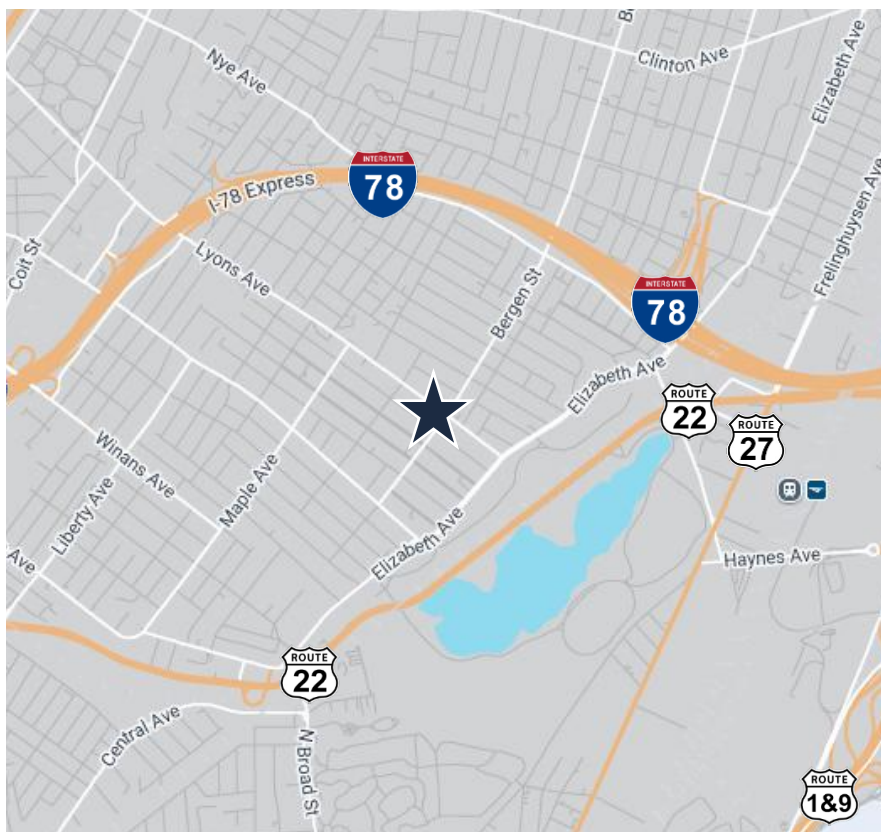
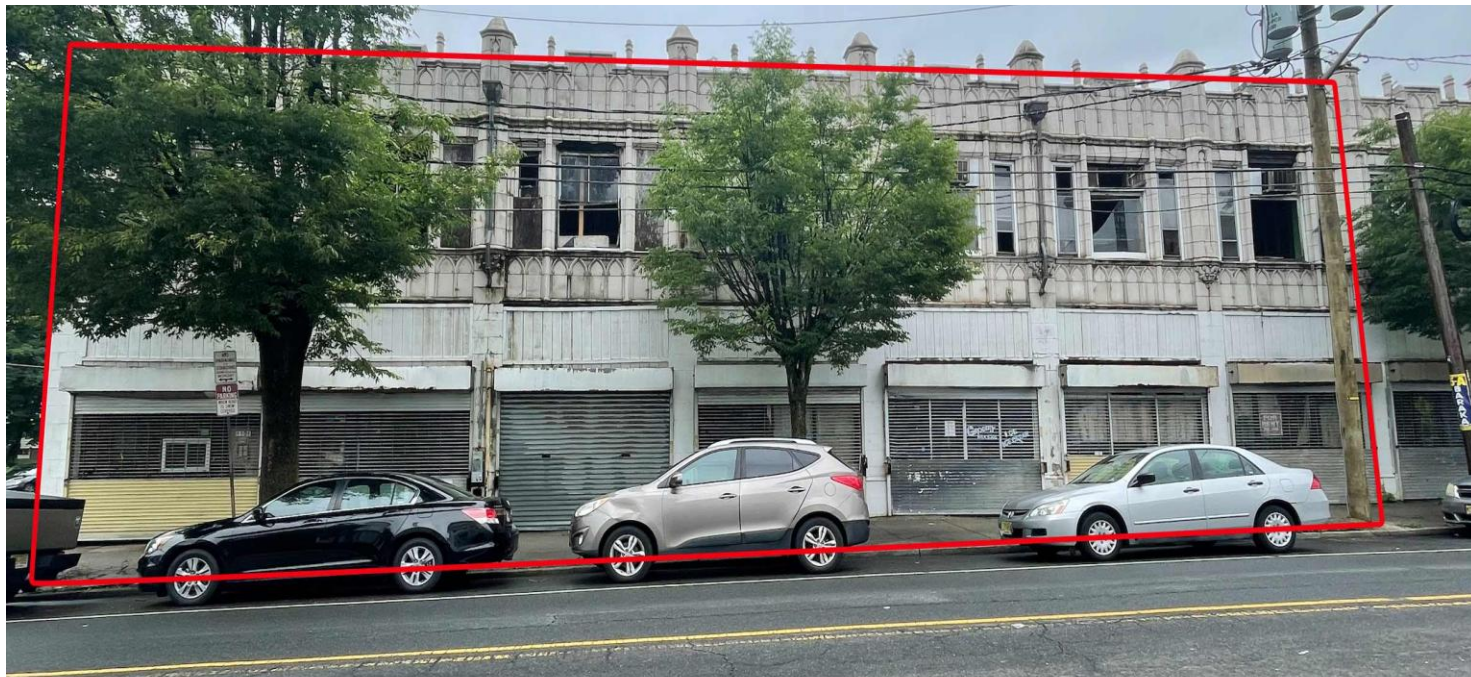




