

**STRIP CENTER FACADE
UPGRADE COMING 2026**



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, Treeotics, 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

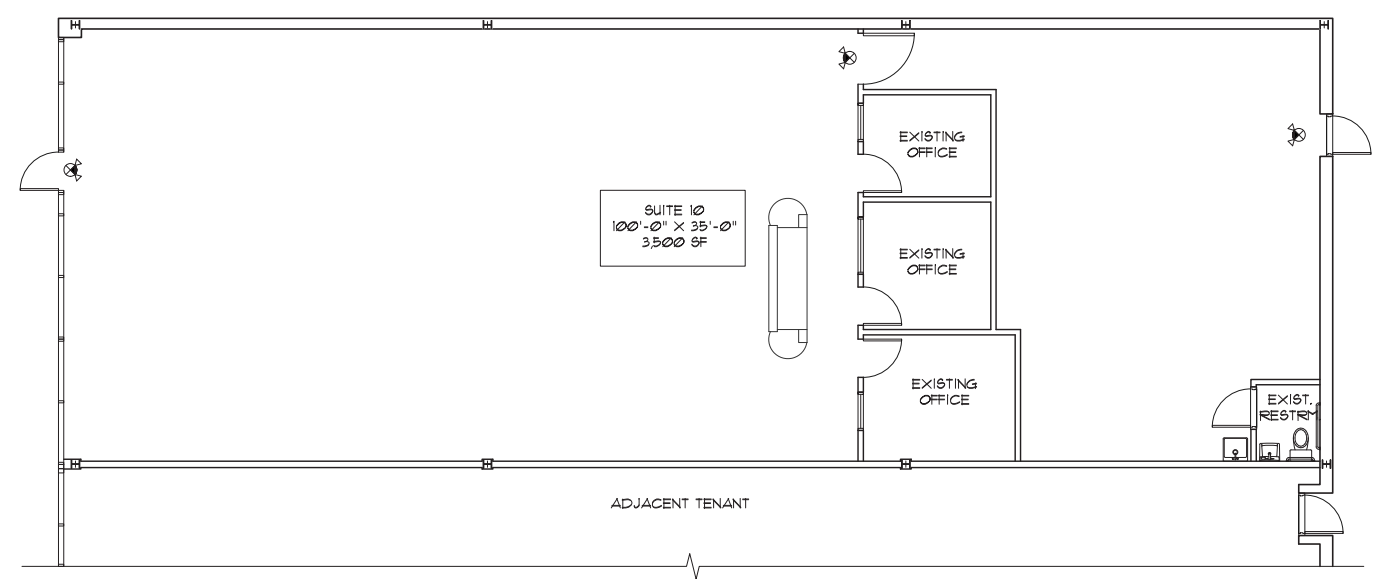
611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripcony.com for more information

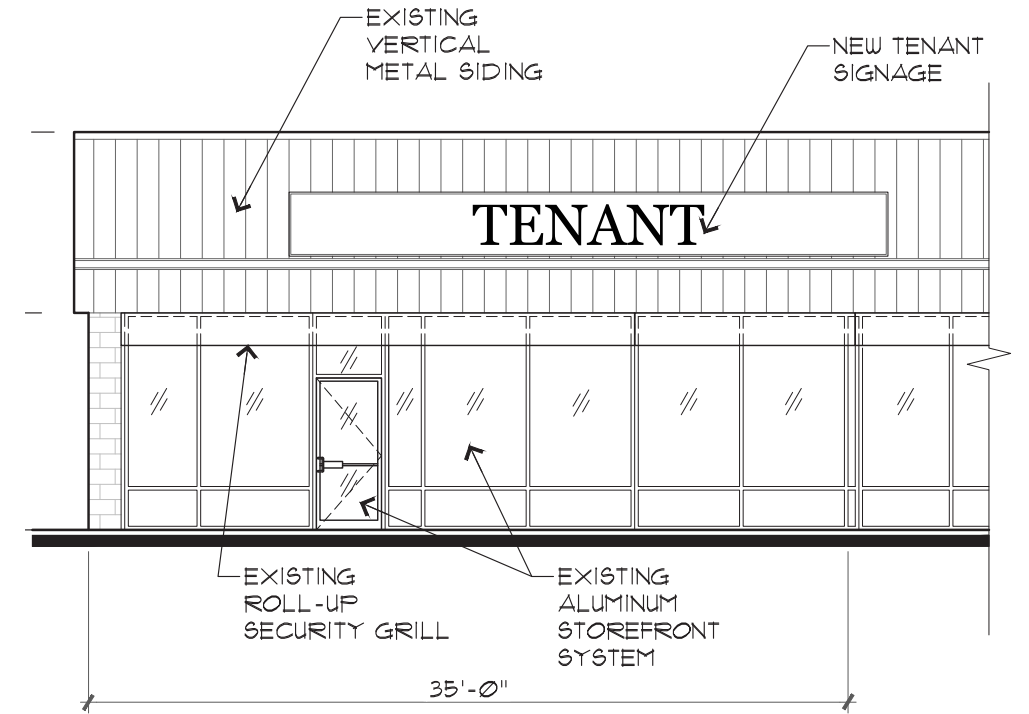
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SPACE 10 FLOOR PLANS AND ELEVATIONS

