



248 South Street

NEWARK, NJ

FOR LEASE
FLEX | OFFICE | MEDICAL | RETAIL

Building Size

- 18,887 SF (Expandable)
- Street Level: 14,287 SF
- Second Level: ±4,600 SF
- Additional floors possible

Ceiling Height

14'

Property Size

±1 acre

Parking

±33 spaces (ability to restripe to add more)

Property Highlights

- Freestanding medical and office building with private and secure parking lot
- One drive-in loading dock off parking lot
- Full building generator

Location

- Easy Access to McCarter Highway (Route 21), Routes 1 & 9, I-95 and I-78
- Located in Ironbound section of Newark

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NEWARK, NJ

248 South Street



Rear of Building from Parking Lot



Front of Building from South Street

201 Route 17 North, Rutherford, NJ 07070
One Tower Center Boulevard, Suite 2201, East Brunswick, NJ 08816

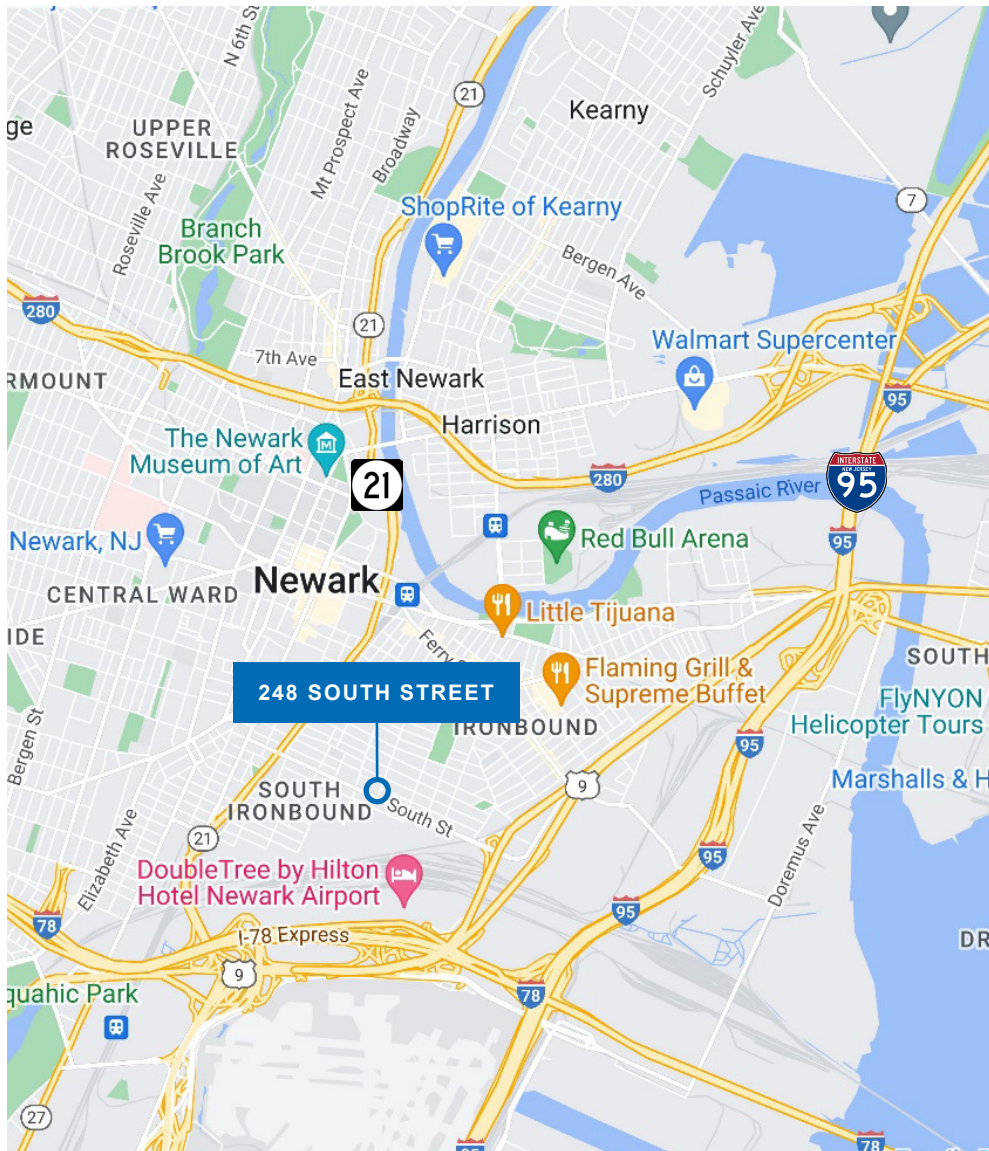
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AREA MAP

