

shoppes on
BROAD

635-649 Broad Street
Newark, New Jersey



PRIME RETAIL OPPORTUNITY



**NEWARK
IS HAPPENING**

15MSF
of office space

5.6B
in development projects

DESIRABILITY
smaller cities are being sought after



shoppes on **BROAD**

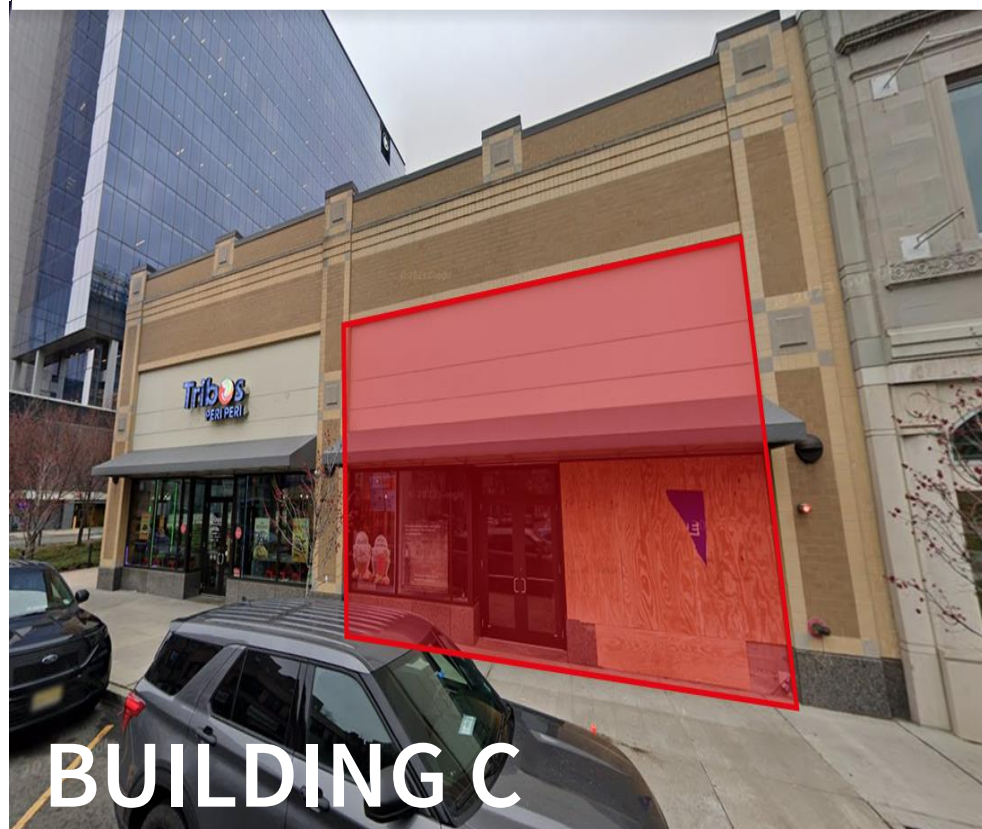
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LOCATION

- CORNER BUILDING FOR LEASE IN THE 50,000 SF SHOPPES ON BROAD RETAIL DEVELOPMENT
- LOCATED IN DOWNTOWN NEWARK, CORNER OF BROAD AT NEW STREET
- TREMENDOUS VISIBILITY FROM ALL POINTS OF BROAD STREET AND MILITARY PARK
- ACROSS FROM WHOLE FOODS, PETCO AND CITY MD

DEMOGRAPHICS

	1-MILE	2-MILE	3-MILE
POPULATION	66,473	226,541	387,155
AVG. HH INCOME	\$65,006	\$62,336	\$63,139
EMPLOYEES	90,913	141,300	181,671
BUSINESSES	4,191	8,788	12,885



BUILDING C

102 Halsey Street

- Size: 1,426 SF for Lease
- Availability: Vacant
- Asking Rent: Upon request
- +/-17' ceiling height

