



Retail Sublease - Elizabeth, NJ

111-117 SPRING ST, ELIZABETH, NJ 07201



SUBLEASE - ELIZABETH, NJ

PRESENTED BY:



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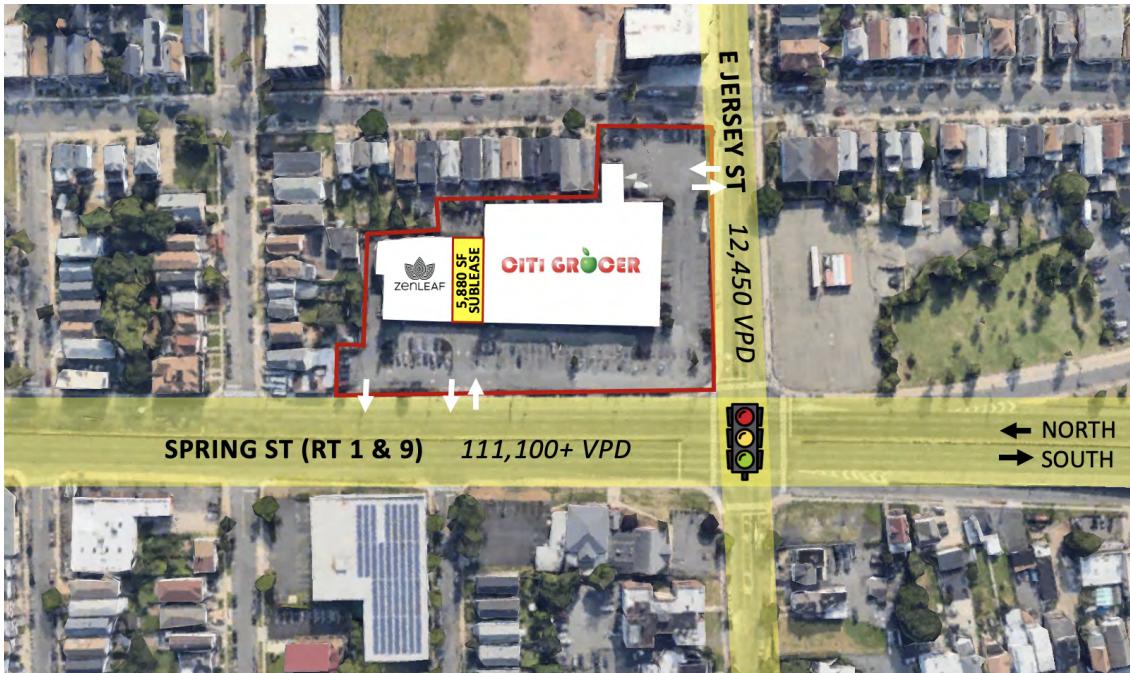
ETAN TAMMAM
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Managing Director
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Executive Summary



OFFERING SUMMARY

Base Rate:	\$25.00/SF (NNN)
Delivery Condition:	Negotiable
Availability:	Immediate
Property Size:	2.4 Acres
Market:	Northern New Jersey
Submarket:	Parkway Cranford Corridor
Traffic Count:	111,000+ VPD
Sublease Term:	Through April 2029

PROPERTY OVERVIEW

SUBLICENSE 5,880 SF. Stub-out condition with 13'7" clear height, 400 amps, and double retail doors. The inline unit dimensions are 62' 7" store frontage x 91' 7" depth.

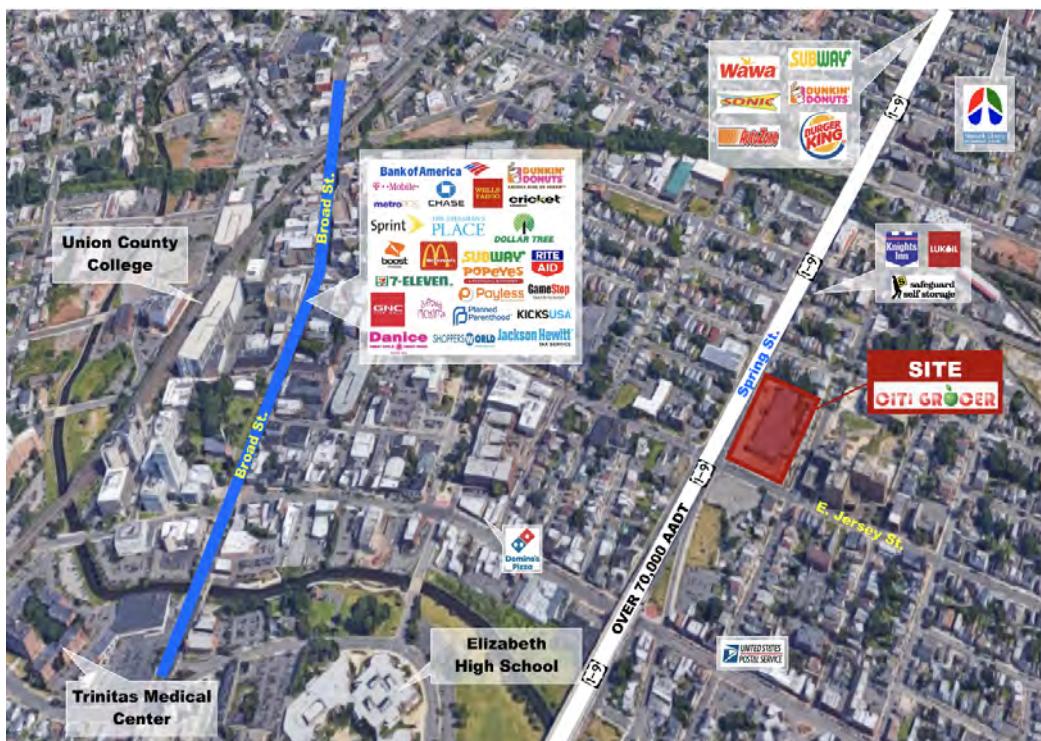
Join Zen Leaf Dispensary and Citi Grocer. Located on the signalized intersection of Spring St (Rt 1&9) and E Jersey St, the highly trafficked corridor has a traffic count of over 111,000 vehicles per day. It is located 2 miles from the Amazon distribution center, and 4 miles from Newark Liberty International Airport. Walking distance to schools, retailers, offices and government buildings, and accessible with public transportation.

