



**11 FRANKLIN AVE.**  
*Belleville, NJ*

**19,068 SF**  
**Medical Office**

**tulfra** real estate **HAMPshire**  
*Owner/Developer*

*New Construction*  
**Directly Next To Clara Maass Medical Center**



**GROUND BREAKING**  
**SPRING 2026**



# EXECUTIVE SUMMARY

## 11 FRANKLIN AVENUE | BELLEVILLE, NJ

11 Franklin Avenue presents a rare opportunity to secure **brand-new medical office space directly adjacent to Clara Maass Medical Center, a 342-bed hospital supported by more than 700 physicians and 2,100 medical professionals.** Positioned within a master-planned 20-acre redevelopment, this mixed-use environment integrates 175 residential units, nationally ranked credit tenants, and high-traffic retail to create a dynamic and expanding healthcare ecosystem.

The project offers **19,068 square feet of ground-level medical office space**, including up to 10,899 square feet contiguous, designed to accommodate specialty practices, outpatient surgery, imaging, dialysis, urgent care, and hospital-affiliated providers. With direct frontage on Franklin Avenue and traffic counts exceeding 15,000 vehicles per day, the property provides exceptional visibility and patient accessibility.

The surrounding five-mile trade area includes over 750,000 residents with strong income demographics and nearly 300,000 residents aged 45 and older, supporting long-term healthcare demand. In addition, more than 1,600 residential units are currently under construction or in planning within the immediate area, reinforcing sustained population growth and practice stability.

Breaking ground in Spring 2026, 11 Franklin Avenue represents a strategic opportunity to establish a presence within one of Northern New Jersey's most compelling hospital-adjacent mixed-use developments.



# PROPERTY HIGHLIGHTS

## 11 FRANKLIN AVENUE Belleville, NJ

 **BRAND NEW:**

Medical/retail & 175 residential units

**Available Medical Space  
19,068 SF**

- Steps from Clara Maass Medical Center (0.1 miles)
- Brand-New Mixed-Use Development (175 Residential Units)
- Join National Credit Tenants (Starbucks, Wawa, Fresenius)
- 19,068 SF Available | Up to 10,899 SF Contiguous
- High Traffic Counts (15,265 VPD Franklin Ave)
- Master-Planned 20-Acre Redevelopment Site
- Ideal For Specialty Practice, Outpatient Surgery, Imaging, Urgent Care
- Ample Parking
- Slab To Joists Approx 14'6"
- Ample Power
- Generator Infrastructure Available
- Monument Signage Available - Excellent Exposure



