

# Vermella Broad Street

Highly Visible Newark Retail/ Restaurant Space | **FOR LEASE**



**ADDRESS:** 355 Broad Street, Newark, NJ

**ASKING RENT:** Upon Request

**NETS:** Upon Request

**AREA RETAIL:** Proposed Chick-fil-A, Taco Bell, Wingstop, Tops Diner, Autozone, Planet Fitness, Salad House and many more...

**SPACE AVAILABLE:**

B1: 1,216 SF | B2: 2,068 SF

\*Spaces can be combined for 3,284 SF\*

**CEILING:** 18' Clear Heights

**PARKING:** 42 Retail Parking Spaces

Demographics	1 mile	3 miles	5 miles
Population	65,027	418,752	783,640
Median HHI	\$51,762	\$47,475	\$56,145
Daytime Population	47,254	142,332	255,876

## FOR LEASE - Contact

Dina Santarelli  
santarelli@sabre.life  
201 249 8911 x 1543

Sean Pyle  
pyle@sabre.life  
201 249 8911 x 1541

Justin Korinis  
korinis@sabre.life  
201 249 8911 x1545

SABRE   
sabre.life  
RUSSO  
DEVELOPMENT

# Vermella Broad Street

Highly Visible Newark Retail/ Restaurant Space | **FOR LEASE**

## SITE DESCRIPTION

- Prominently located at the southwest corner of the traffic lit intersection of Broad Street, Clay Street, and Broadway
- Easy access to and from Route 280 and Route 21
- Cross access with proposed Chick-fil-A
- Less than 0.5 miles to Newark Broad Street Train Station, Rutgers Business School, Rutgers Newark Campus, and Saint Michael's Medical Center
- Brand new luxury apartment complex with 296 units
- Both spaces are equipped with an electric capacity of 225 amps at 120/208V

## SITE PLAN



## FOR LEASE - Contact

**Dina Santarelli**  
santarelli@sabre.life  
201 249 8911 x 1543

**Sean Pyle**  
pyle@sabre.life  
201 249 8911 x 1541

**Justin Korinis**  
korinis@sabre.life  
201 249 8911 x1545

**SABRE**  
sabre.life



# Vermella Broad Street

Highly Visible Newark Retail/ Restaurant Space | **FOR LEASE**

## PROPERTY PHOTOS



## FOR LEASE - Contact

**Dina Santarelli**  
santarelli@sabre.life  
201 249 8911 x 1543

**Sean Pyle**  
pyle@sabre.life  
201 249 8911 x 1541

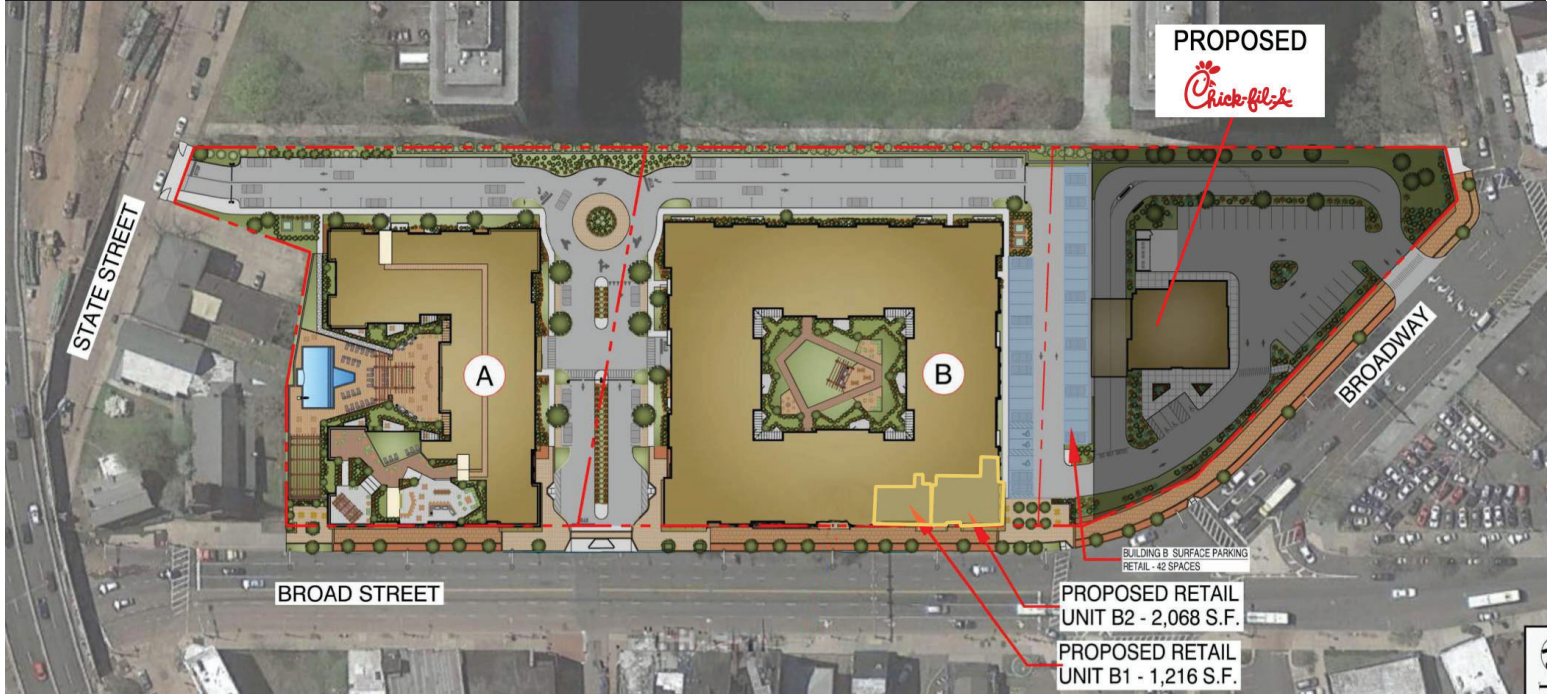
**Justin Korinis**  
korinis@sabre.life  
201 249 8911 x1545