Specifications

±6,000 SF
TOTAL AVAILABLE SPACE

Storefront Retail
1ST FLOOR

Residential Apartment – Build to Suit
2ND FLOOR

Office, Grocery Store, Coffee Shop,
Barber Shop, Nail Salon, Restaurant,
Event Space, Pet Store, Other
Retail Shops
IDEAL USES

2 Blocks from Newark Hospital
Across Bus Stop NJ Transit 39 & 99
LOCATION

Approx. 0.9 Miles to I-78
Approx. 1.1 Miles to Route 22
Approx. 2.3 Miles to GSP Exit 142
Approx. 3.1 Miles to US Hwy 1 & 9
ACCESSIBILITY

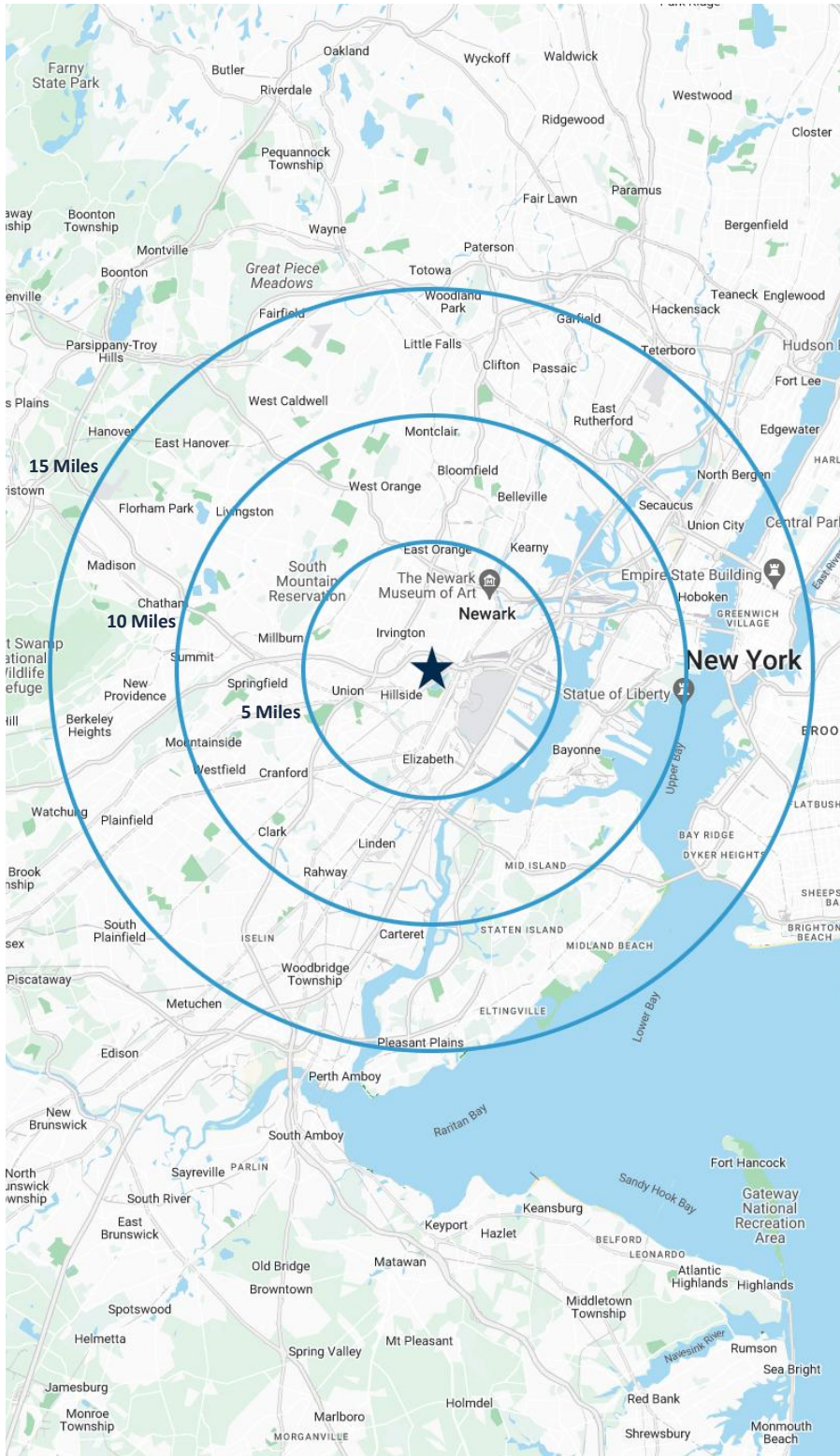
For additional property information or to arrange an inspection,
please contact the exclusive brokers:

Juan Disla
Director

973.379.6644 x 226
JD@blauberg.com

Marcos Bausch
Associate

973.379.6644 x 240
Marcos@blauberg.com



5 MILES

- Total Population: 814,233
- Households: 296,041
- Median Household Income: \$74,730
- Average Household Size: 2.7
- Transportation to Work: 410,732
- Labor Force: 646,606

10 MILES

- Total Population: 2.23M
- Households: 845,817
- Median Household Income: \$105,092
- Average Household Size: 2.6
- Transportation to Work: 1.17M
- Labor Force: 1.79M

15 MILES

- Total Population: 6.75M
- Households: 2.74M
- Median Household Income: \$111,529
- Average Household Size: 2.4
- Transportation to Work: 3.62M
- Labor Force: 5.54M

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