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 2nd floor Tenant
- Estimated completion date of 3Q 2025
- In close proximity to Brick Church Station which is the 3rd 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.

139,707

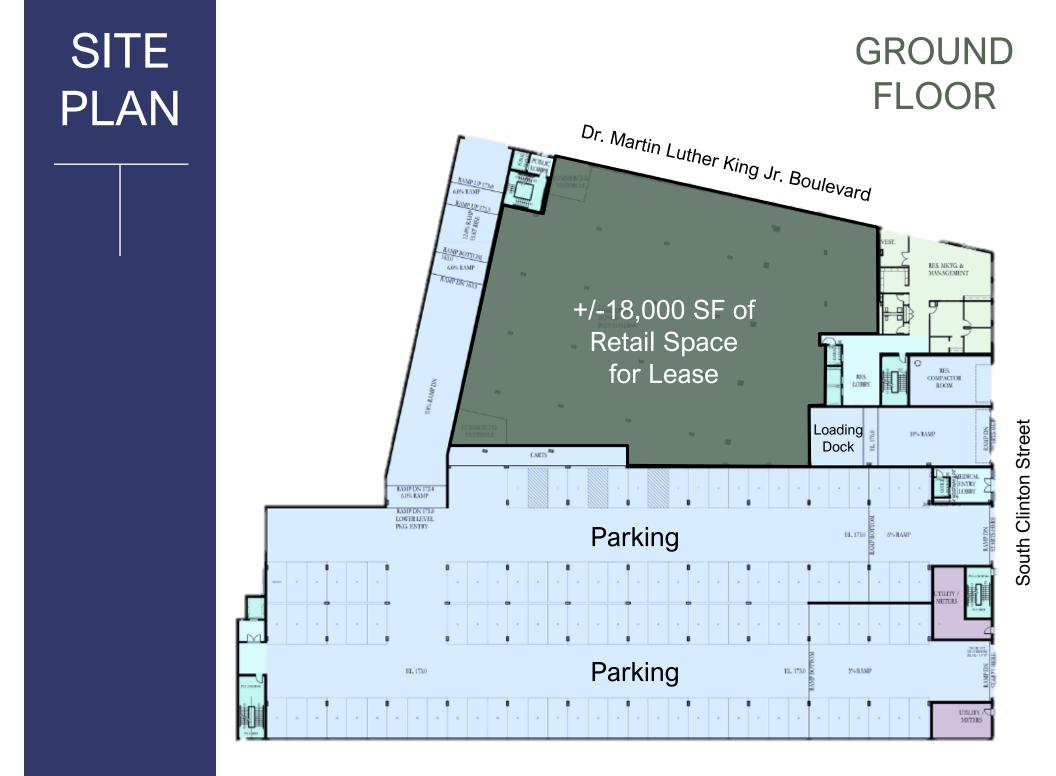
Employees

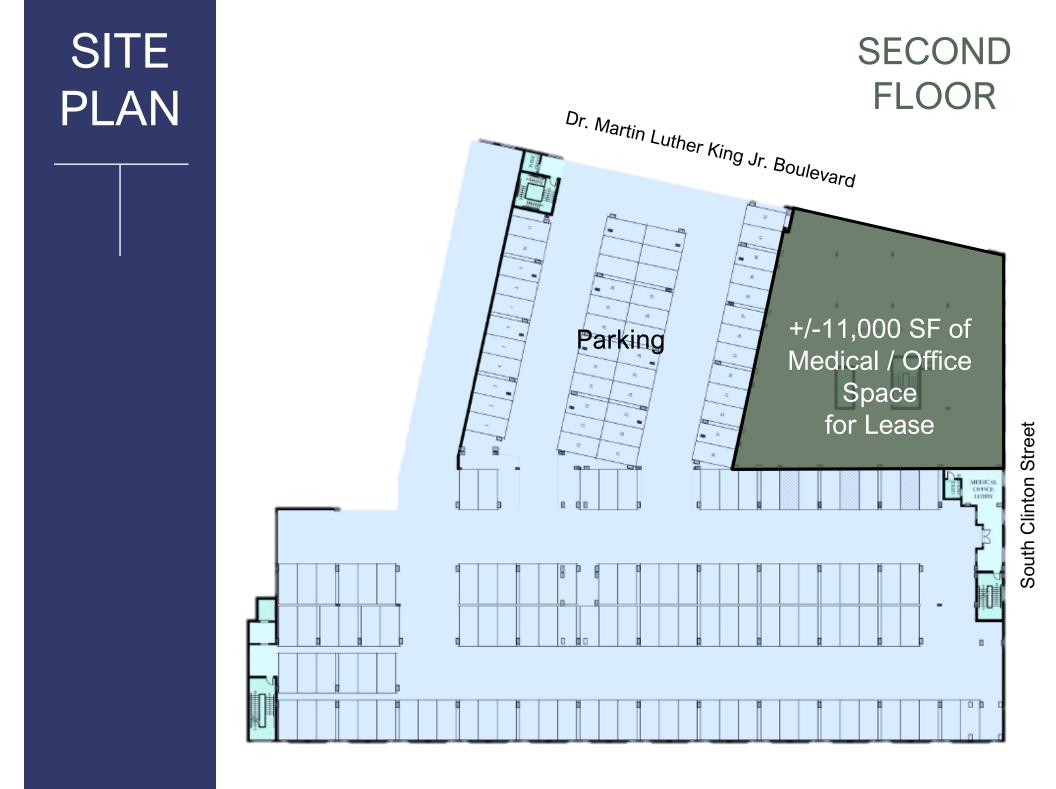


12,735

Businesses



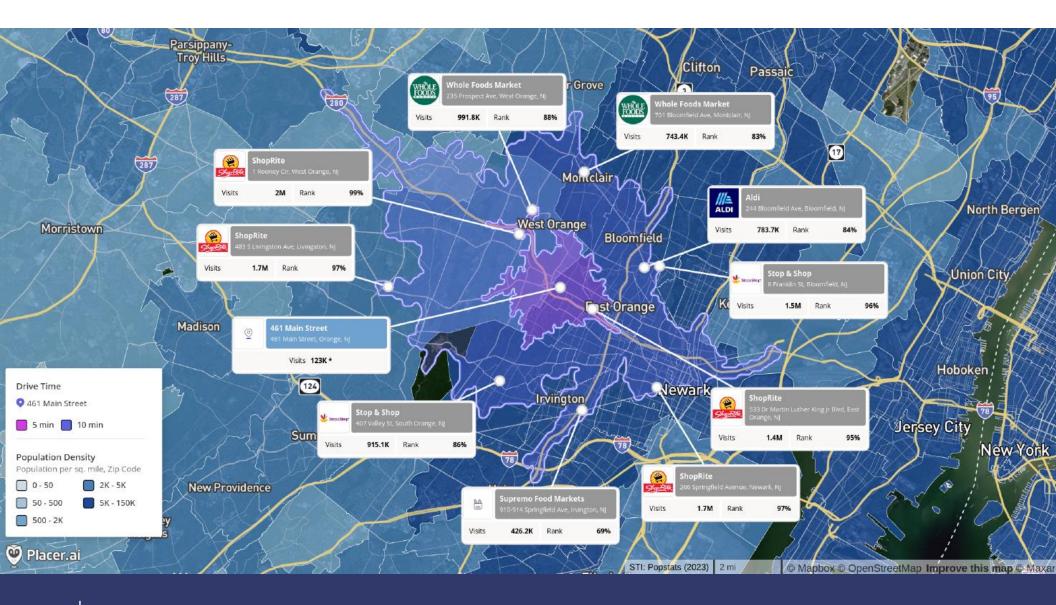




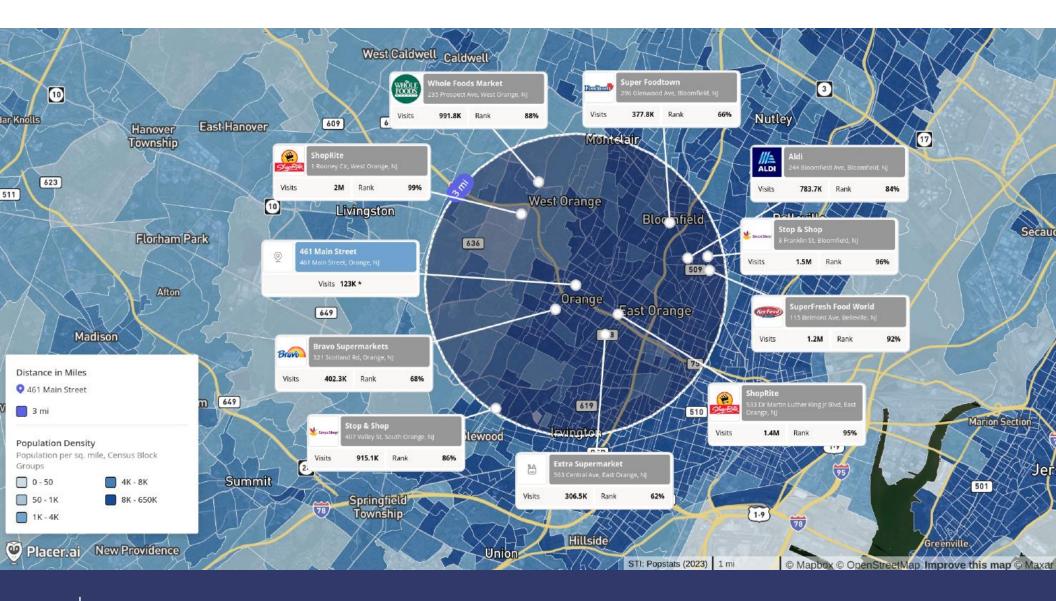
