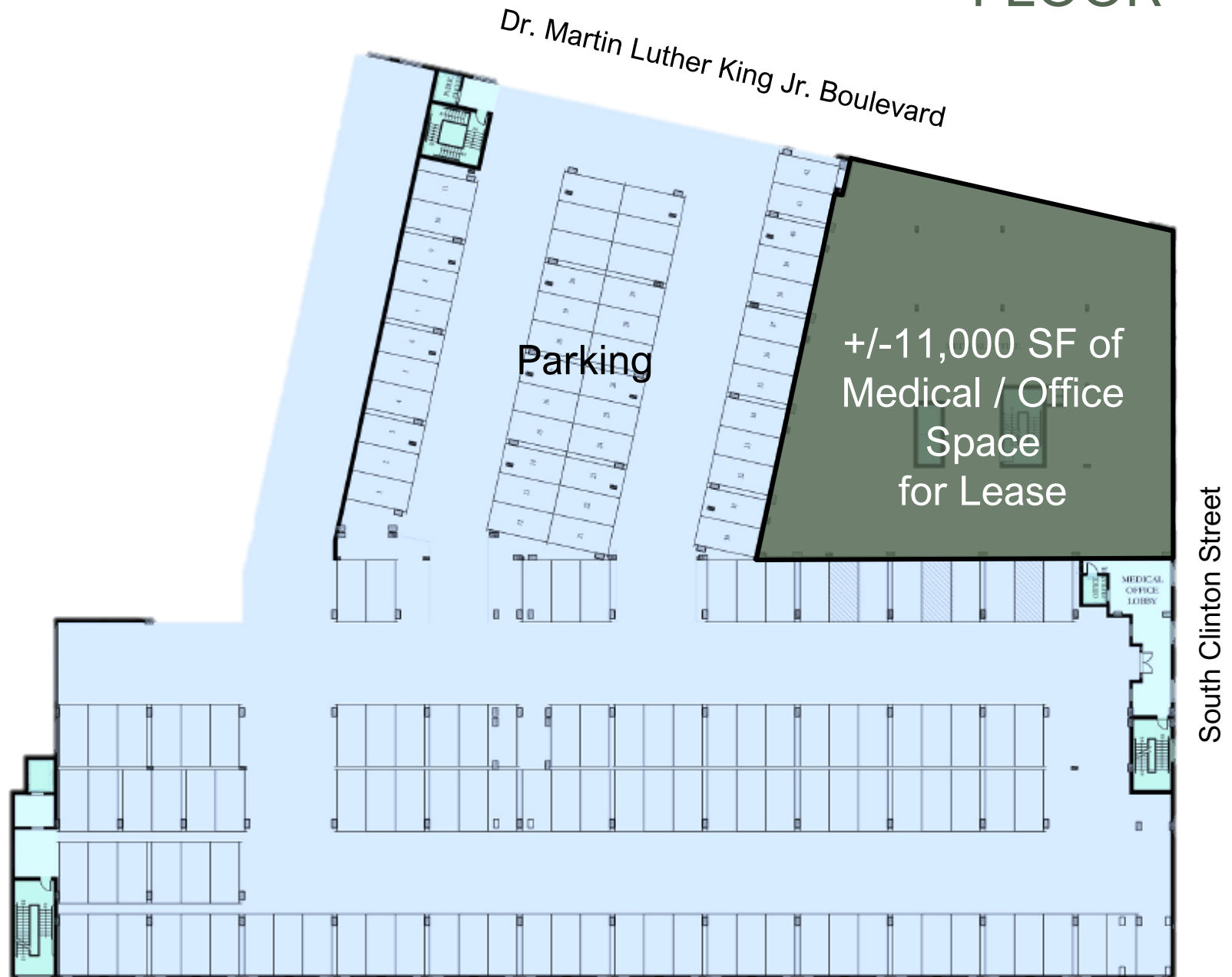
# GROUND FLOOR



South Clinton Street

# SITE PLAN

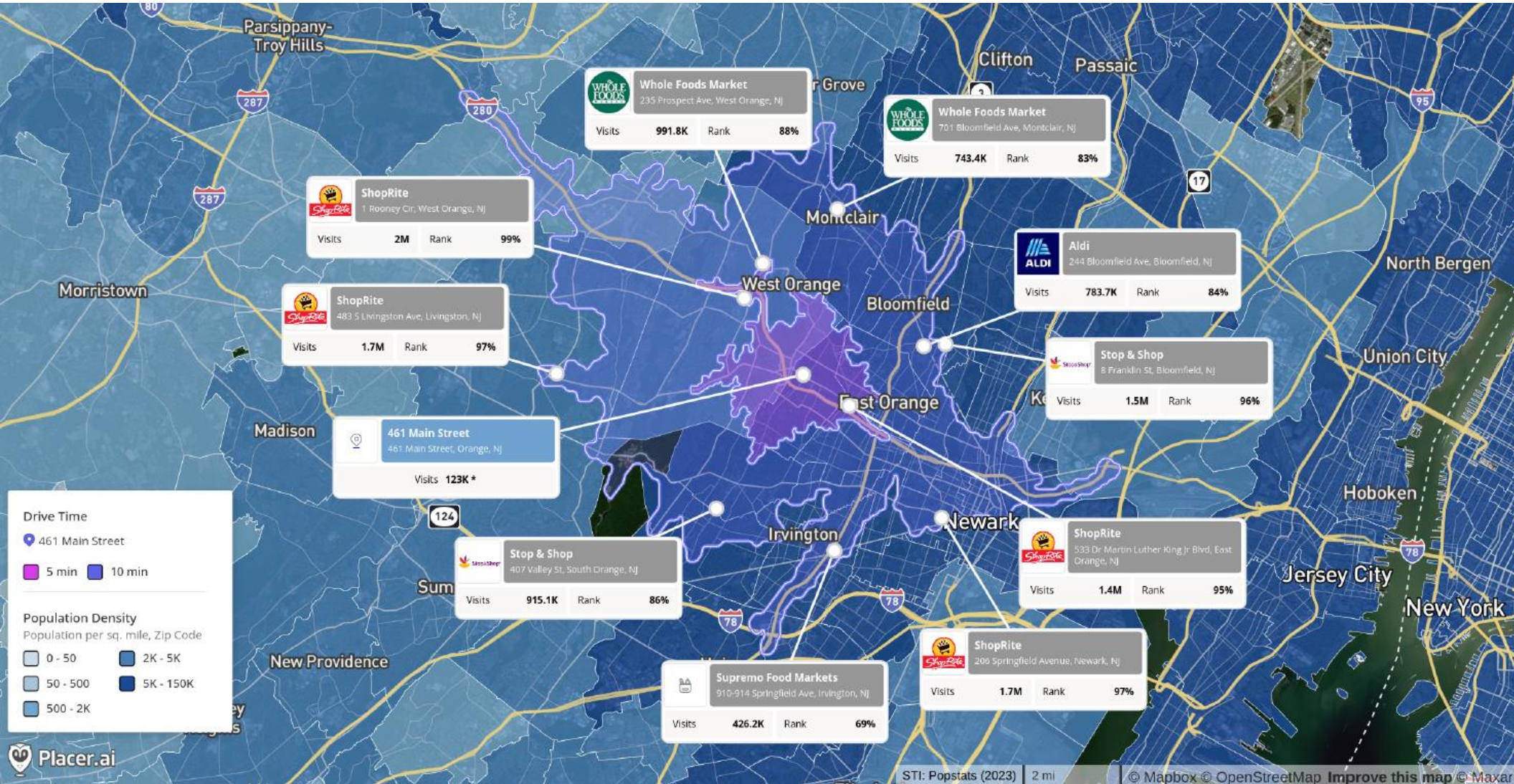
## SECOND FLOOR



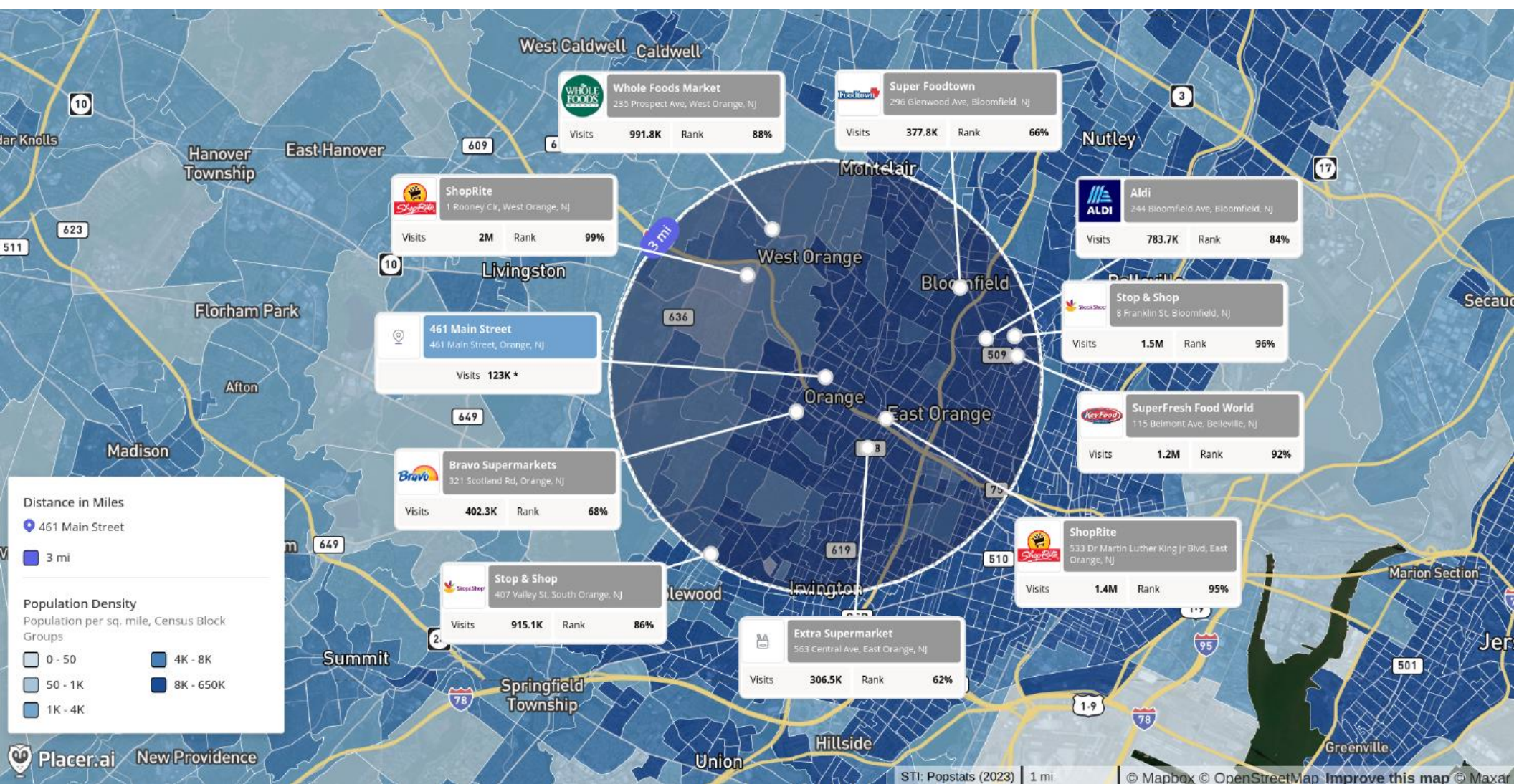
# SITE AERIAL



# DENSELY POPULATED & IN NEED OF QUALITY GROCERY



# LACK OF QUALITY GROCERY OPTION IN IMMEDIATE VICINITY





# RETAIL AERIAL



# EAST ORANGE RESIDENTIAL DEVELOPMENT

A CITY ON THE RISE



2,936

Total new residential units completed or in development

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## For more information contact:

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