

**STRIP CENTER FACADE
UPGRADE COMING 2027**



GROCERY-ANCHORED SHOPPING CENTER

NEWARK, NJ

LYONS PLAZA

467 Lyons Avenue

SIZE

NEW AVAILABILITY - End-Cap ±3,500 SF
14 ft. Ceilings

ASKING RENT

Upon Request

CO-TENANTS

Superfresh, Golden Krust, Popeyes, Snipes, Dollar Plus, Pizza Hut, Kong Dog, Bull Horns Burger + Grill, Treetotics, Metro PCS

NEIGHBORHOOD TENANTS

AutoZone, White Castle, Burger King

COMMENTS

Strong position in densely populated metropolitan market

Growing population in 3 mile radius: +/- 375,000

Regional access from GSP exit 143B, directly off US-78 at Exit 55

Lyons Avenue is a major artery navigating from Newark to Springfield Avenue in downtown Irvington

26,451 vehicles pass per day

CONTACT EXCLUSIVE AGENTS

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RIPCO
REAL ESTATE

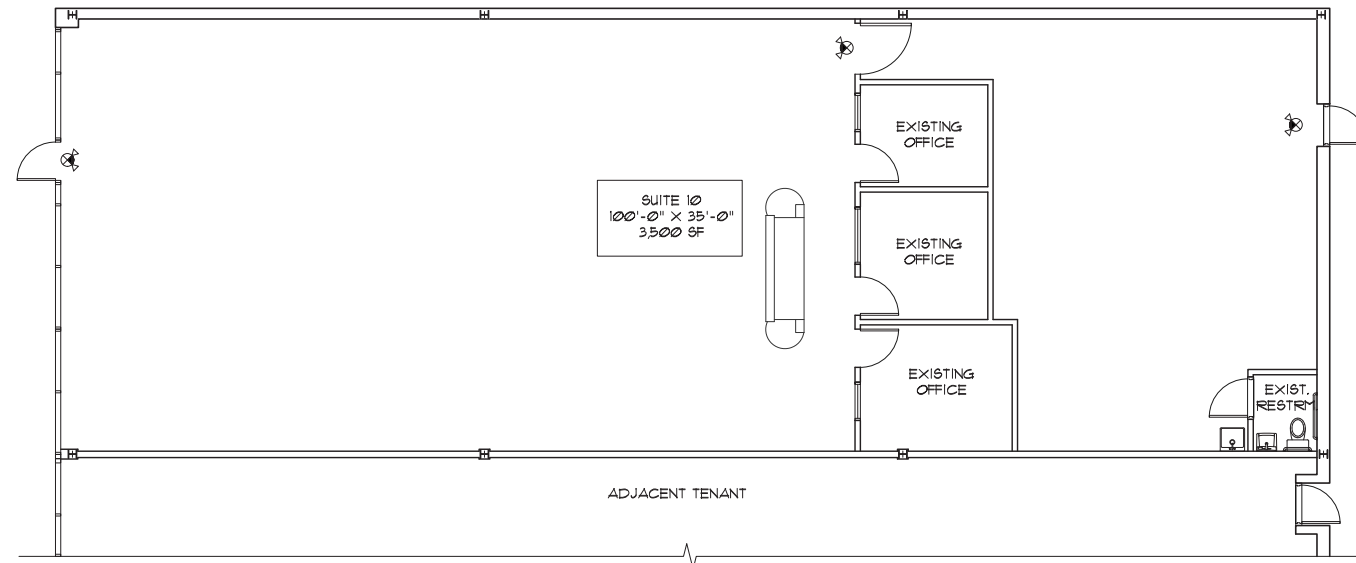
611 River Drive
3rd Floor
Elmwood Park, NJ 07407
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Please visit us at ripcony.com for more information