Join nationally ranked,  
investment-grade tenants



**FRESENIUS  
MEDICAL CARE**

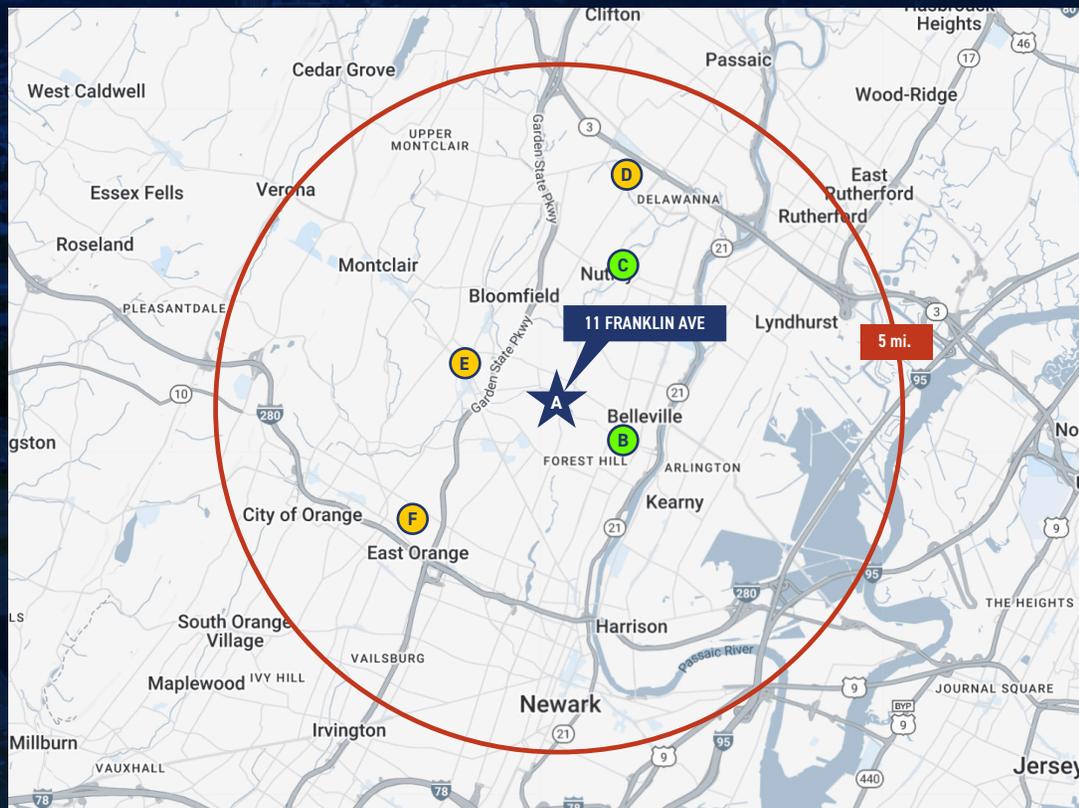


**Wawa**





# MARKET INFORMATION



## UNDER CONSTRUCTION

- A** Park11 / 11 Franklin Ave - Belleville  
Mixed-use, market-rate  
175 units
- B** 202 & 215 Belleville Ave - Belleville  
4-story multifamily  
17 units
- C** Soho Park Residences / 116 Harrison St - Nutley  
Age-restricted (55+)  
85 units

## APPROVED/PLANNED / PRE-CONSTRUCTION

- D** ON3 / 200 Route 3 East - Clifton/Nutley  
116 acre campus redevelopment  
1,074 units
- E** 683 Bloomfield Ave - Bloomfield  
Multifamily development  
200 units
- F** 418-430 William St - East Orange  
Approved residential development  
115 units