248 South Street



Demographics:

Population:

1 mile: 58,190

3 mile: 285,831

5 mile: 888,686

Average Household Income:

1 mile: \$69,452

3 mile: \$67,905

5 mile: \$81,548

Traffic Count:

15,793 SF

Zoning

MX-1: Low-Density
Res/Comm (Mixed Use,
Residential/Commercial)

Zoning Codes

201 Route 17 North, Rutherford, NJ 07070

One Tower Center Boulevard, Suite 2201, East Brunswick, NJ 08816

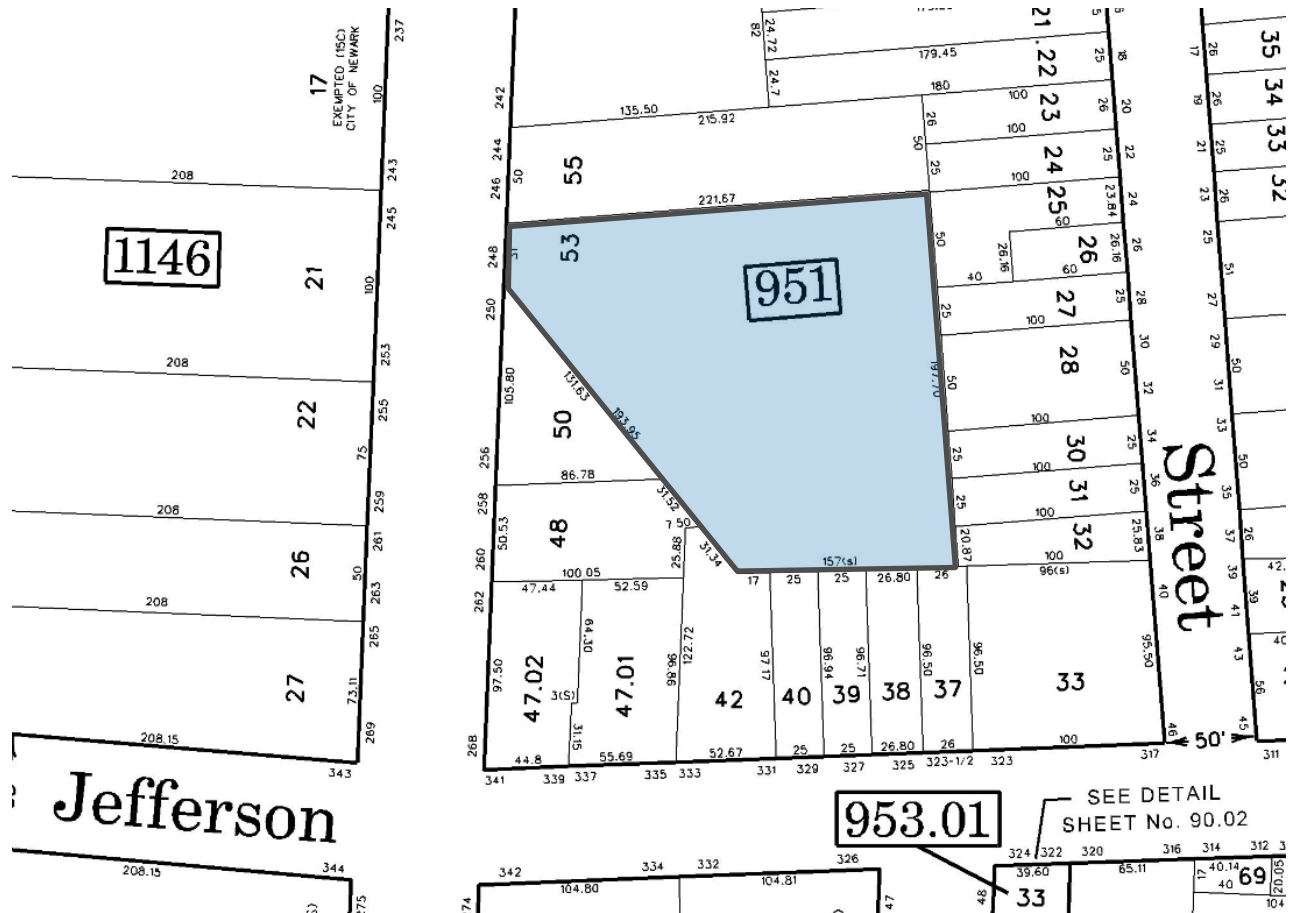
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TAX MAP

248 South Street



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