

# 224 Market Street

Newark, New Jersey

Former Full Service Restaurant Opportunity  
\*Liquor License Available\*



**SUBJECT  
SITE**

## Retail for Lease - Contact

Ryan Starkman  
Ph. 732-724-4501  
ryan@piersonre.com

**PIERSON**  
COMMERCIAL REAL ESTATE®

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## Availabilities

- +/- 8,000 SF Former Restaurant (Can be Demised)

## Site Description

- Prime retail opportunity located at the premier and highly visible corner of Market & Lafayette Streets in the heart of Downtown Newark's Central Business District
- Approximately +/- 8,000 SF former restaurant space, featuring existing infrastructure
- Exceptional exposure and foot traffic driven by immediate proximity to the Prudential Center ("The Rock"), hosting over 200 events and 2 million visitors annually
- Surrounded by major office, residential, entertainment, and civic uses including Gateway Center, Newark Penn Station, City Hall and Mulberry Commons
- Dense daytime population supported by 200,000+ employees, 60,000 university students and faculty, and 14.5 million SF of Class A office space within the surrounding area
- Easily accessible via NJ Transit, PATH, Amtrak, and major roadways, with strong regional connectivity to New York City
- Ideal for food & beverage, fast-casual, entertainment, service retail or flagship concepts seeking a dynamic urban location

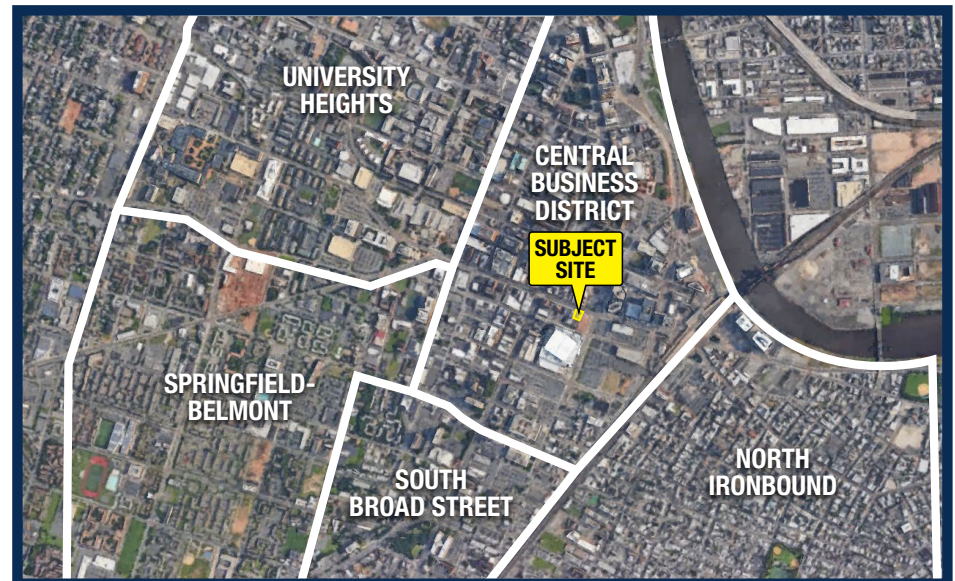


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## Market Aerial



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## Demographics

- 300,000+ living population within 3 miles ranking it the largest city in the state of New Jersey
- 200,000+ daytime workforce/employee population
- 4 major universities totaling 60,000 students and faculty
- 14.5 million square feet of class A office space within the immediate area
- 48,600+ vehicles per day pass the site along McCarter Highway
- 1 block from the Prudential Center aka "The Rock"
  - Approximately 18,000 seat arena
  - 200+ events per year
  - Over 2,000,000 visitors per year
  - Home to the NJ Devils, Seton Hall Basketball, concerts, boxing, and other premier events

## Market Activators

- Prudential Center
- City Hall
- Essex County Courthouse
- Gateway Center
- NJPAC
- NJ Transit
- NJIT
- Panasonic
- Prudential
- PSE&G
- Rutgers University
- Seton Hall Law
- Greyhound

## Surrounding Tenants



**SPORTSMED**  
PHYSICAL THERAPY

**AMERICAN  
\*\*\*\*\*  
WHISKEY**

**Provident** BANK

**JUST  
DELICIOUS**

**KATHERINE'S**  
RESTAURANT & BREWERY

**freshii**

**Romana**  
EUROPEAN TAPAS LOUNGE

**Black Oyster**  
COCKTAIL COMPANY

**ALLETTANTE**  
ITALIAN RESTAURANT



| Radius  | Population | Employee Population | Median Age | Total Daytime Population |
|---------|------------|---------------------|------------|--------------------------|
| .5 Mile | 12,470     | 47,172              | 25.6       | 55,578                   |
| 1 Mile  | 56,729     | 90,716              | 33.4       | 125,506                  |
| 2 Mile  | 246,006    | 135,298             | 33.1       | 272,196                  |
| 3 Mile  | 445,260    | 192,796             | 35.5       | 436,383                  |

