

**MEDICAL  
OR  
RETAIL**  
Dwight Plaza

**AVAILABLE  
1,750 SF**



# 139 7<sup>th</sup> Avenue, Newark, NJ

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

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# Dwight Plaza

## Join Family Dollar & Laundry Guys

- Unit 3: 1,750 SF (Former Liquor Store) – Includes 2<sup>nd</sup> Floor Available For Storage
- Modified Gross Lease
- Ample Parking
- Densely Populated Area
- Well Positioned Busy Neighbor Center
- Across from McKinley Public School (Pre-K to 8<sup>th</sup> Grade)
- Surrounded by Multiple High-Rise Apartments
- Close to Branch Brook Park Playground and Recreational Center
- Bus Stop Located In Front of Dwight Plaza: Bus #'s 41, 99, 108
- 1 Block From the Intersection of Clinton Ave; Traffic Count Clinton Ave: 17,169
- Traffic Count 7th Ave: 7,943 VPD
- Located Near: I-280 and Rt 21
- Nearby National Tenants: Taco Bell, Auto Zone, Wing Stop, Burger King, UHAUL

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**thplasma**

**Unit 3  
1,750 SF**

**THE LAUNDRY  
GUYS  
NEWARK**

**SuperMarkets**

**FAMILY DOLLAR**

TRAFFIC COUNT 7<sup>th</sup> AVE: 7,943 VPD

7th AVENUE TRAFFIC COUNT: 7,942 VPD

# SITE JOIN



Barringer High School

Franklin Elementary School

DUNKIN'

21

Rotunda Recreation Center

Villa Victoria Apartments  
194 UNITS

APOLLO PHARMACY

21

GARDEN SPIERS

Branch Brook Park  
Roller Skating Center

Newark School of Global Studies

FAMILY DOLLAR

WING STOP

Colonnade Apartments  
564 UNITS

INTERSTATE NEW JERSEY  
280

Wynona Lipman Gardens

TACO BELL

H&R BLOCK

U-HAUL

Pavilion Apartments

INTERSTATE NEW JERSEY  
280

McKinley Elementary School

21

North Porch Women & Infants' Centers

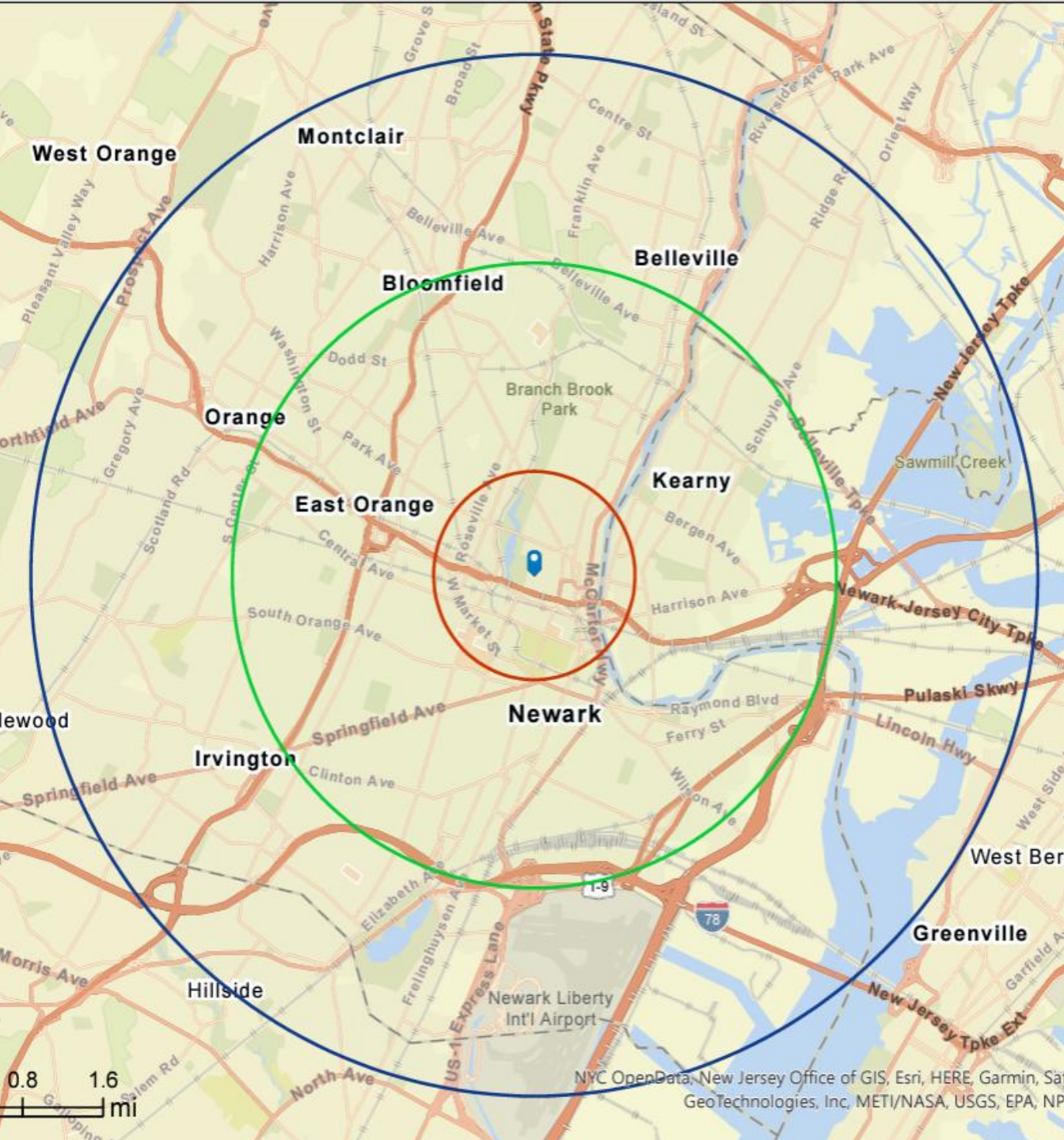
Rutgers Business School

Newark Public Library

# ZOLTEK

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21



<b>DEMO-GRAPHICS</b>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
<b>Population</b>	65,056	450,564	780,647
<b>Daytime Employees</b>	23,750	179,230	276,506
<b>Households</b>	22,618	167,267	289,809
<b>Median Age</b>	33.5	36.8	37.9
<b>Average HH Income</b>	\$72,415	\$79,820	\$97,293

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