**SABRE**   
sabre.life  
**RUSSO**  
DEVELOPMENT

# Vermella Broad Street

Highly Visible Newark Retail/ Restaurant Space | **FOR LEASE**

## SITE PLAN AERIAL OVERLAY



Dina Santarelli  
santarelli@sabre.life | T 201 249 8911 x 1543

Justin Korinis  
korinis@sabre.life | T 201 249 8911 x1545

Sean Pyle  
pyle@sabre.life | T 201 249 8911 x 1541



SABRE Real Estate Group of NJ, LLC | 500 Route 17 South, Suite 300, Hasbrouck Heights, NJ

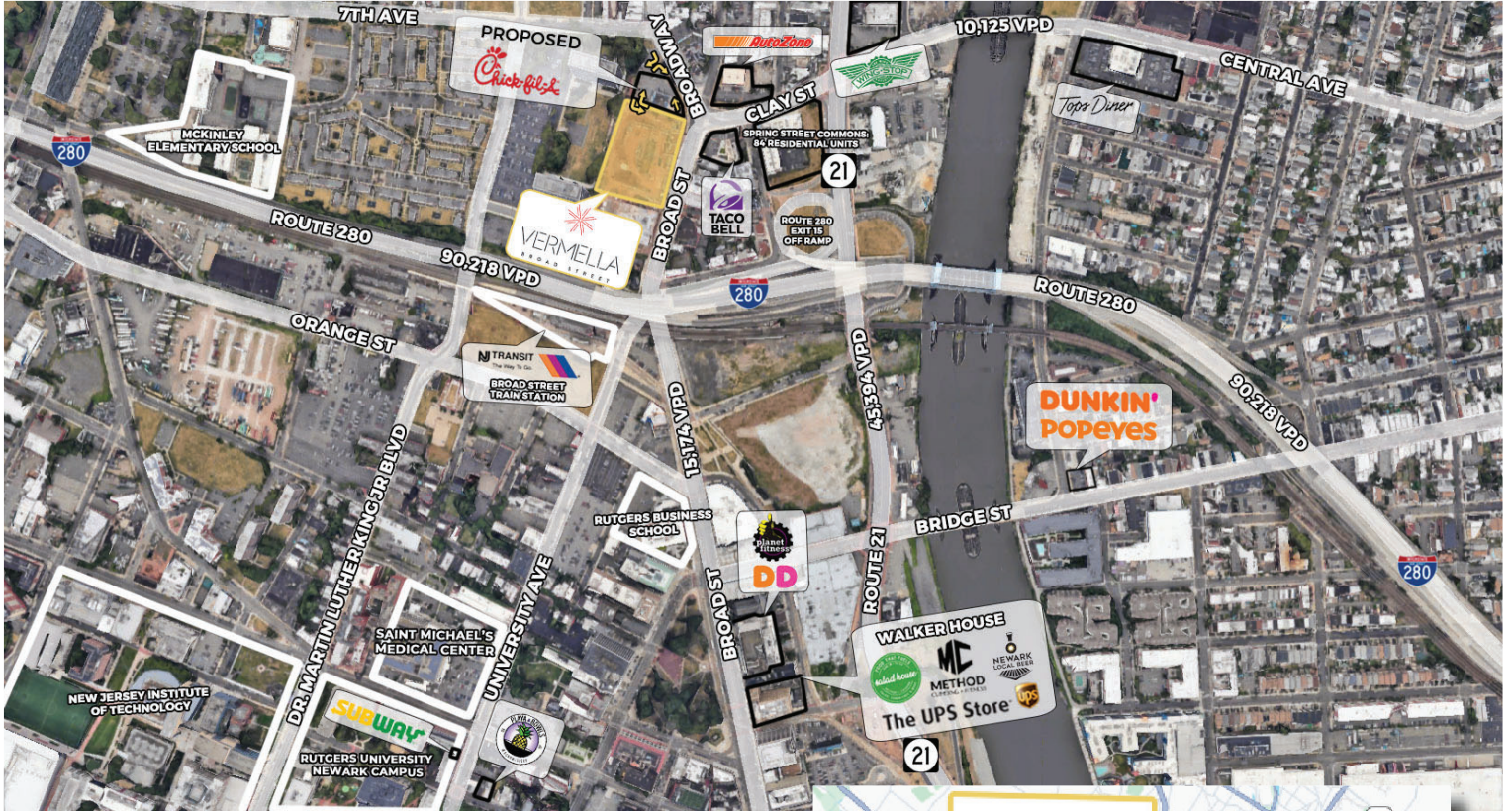
sabre.life

© SABRE Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Vermella Broad Street

Highly Visible Newark Retail/ Restaurant Space | **FOR LEASE**

## AERIAL



Dina Santarelli  
santarelli@sabre.life | T 201 249 8911 x 1543

Justin Korinis  
korinis@sabre.life | T 201 249 8911 x1545

Sean Pyle  
pyle@sabre.life | T 201 249 8911 x 1541



SABRE Real Estate Group of NJ, LLC | 500 Route 17 South, Suite 300, Hasbrouck Heights, NJ

sabre.life

© SABRE Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.