PROPERTY HIGHLIGHTS

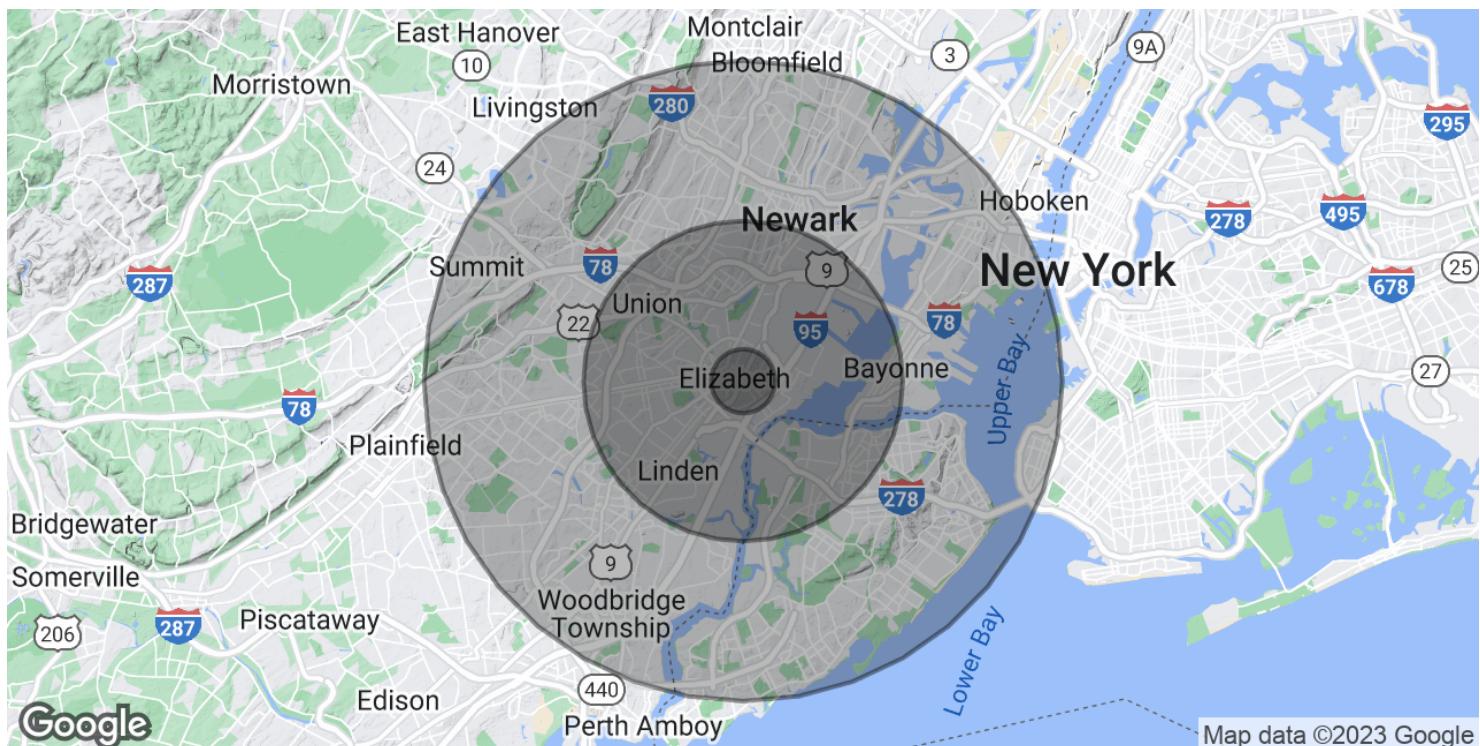
- 5,880 SF for Sublease
- Negotiable Delivery Condition (i.e. As-Is, Grey Shell, Vanilla Shell)
- Anchored by Citi Grocer
- Clear Height: 13'7"
- Power: 400 Amps
- Existing Lease Term Expires: April 30, 2029
- Signalized Intersection, Highly Trafficked Corridor: 111,000+ VPD
- 3 Ingress/Egress Points
- 2022 Population: 197,940 within 3 miles / 575,222 within 5 miles
- Avg. Household Income: \$74,007 within 3 miles / \$80,506 within 5 miles