SITE AERIAL



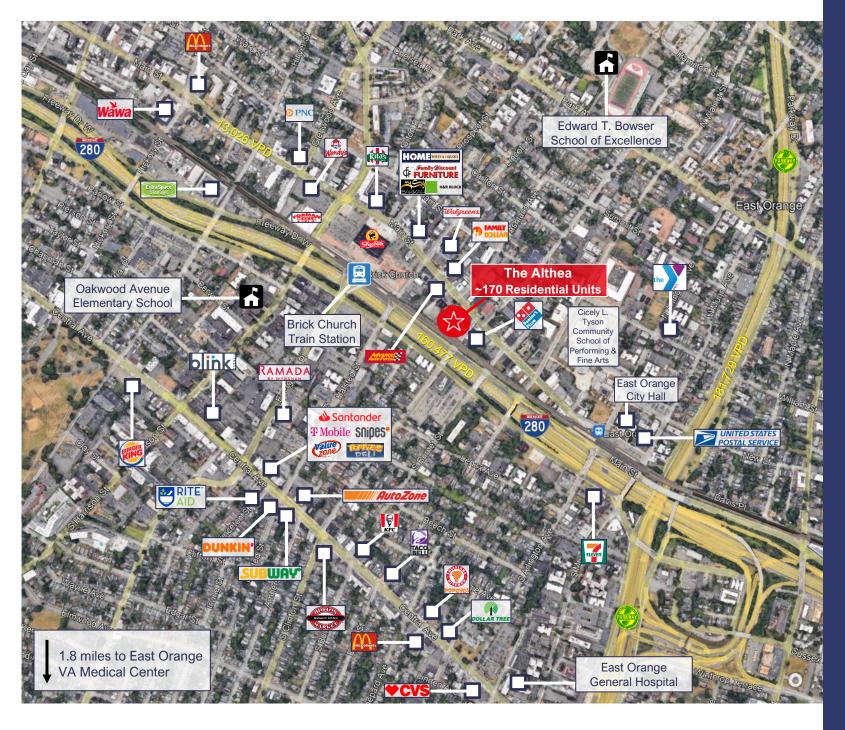
DENSELY POPULATED & IN NEED OF QUALITY GROCERY



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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