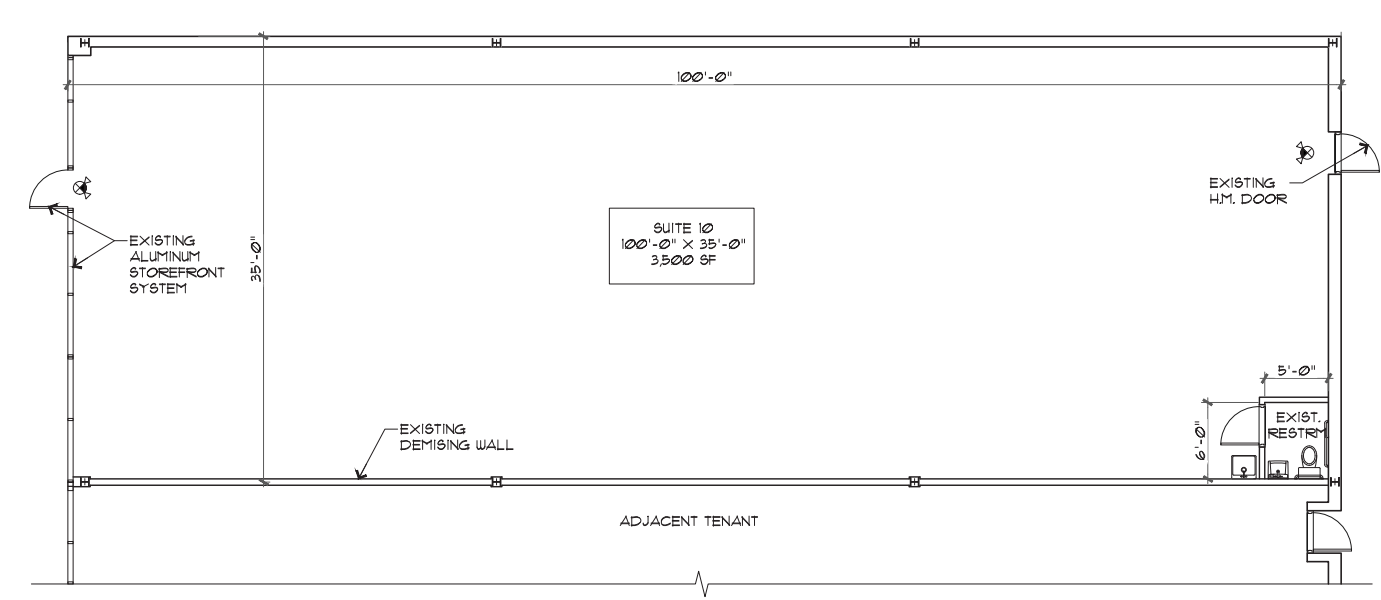
EXISTING FLOOR PLAN



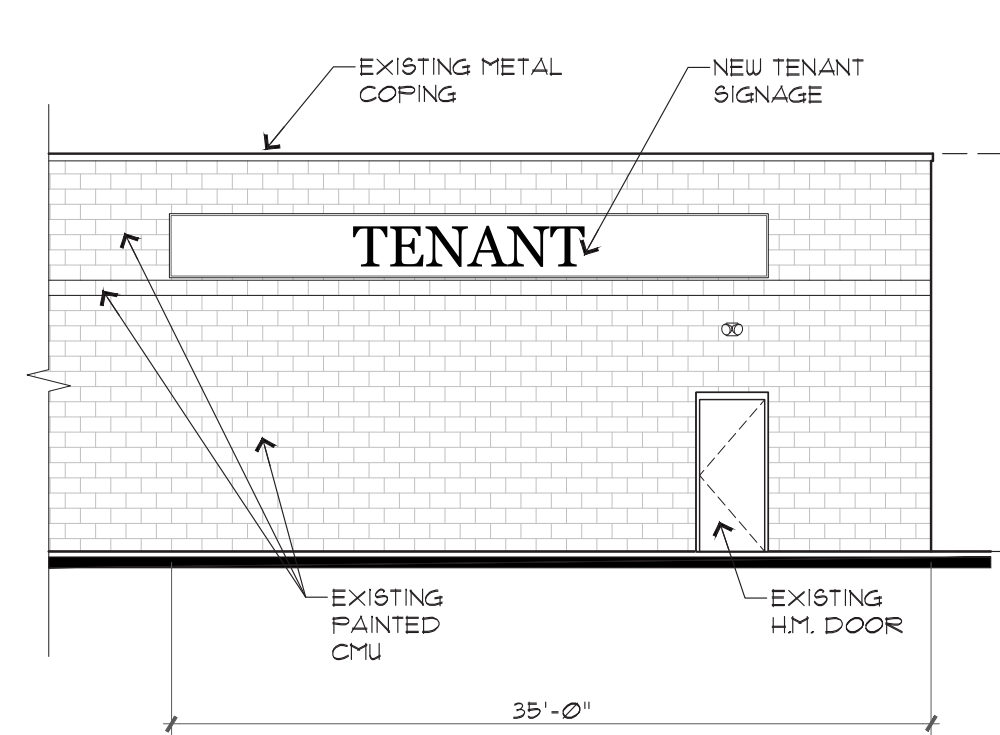
ELEVATION STOREFRONT



PROPOSED FLOOR PLAN



ELEVATION - REAR FROM FABYAN PLACE



INTERIOR PHOTOS - SPACE 10



STOREFRONT IMAGES



[illegible]

END CAP AVAILABLE

\$3,500 SF

COMING SOON

BULL HORNS

26,451 VPD

superfresh

LYONS AVENUE

INTERSTATE 78

BURGER KING

DOLLAR TREE

White Castle

[illegible]

