

# The Althea

461 DR. MARTIN LUTHER KING JR. BOULEVARD EAST ORANGE, NJ



## New Mixed-Use Development

+/-18,000 SF of Ground Floor Retail Space

+/-11,000 SF of Second Floor Medical / Office Space



# SITE OVERVIEW

W is a new mixed-use development located in the heart of East Orange, NJ, currently home to a dense & diverse population with over 400,000 residents within a 3-mile radius. East Orange is on the rise with **2,936 new residential units** completed or in development within the near future.

- » **+/-18,000 SF** of ground floor retail space available for lease
- » **+/-11,000 SF** of medical / office space available on the second floor
- » Approximately **170** residential units
- » **120 parking spaces** on the ground floor dedicated to retail and **50 parking spaces on the second floor** dedicated to the 2nd floor Tenant
- » Estimated completion date of **3Q 2025**
- » In close proximity to Brick Church Station which is the **3rd busiest NJ Transit station** on the Morris/Essex line
- » Adjacent to **Route 280** and less than one mile away from Garden State Parkway

**+/-170 Residential Units**



# AREA DEMOGRAPHICS

3miles, Source: ESRI, 2023



**423,095**  
Population



**\$74,727**  
Avg. HH Income



**139,707**  
Employees



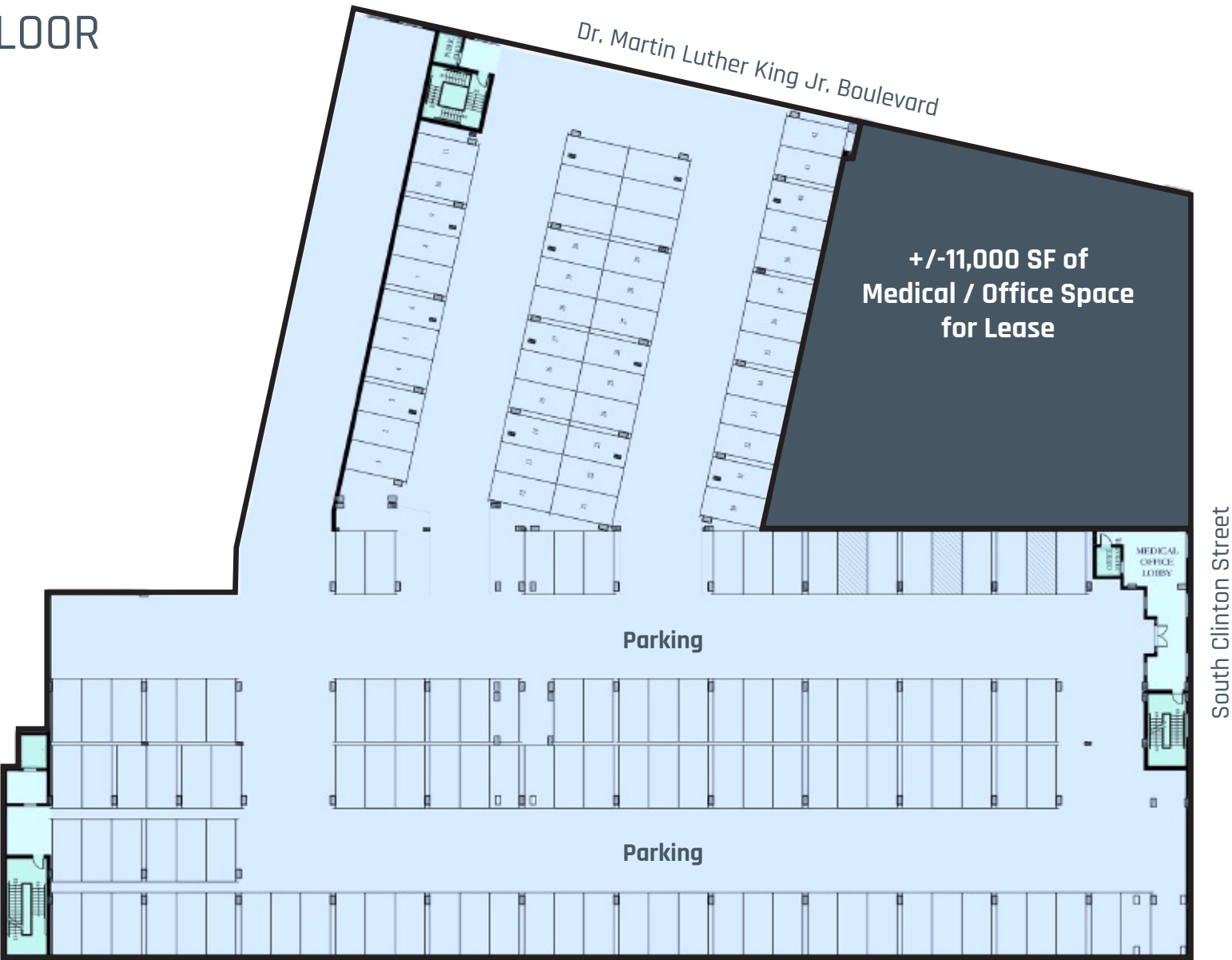
**12,735**  
Businesses





# SITE PLAN

## SECOND FLOOR



# SITE AERIAL





# RESIDENTIAL DEVELOPMENT





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