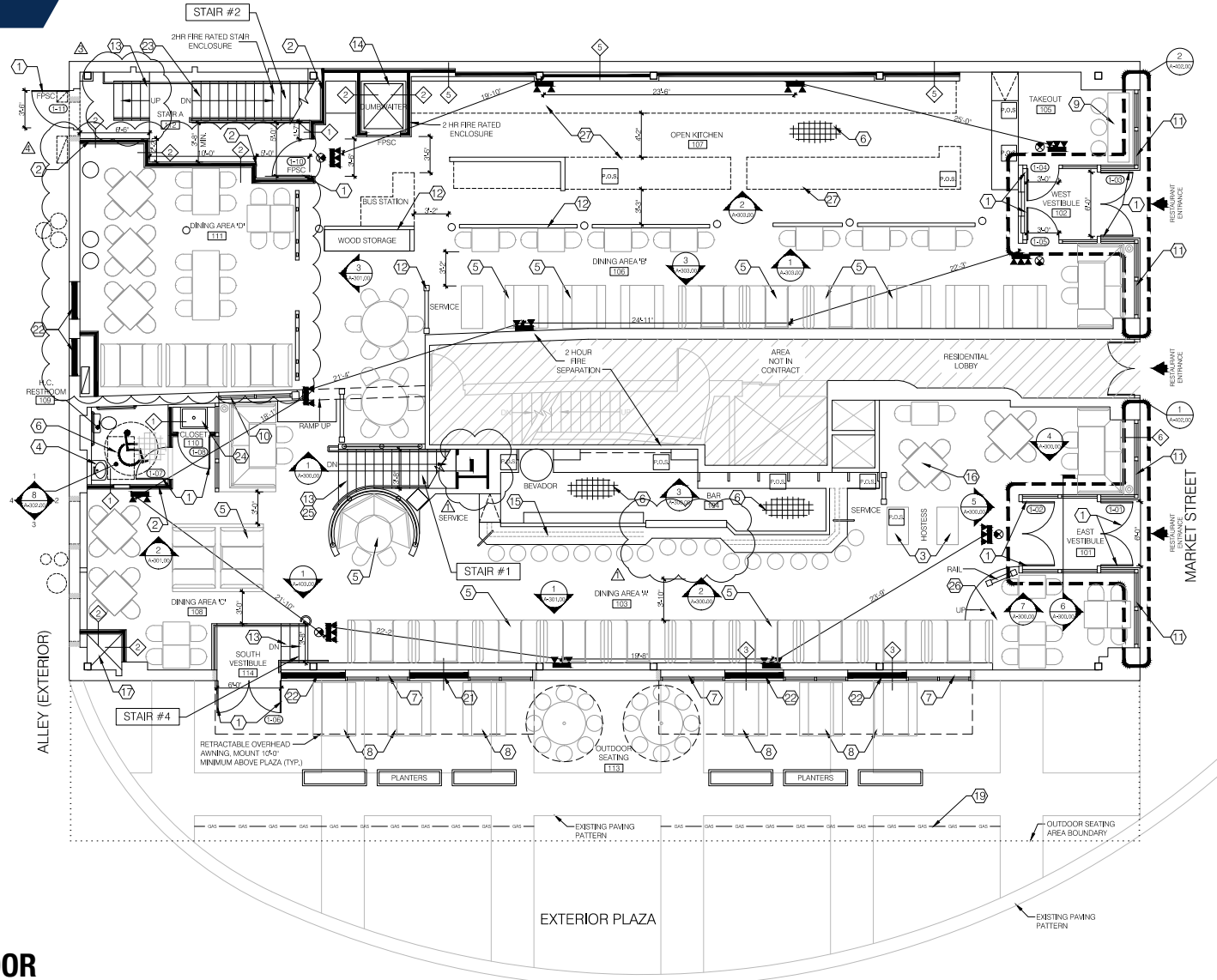
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## Space Plan