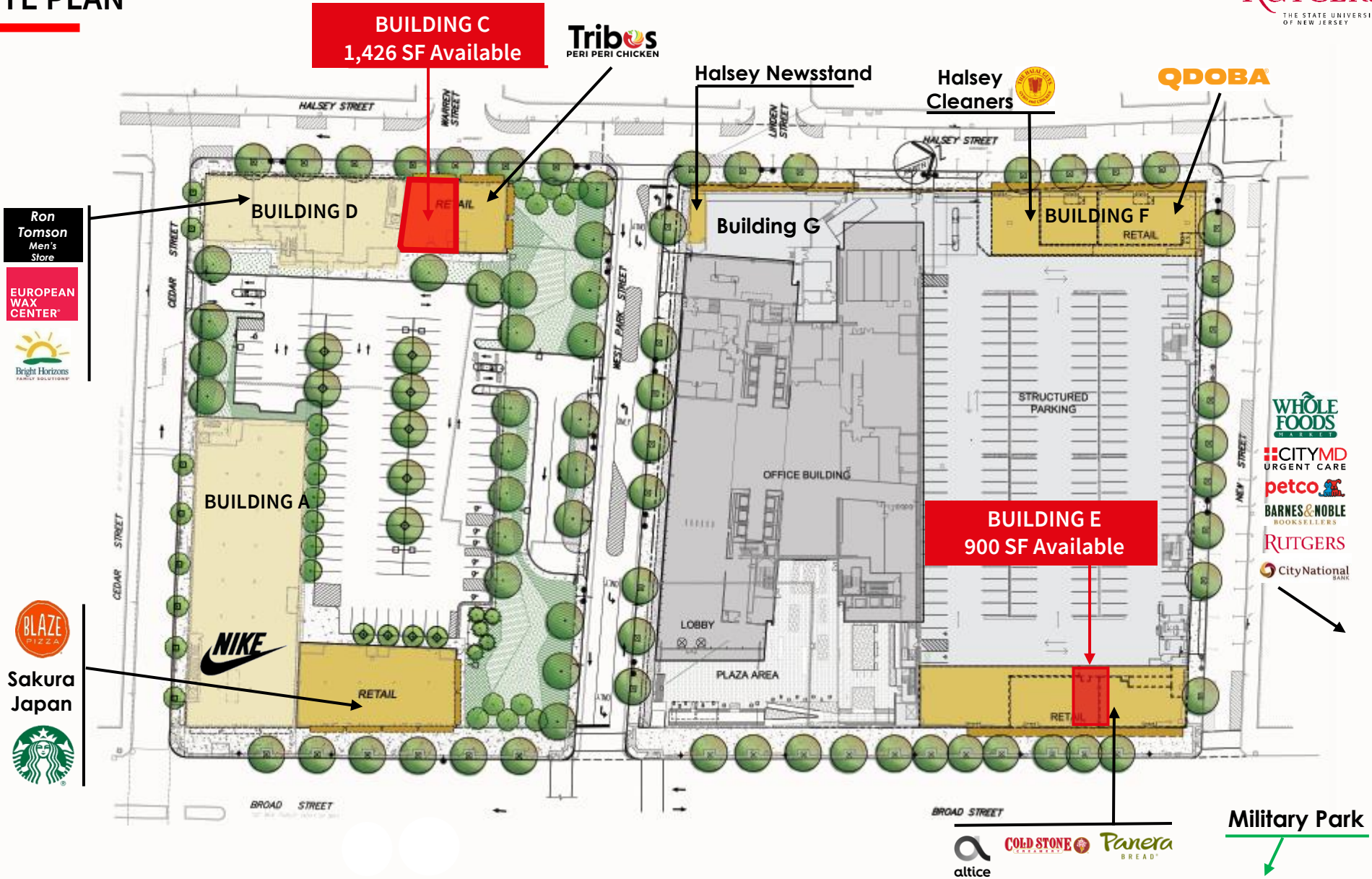


BUILDING E

635-649 Broad Street

- Size: 900 SF for Lease
- Possession: Arranged
- Asking Rent: Upon request
- 25' ceiling height

SITE PLAN



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RUTGERS
THE STATE UNIVERSITY
OF NEW JERSEY

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BROAD

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Hahne's
BARNES & NOBLE BOOKSTORE
CITYMD URGENT CARE
WHOLE FOODS
City National BANK

21

Military Park

BLAZE
Starbucks
EUROPEAN WALK CENTER
NIKE
Prudential

Rainbow
McDonald's
Edible ARRANGEMENTS
TD
GameStop
POWER TO THE PLAYERS
verizon
PNC
UNITED STATES POSTAL SERVICE

Raymond Boulevard

ESSEX COUNTY COLLEGE

Prudential

Broad Street

Mama's PIZZA
DUNKIN'
BLIMPIE
America's Sub Shop

Prudential

Market Street

WELLS FARGO
THE CHILDREN'S PLACE
GAP
Foot Locker
Dollar Bazaar
snipes
T-Mobile
SPOT
AMERICA'S KIDS

52,406 VPD

Mulberry Street

38,811 VPD

2 Gateway Center



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Prudential Center
THE GRAMMY MUSEUM EXPERIENCE
PRUDENTIAL CENTER

Krauszer's
DUNKIN'
Bank of America
hotel INDIGO
7 ELEVEN

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For more information please contact:

Blake Shanaphy
Vice President
Direct: +1 973 829 4775 | Mobile: +1 201 424 3506
blake.shanaphy@jll.com

