

NEW MIXED-USE DEVELOPMENT

±20,000 SQUARE FEET OF RETAIL SPACE; RETAIL PADS

11 Franklin Avenue, Belleville, NJ



LOCATED BETWEEN MILL STREET & FRANKLIN AVENUE



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
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Property Overview

HIGHLIGHTS

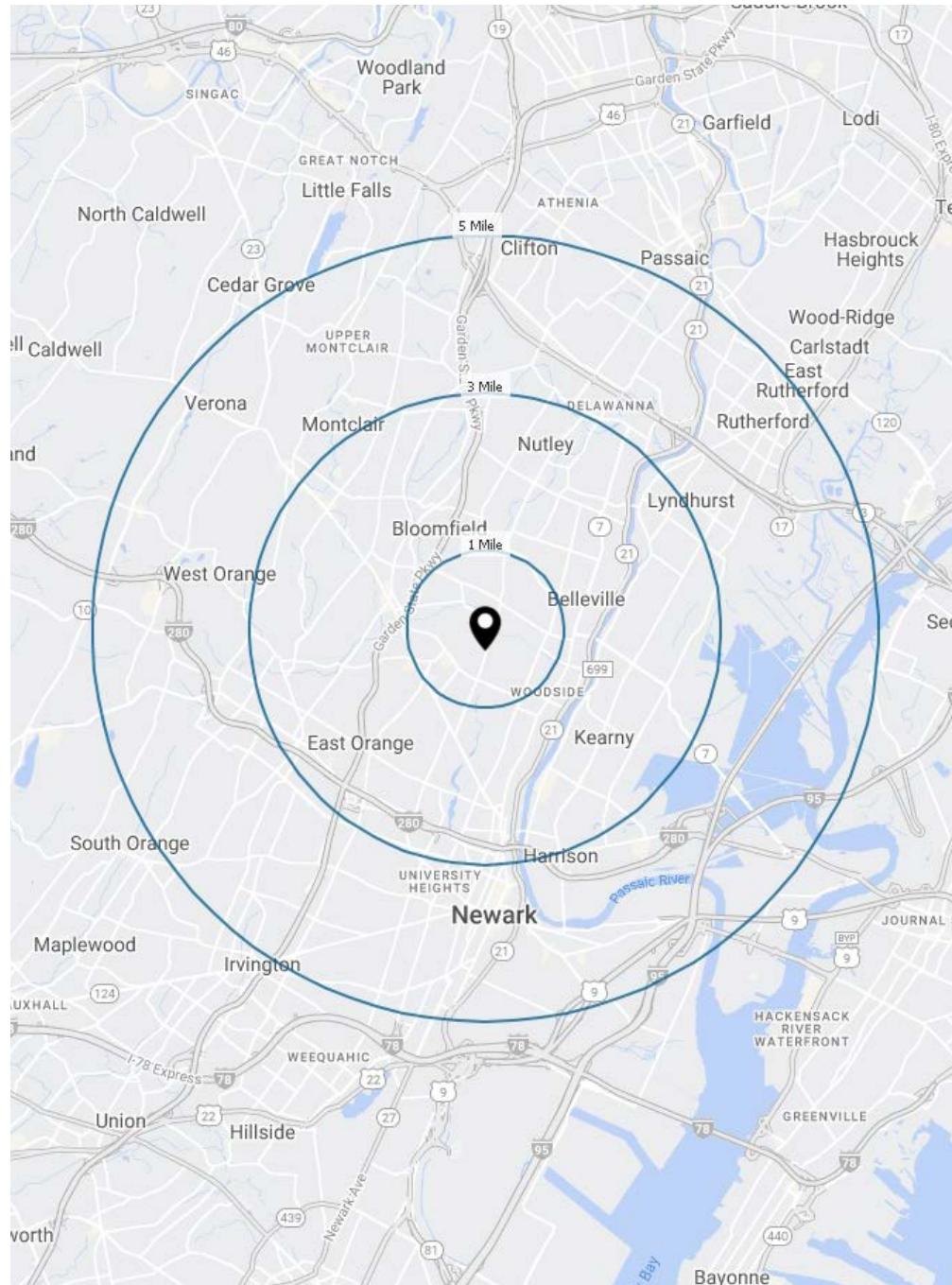
- Only 2,400 SF left remaining on Pad 1 next to Chipotle and Konala
- Master-planned development situated on the former 20-acre Roche Diagnostics site
- 175 market rate units above 50,000 square feet of retail space
- 2 retail pads adjacent to Starbucks and Wawa totaling close to 3 acres
- Steps from the Clara Maass Medical Center, one of the leading medical centers in the Northeast
- Easily accessible to the Garden State Parkway and Routes 21, 3, 17 and I-95
- Community green space with an open-air amphitheater at the heart of the project