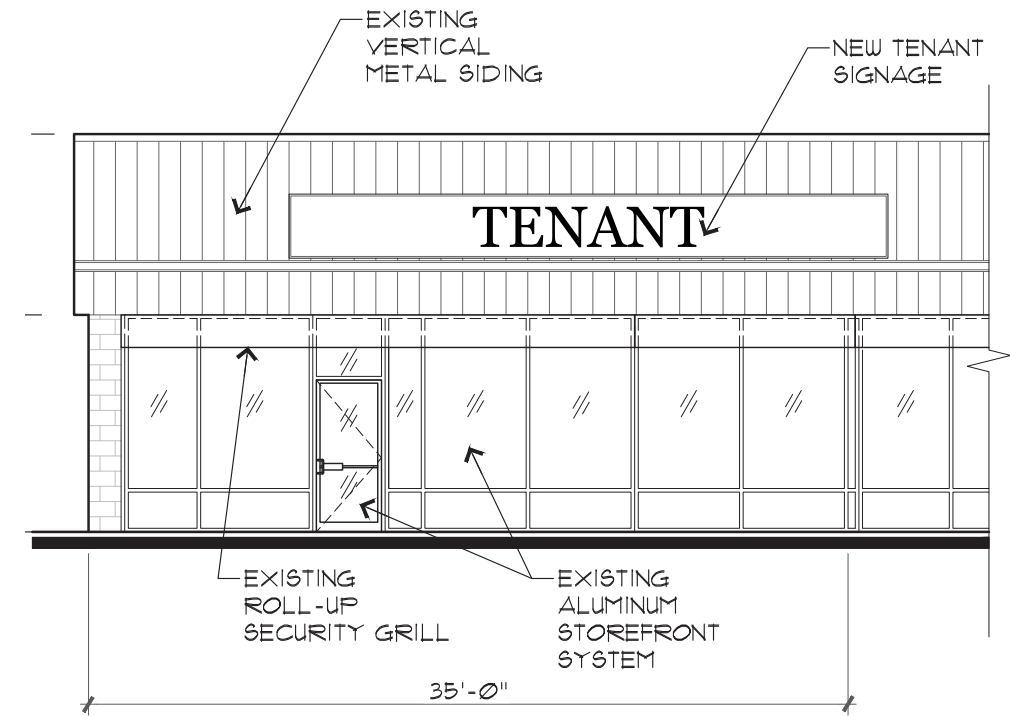
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SPACE 10 FLOOR PLANS AND ELEVATIONS