END CAP AVAILABLE

\$3,500 SF

COMING SOON

BULL HORNS

26,451 VPD

superfresh

LYONS AVENUE

INTERSTATE 78

BURGER KING

DOLLAR TREE

White Castle

END CAP AVAILABLE

\$3,500 SF

COMING SOON

BULL HORNS

26,451 VPD

superfresh

LYONS AVENUE

INTERSTATE 78

BURGER KING

DOLLAR TREE

White Castle

END CAP AVAILABLE

\$3,500 SF

COMING SOON

BULL HORNS

26,451 VPD

superfresh

LYONS AVENUE

INTERSTATE 78

BURGER KING

DOLLAR TREE

White Castle

END CAP AVAILABLE

3,500 SF

COMING SOON

BULL HORNS

26,451 VPD

superfresh®

LYONS AVENUE

INTERSTATE 78

BURGER KING

WHITE CASTLE

DOLLAR TREE

END CAP AVAILABLE

\$3,500 SF

COMING SOON

BULL HORNS

26,451 VPD

White Castle

BURGER KING

DOLLAR TREE

INTERSTATE 78

LYONS AVENUE

superfresh

Popeyes

Snipes

DOLLAR PLUS

BEAUTY SUPPLY

NAILED

Gift Store

metro

END CAP AVAILABLE

\$3,500 SF

COMING SOON

BULL HORNS

26,451 VPD

White Castle

BURGER KING

DOLLAR TREE

INTERSTATE 78

LYONS AVENUE

superfresh

Popeyes

Snipes

DOLLAR PLUS

BEAUTY SUPPLY

NAILED

Gift Store

metro

END CAP AVAILABLE