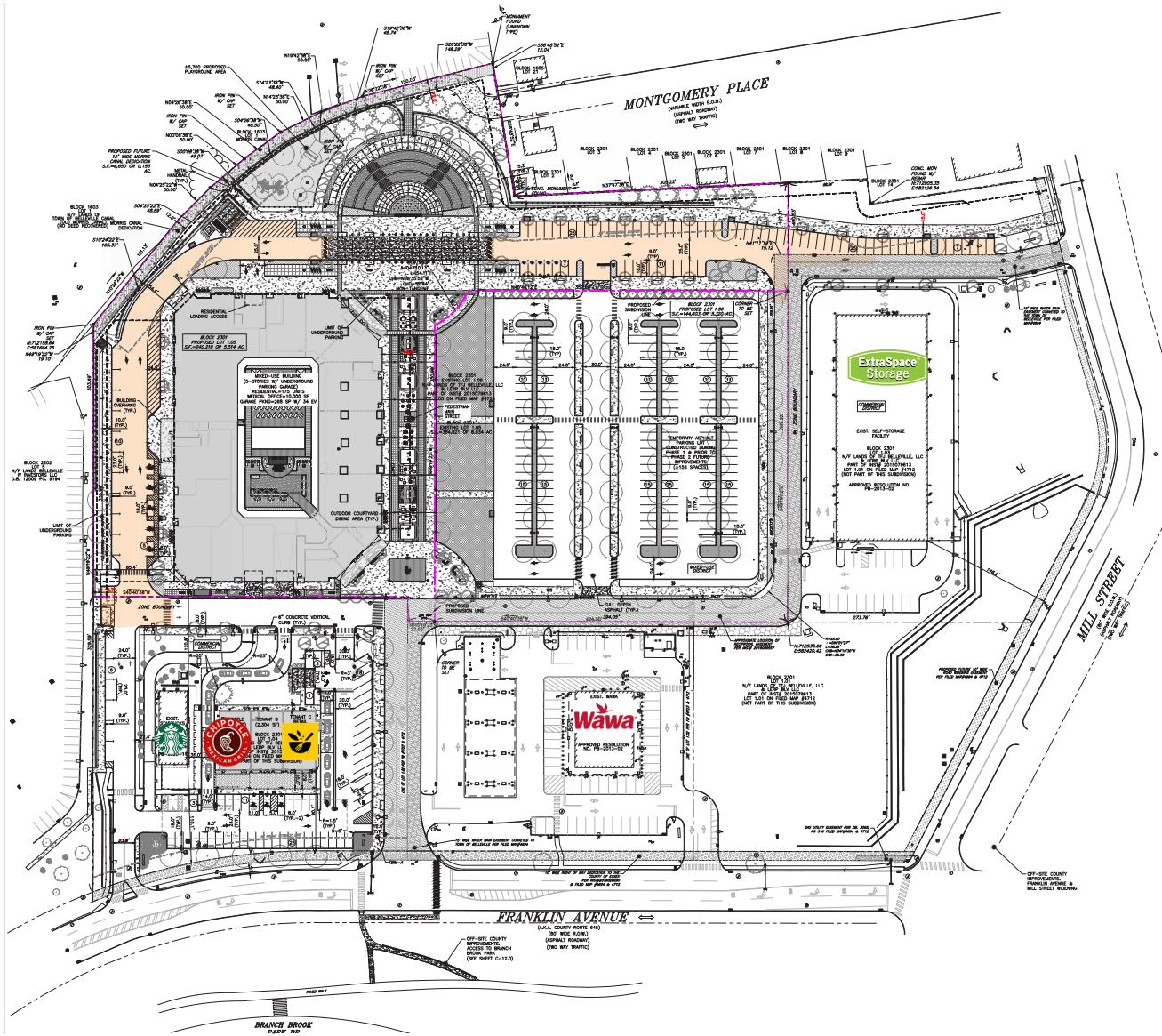
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	42,764	369,603	745,607
HOUSEHOLDS	16,367	136,739	275,488
EMPLOYEES	6,115	89,697	256,521
AVERAGE HH INCOME	\$88,632	\$95,418	\$99,462