6

# current residential development projects within a 5 mile radius



1,666

Total residential development units



277

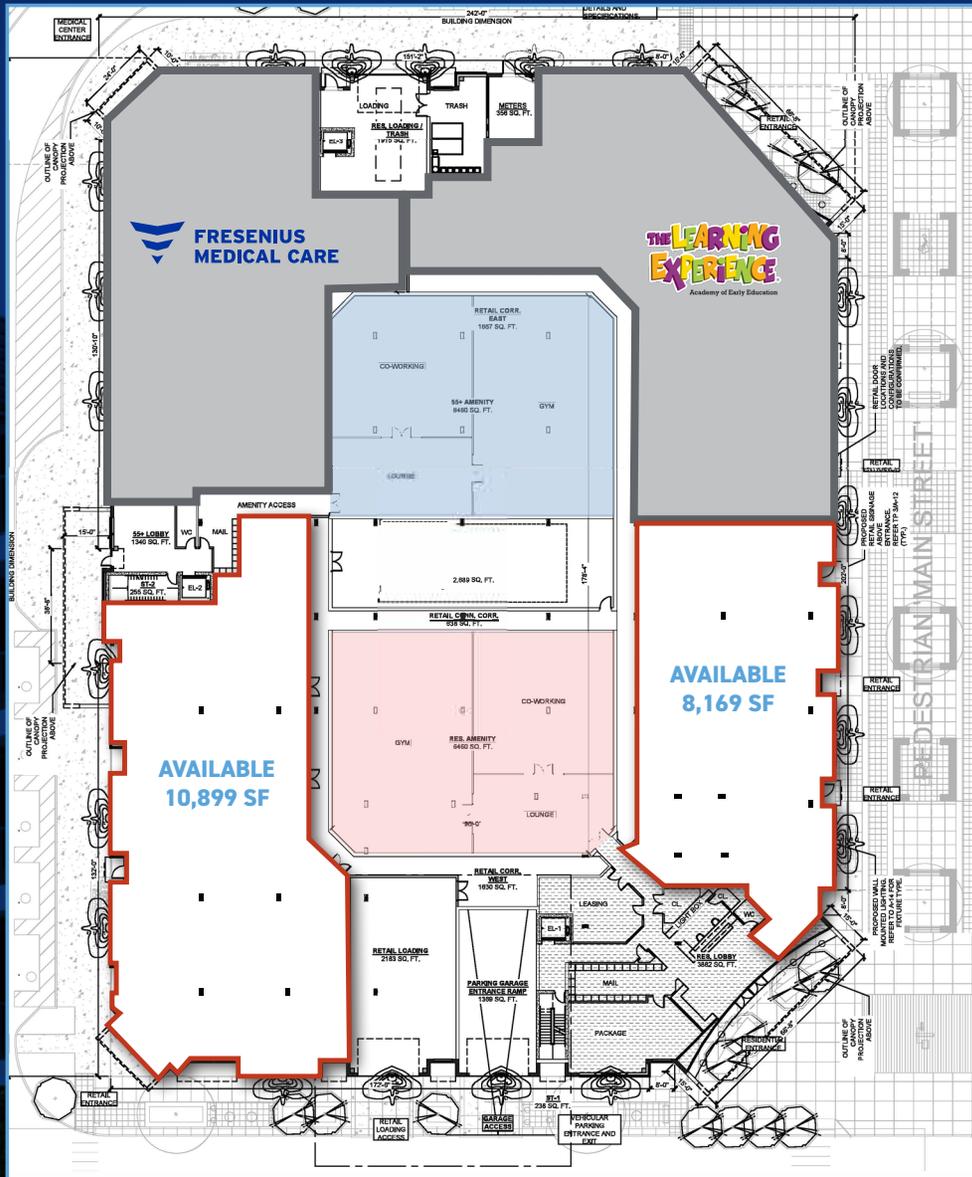
# units under construction



1,389

# units in approval / pre-construction stage

# AVAILABLE MEDICAL FLOOR PLAN & BUILDING SPECS



**19,068 SF**  
Ground Level Medical Office

Ample Parking

ADA Compliant

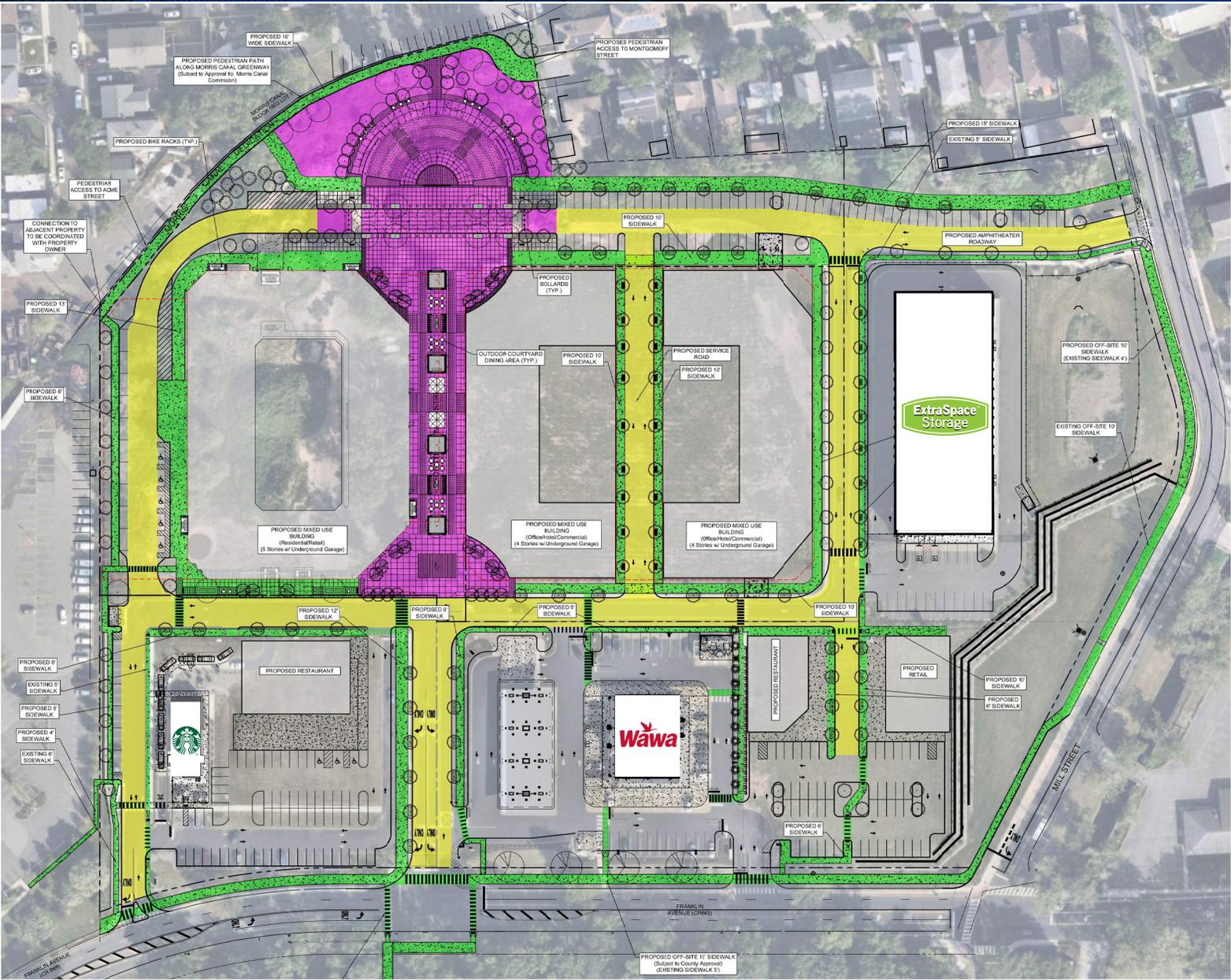
Ample Power

Ceiling Height: Up to 14' 6"

Generator Infrastructure Available

Breaking Ground Spring 2026

# SITE PLAN



# SITE AERIAL







👤 For more information

**Darren M. Lizzack, MSRE**  
*Principal*

☎ 201 906 4376

✉ dlizzack@theclinicalgroup.com

**Randy Horning, MSRE, SIOR**  
*Principal*

☎ 201 739 9311

✉ rhorning@theclinicalgroup.com

*Follow us!*

🌐 @TheClinicalGroup

🌐 TheClinicalGroup.com

☎ 855-CLINGRP

✉ info@TheClinicalGroup.com

SIGNAGE



*Team*  
**Lizzack-Horning**