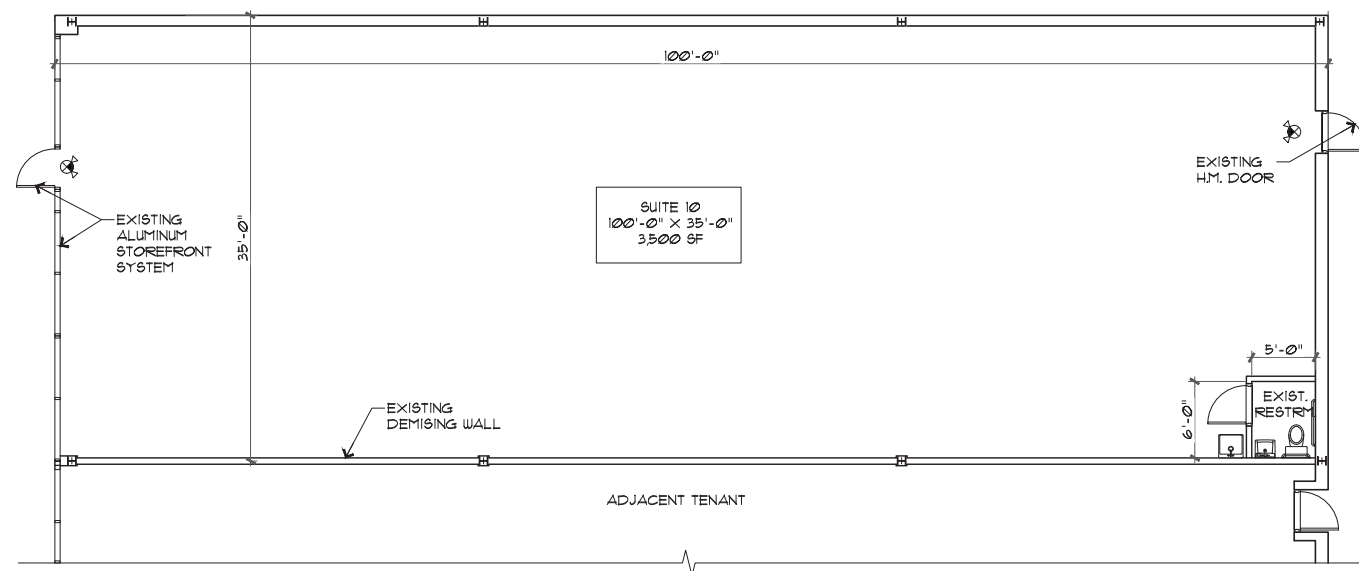
EXISTING FLOOR PLAN



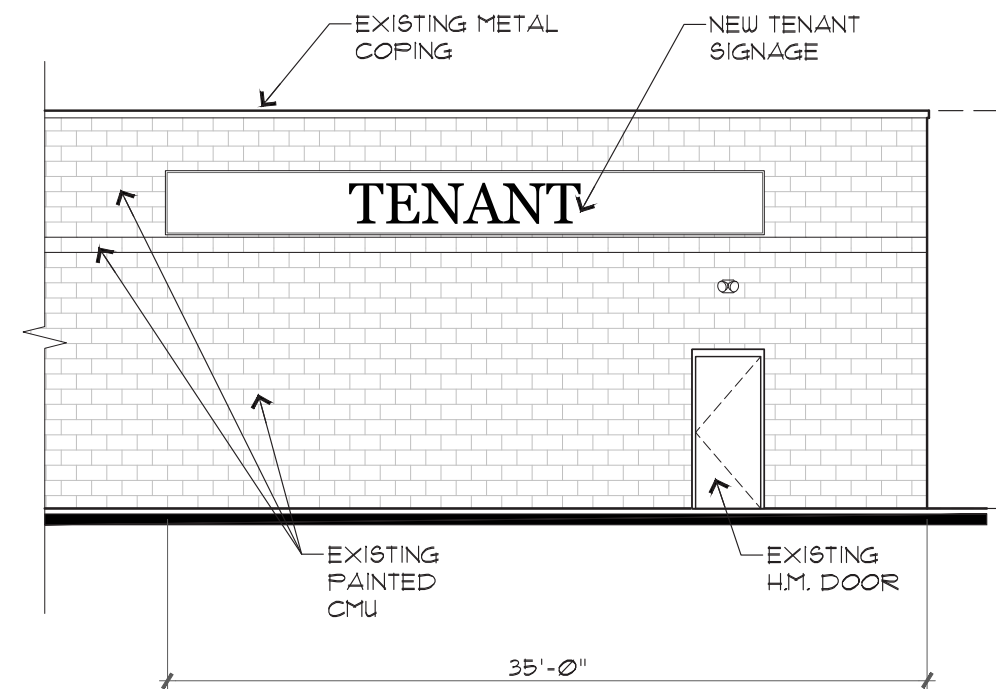
ELEVATION STOREFRONT



PROPOSED FLOOR PLAN



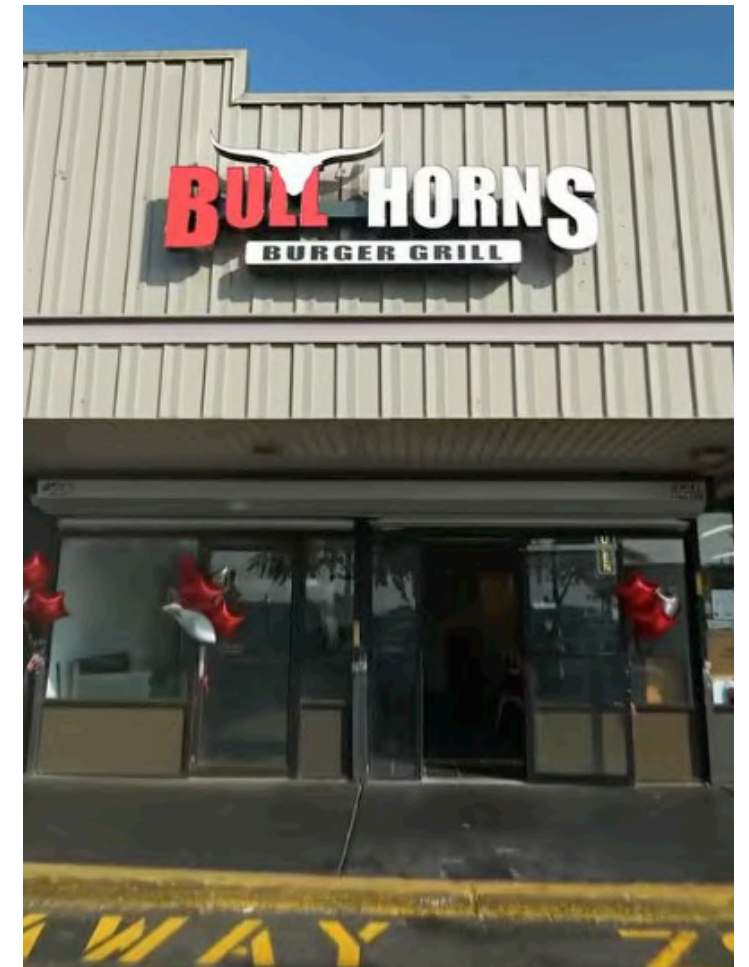
ELEVATION - REAR FROM FABYAN PLACE



INTERIOR PHOTOS - SPACE 10



STOREFRONT IMAGES



SITE AERIAL



END CAP AVAILABLE

3,500 SF

INTERSTATE 78

COMING SOON
BULL HORNS
GRILL & BAR

superfresh

DOLLAR PLUS
POPEYES
SNIPES
PHONE FIX ACCESSORIES
BEAUTY SUPPLY
NAILS
RACE DAY
OFF STORE

26,451 VPD