TRAFFIC COUNTS

BELLEVILLE AVENUE	18,890 AADT
FRANKLIN AVENUE	15,469 AADT



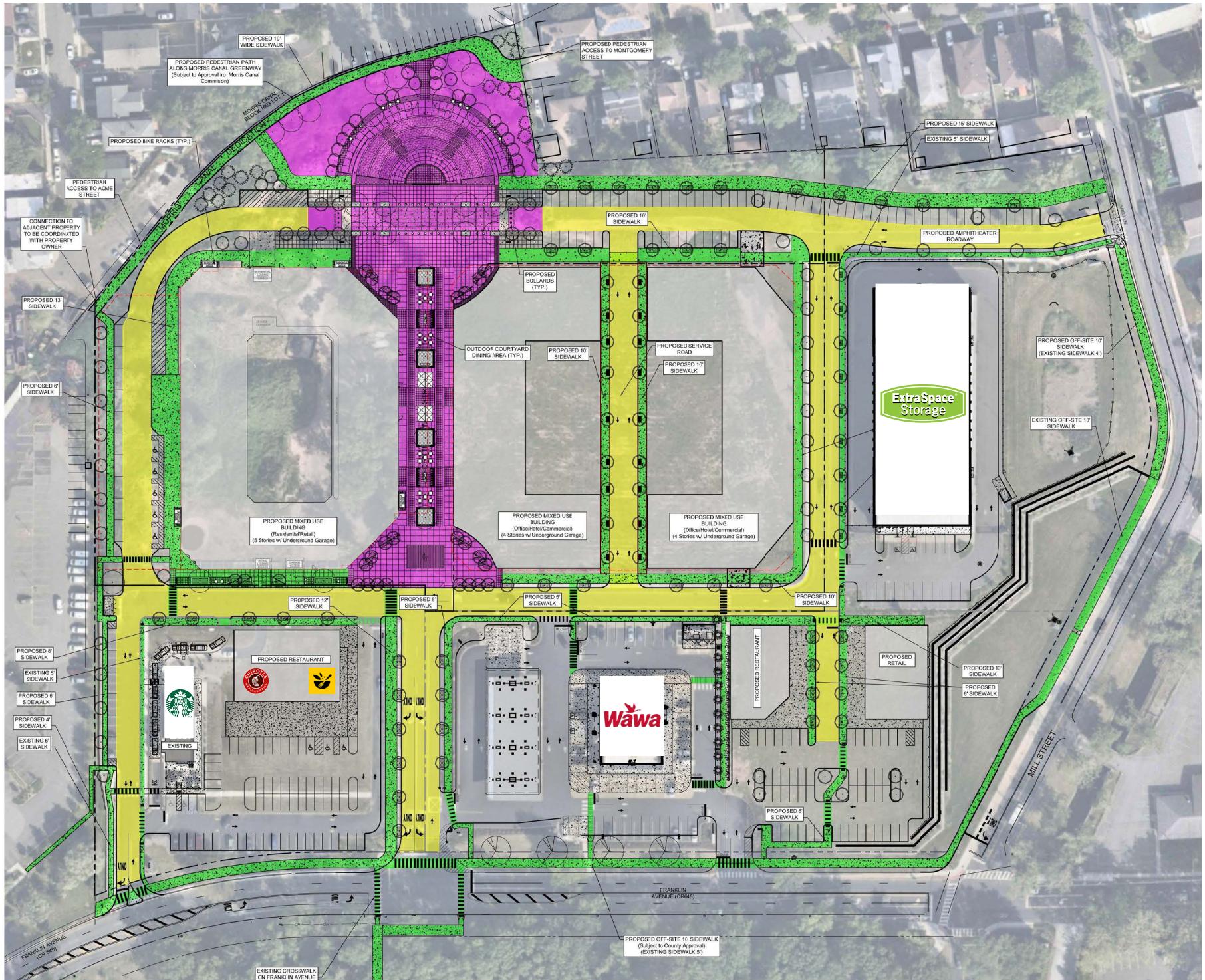


OVERALL USES

Hotel	Schools/ Tutoring Centers
Retail Sales and Services	Recreational Services (Swim, Cricket, Fencing, Basketball & Other Sports)
Restaurant	Gyms & Fitness Studios
Bars, Breweries & Night Clubs	Veterinarian/ Pet Care
Cafe	Residential
Office	Public & Private Recreational Uses (Plazas & Amphitheaters)
Medical Office/Lab	Access Driveway & Internal Roadways
Banks	Mixed Use (Combination of Uses Above)
Personal Service	Multi-Use (Multiple Uses Above)

PLAZA USES

Hotel	Schools/ Tutoring Centers
Retail Sales and Services	Recreational Services (Swim, Cricket, Fencing, Basketball & Other Sports)
Restaurant	Gyms & Fitness Studios
Bars, Breweries & Night Clubs	Veterinarian/ Pet Care
Cafe	Mixed Use (Combination of Uses Above)
Personal Service	Multi-Use (Multiple Uses Above)







CLARA MAASS
MEDICAL CENTER
342 BEDS

PAD 2
2,000-12,000 SF
AVAILABLE

2,400 SF
AVAILABLE

FRANKLIN AVENUE - 15,265 AADT

PHASE 2

ExtraSpace
Storage

3.32 AC

1.77 AC
AVAILABLE

Contact Broker

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