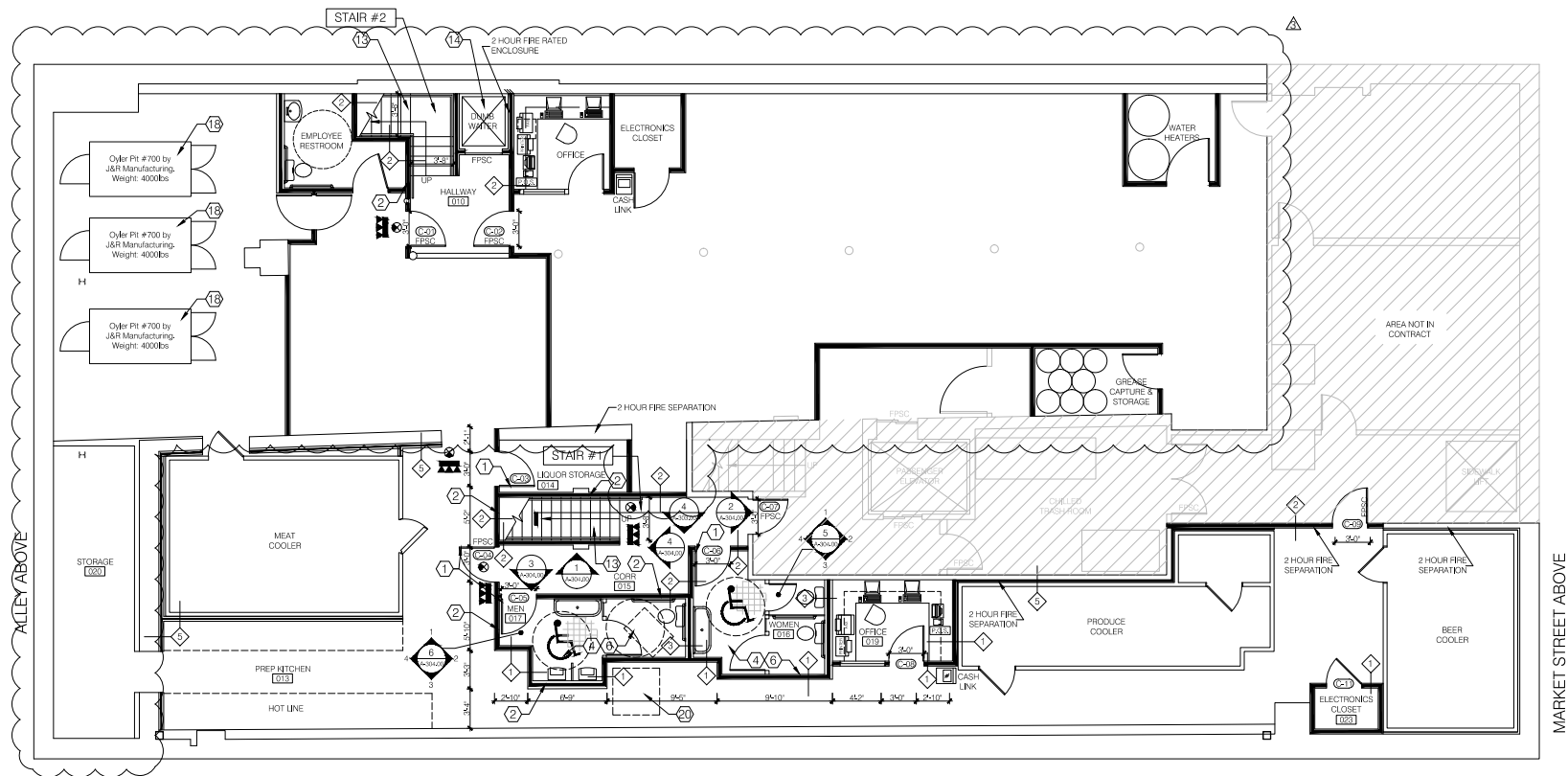
FIRST FLOOR

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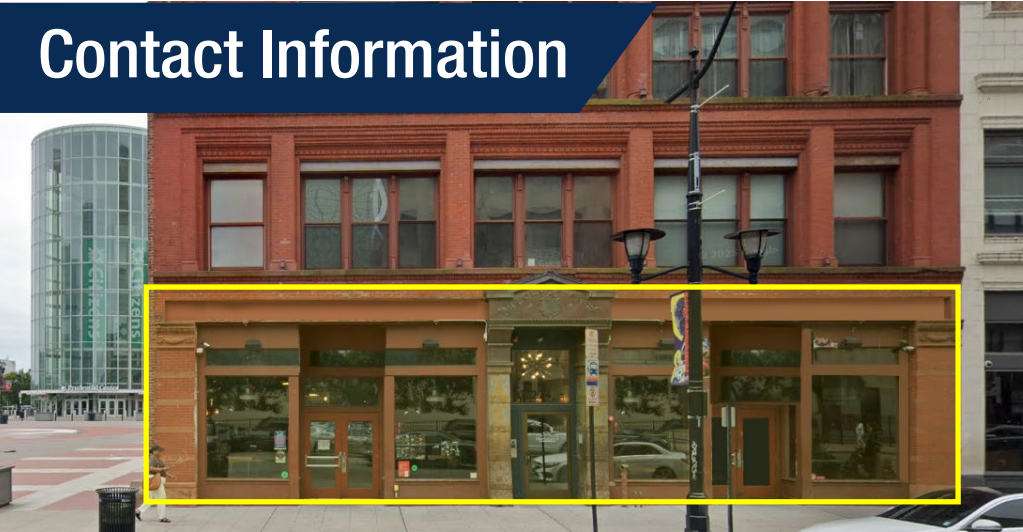
**BASEMENT**

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## Contact Information



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