LYONS AVENUE

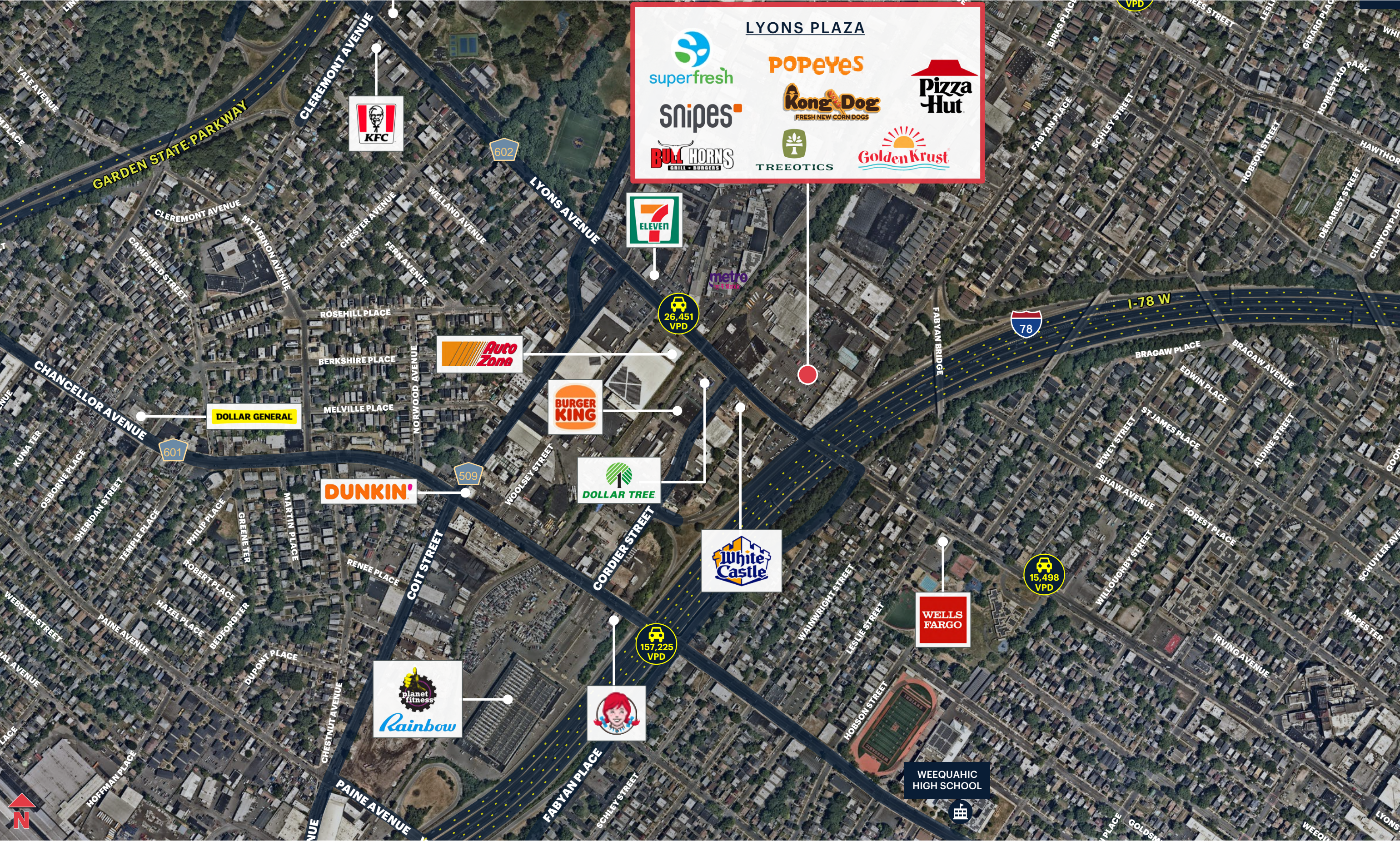
White Castle

BURGER KING

DOLLAR TREE



RETAIL SITE AERIAL

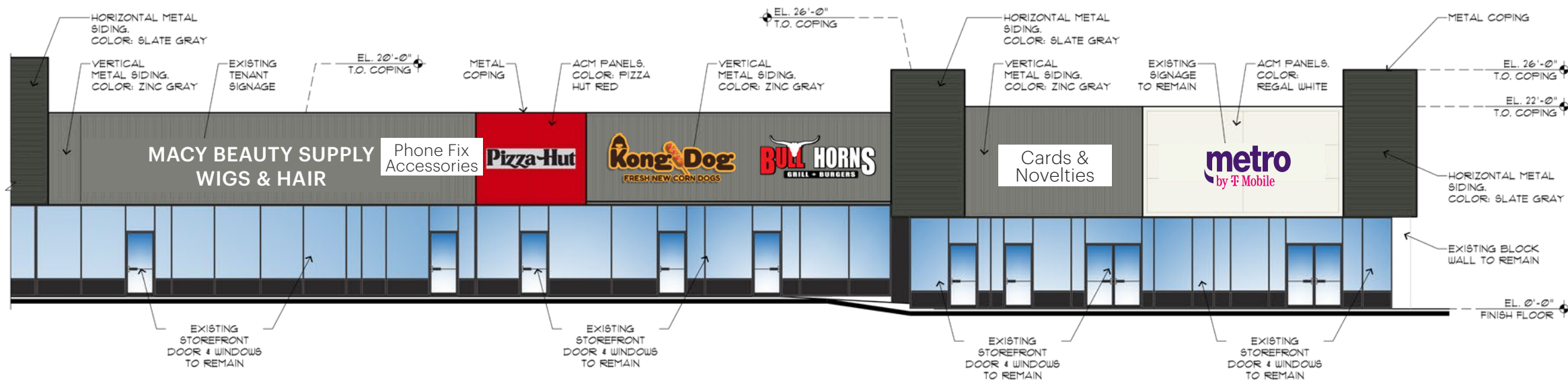


FACADE ELEVATIONS - COMING 2027



02 FRONT ELEVATION (PARTIAL) EAST

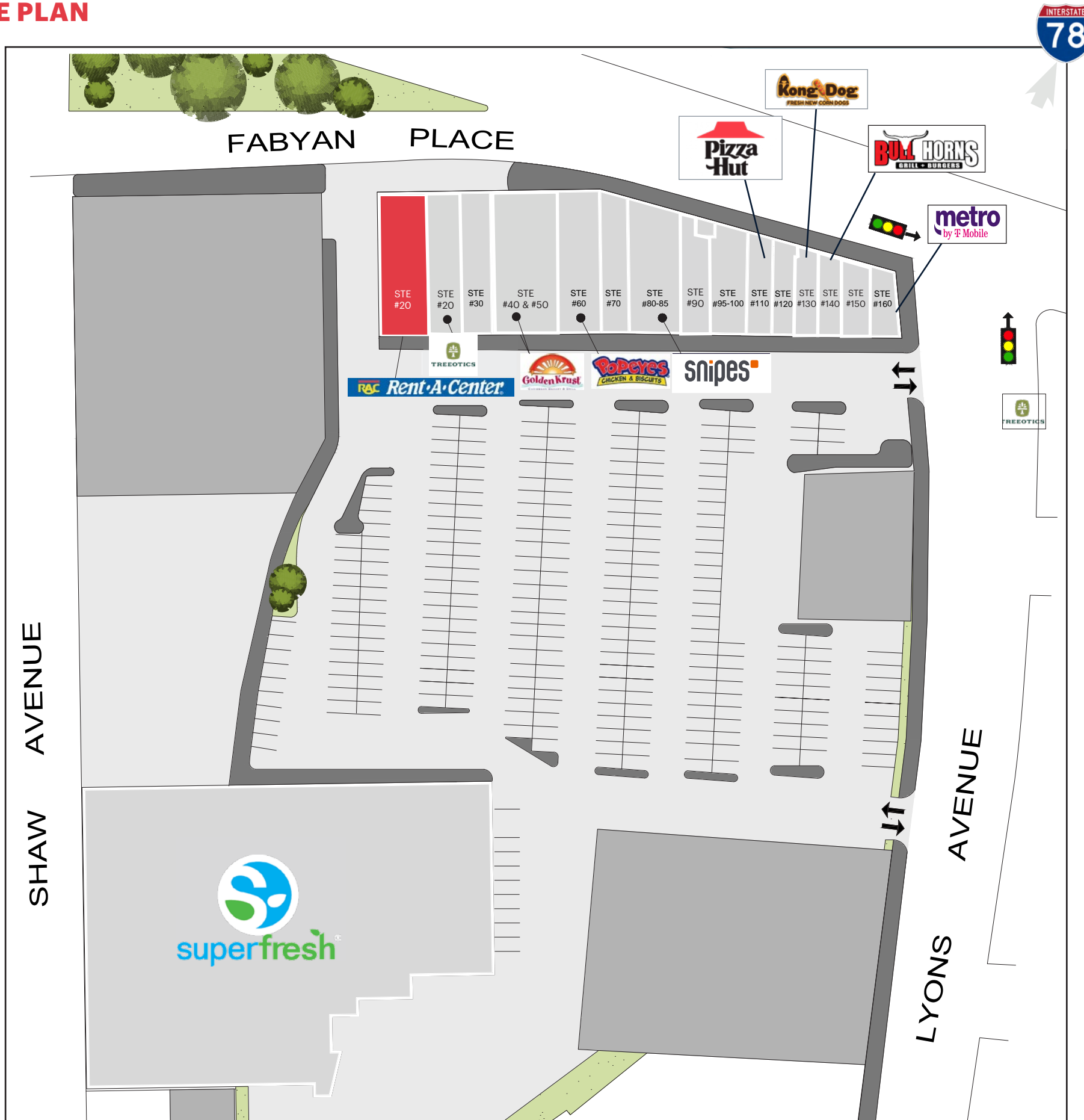
SCALE: 1/8" = 1'-0"



03 FRONT ELEVATION (CONTINUE) WEST

SCALE: 1/8" = 1'-0"

SITE PLAN



LEASE LEGEND		
Suite #	Use	Area (SF)
10	AVAILABLE	3,500
20	Treeotics Dispensary	2,100
30	Dollar Store	1,912
40 & 50	Golden Krust	3,500