Retailer Maps



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	55,163	571,558	2,123,324
Average Age	35.1	37.5	38.6
Average Age (Male)	35.1	35.9	37.0
Average Age (Female)	35.3	39.0	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	19,284	220,610	833,149
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$55,578	\$72,373	\$94,277
Average House Value	\$216,444	\$278,641	\$394,112

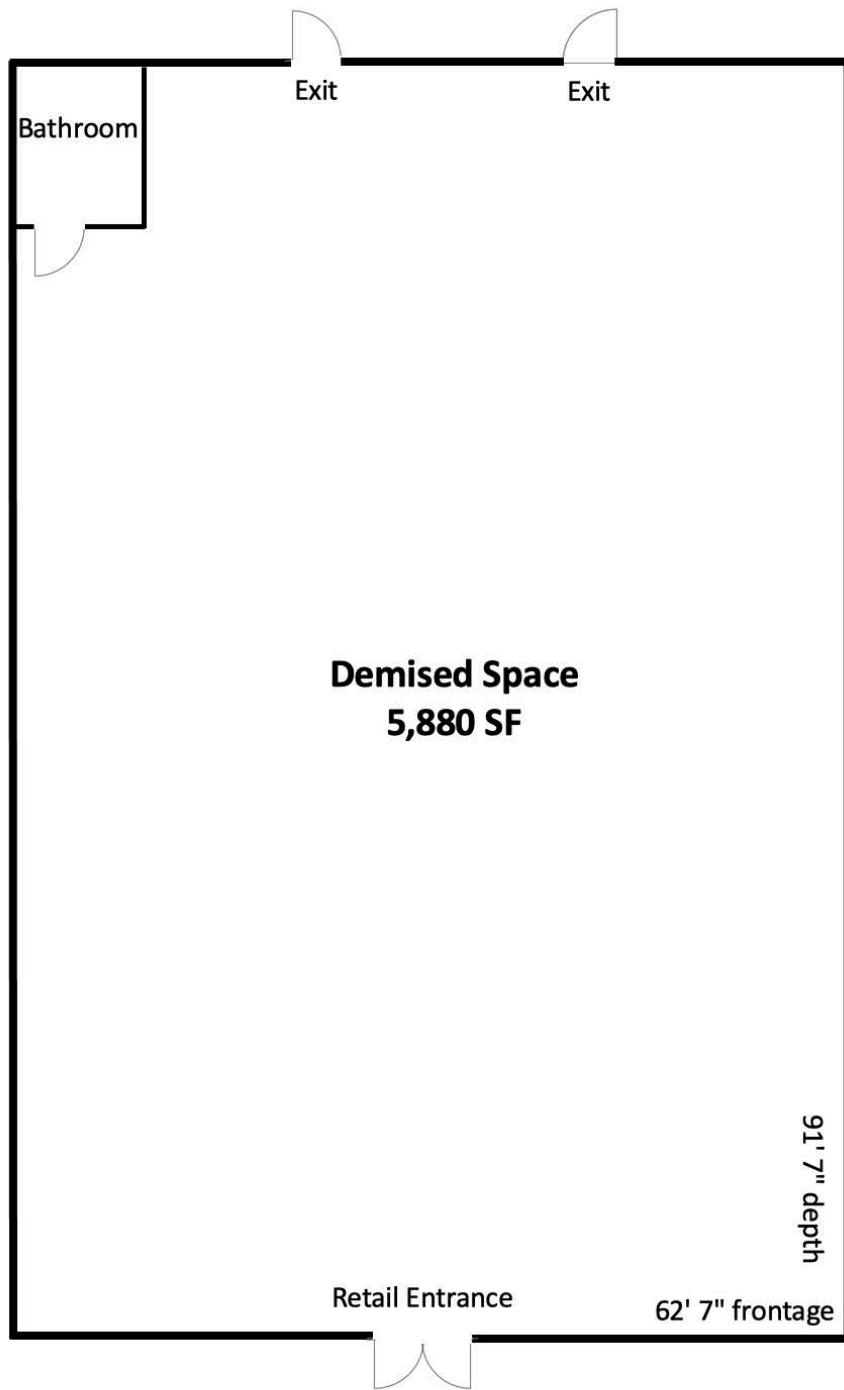
* Demographic data derived from 2020 ACS - US Census



Additional Photos



Floor Plan



**Drawing Not to Scale*



Location Map