\$3,500 SF

COMING SOON

BULL HORNS

26,451 VPD

White Castle

BURGER KING

DOLLAR TREE

INTERSTATE 78

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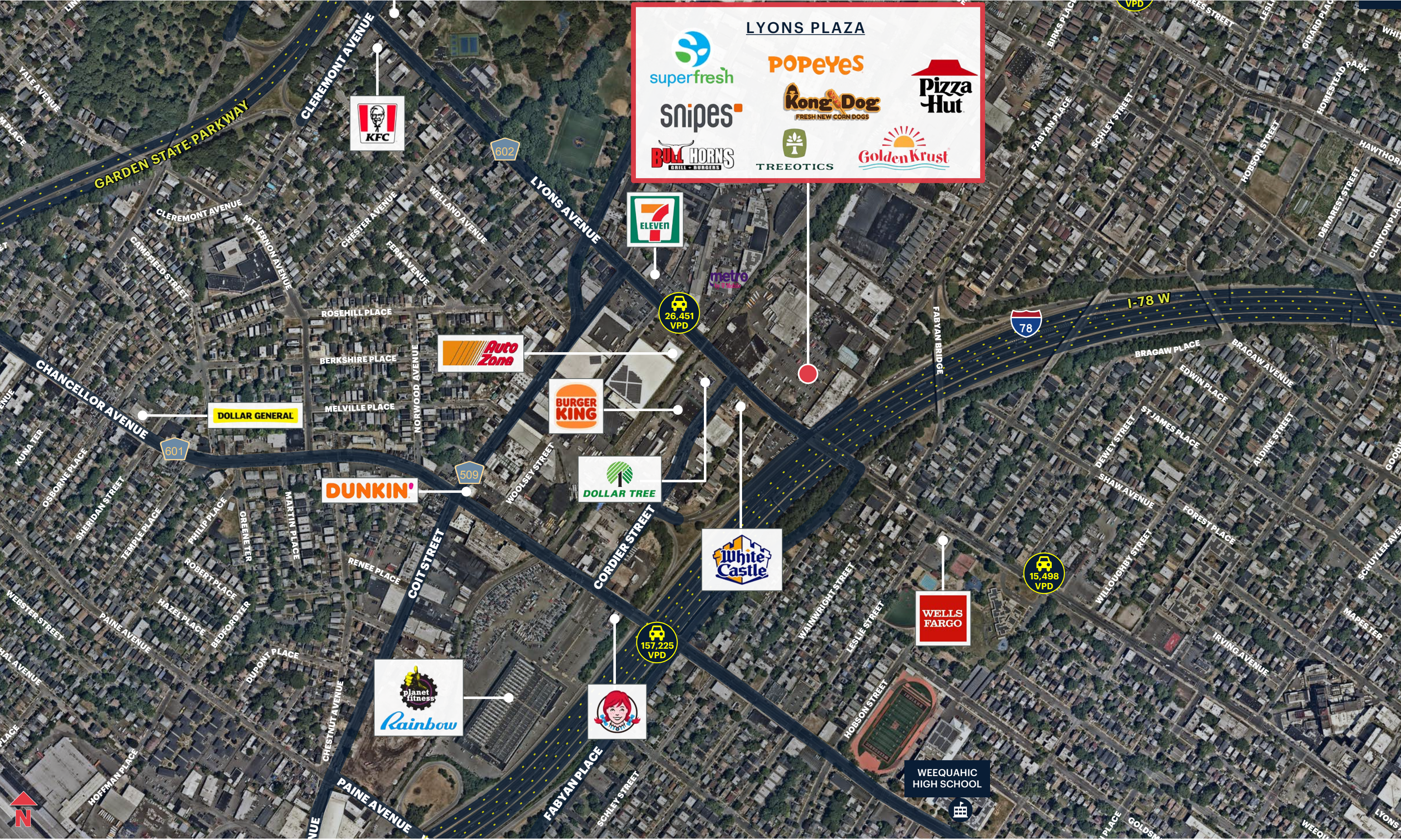
BURGER KING

DOLLAR TREE

LYONS AVENUE

INTERSTATE 78

RETAIL SITE AERIAL



FACADE ELEVATIONS - COMING 2025



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	TOTAL BUSINESSES
59,056	1,077
HOUSEHOLDS	TOTAL EMPLOYEES
21,202	16,238
MEDIAN AGE	TOTAL DAYTIME POPULATION
36.0	48,442
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
8,499 - 22.4%	\$78,329

3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
371,258	8,061
HOUSEHOLDS	TOTAL EMPLOYEES
131,889	123,500
MEDIAN AGE	TOTAL DAYTIME POPULATION
36.7	230,799
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
70,197 - 28.4%	\$99,180

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
859,374	22,563
HOUSEHOLDS	TOTAL EMPLOYEES
308,770	340,559
MEDIAN AGE	TOTAL DAYTIME POPULATION
36.8	788,452
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
163,770 - 28.3%	\$105,899

*2025 estimates