60	Popeyes	2,977
70-85	Snipes	5,585
90	Phone Fix Accessories	1,167
95-100	Beauty Supply	2,585
110	Pizza Hut	1,125
120	Nails	1,045
130	Kong Dog	1,088
140	Bullhorns Burgers	1,280
150	Greeting cards & notions store	1,000
160	Metro PCS	1,003

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
59,056

HOUSEHOLDS
21,202

MEDIAN AGE
36.0

COLLEGE GRADUATES (Bachelor's +)
8,499 - 22.4%

TOTAL BUSINESSES
1,077

TOTAL EMPLOYEES
16,238

TOTAL DAYTIME POPULATION
48,442

AVERAGE HOUSEHOLD INCOME
\$78,329

3 MILE RADIUS

POPULATION
371,258

HOUSEHOLDS
131,889

MEDIAN AGE
36.7

COLLEGE GRADUATES (Bachelor's +)
70,197 - 28.4%

TOTAL BUSINESSES
8,061

TOTAL EMPLOYEES
123,500

TOTAL DAYTIME POPULATION
230,799

AVERAGE HOUSEHOLD INCOME
\$99,180

5 MILE RADIUS

POPULATION
859,374

HOUSEHOLDS
308,770

MEDIAN AGE
36.8

COLLEGE GRADUATES (Bachelor's +)
163,770 - 28.3%

TOTAL BUSINESSES
22,563

TOTAL EMPLOYEES
340,559

TOTAL DAYTIME POPULATION
788,452

AVERAGE HOUSEHOLD INCOME
\$105,899

*2025 estimates