

NEW MIXED-USE DEVELOPMENT

40,000 SQUARE FEET OF RETAIL SPACE; 2 RETAIL PADS

11 Franklin Avenue, Belleville, NJ



tulfra
real estate

HAMPSHIRE
OWNER/DEVELOPER

LOCATED BETWEEN MILL STREET & FRANKLIN AVENUE



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jonathan Greenberg

VICE PRESIDENT

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Property Overview

HIGHLIGHTS

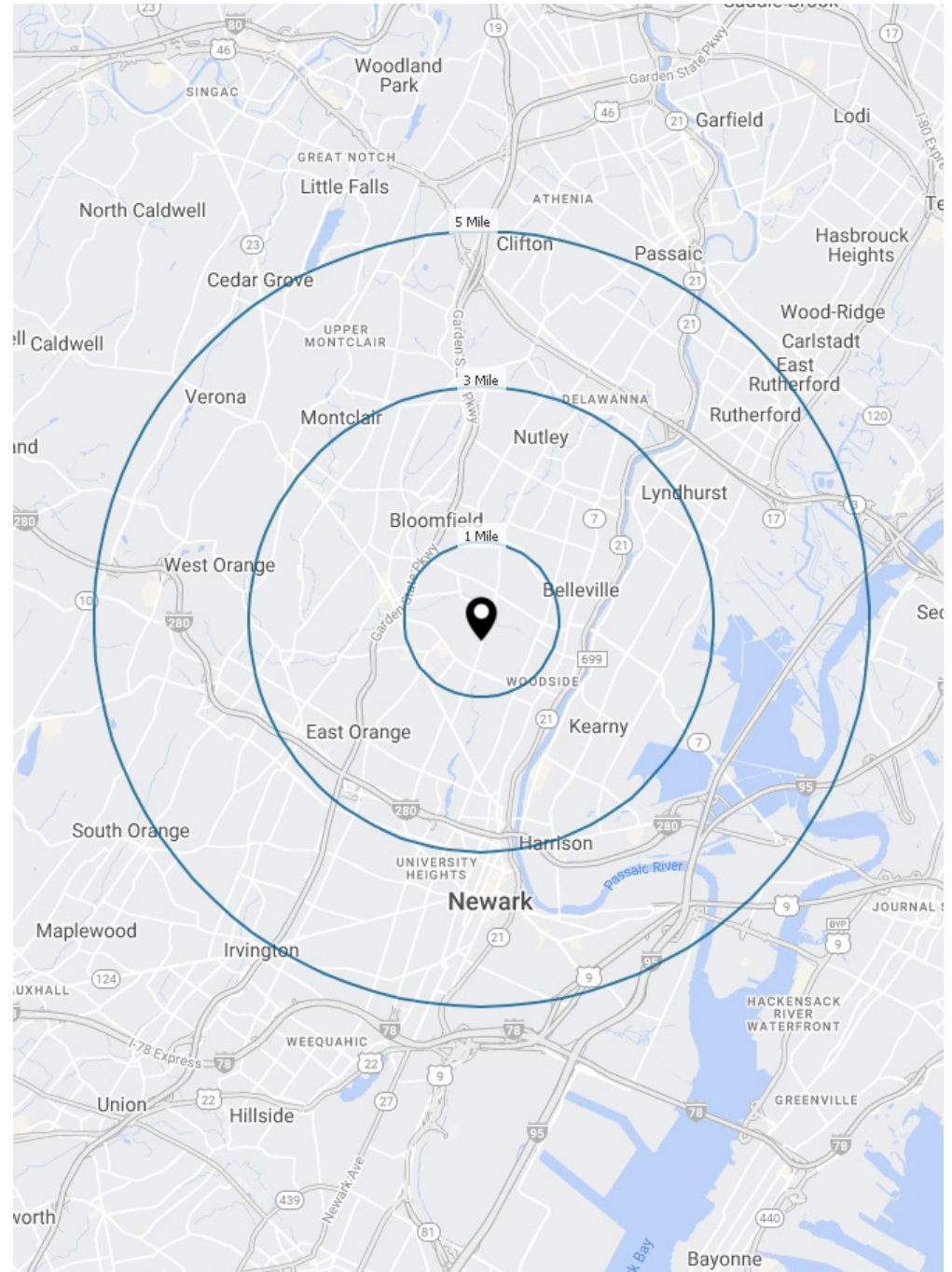
- Master-planned development situated on the former 20-acre Roche Diagnostics site
- 175 market rate units above 50,000 square feet of retail space
- 2 retail pads adjacent to Starbucks and Wawa totaling close to 3 acres
- Steps from the Clara Maass Medical Center, one of the leading medical centers in the Northeast
- Easily accessible to the Garden State Parkway and Routes 21, 3, 17 and I-95
- Community green space with an open-air amphitheater at the heart of the project

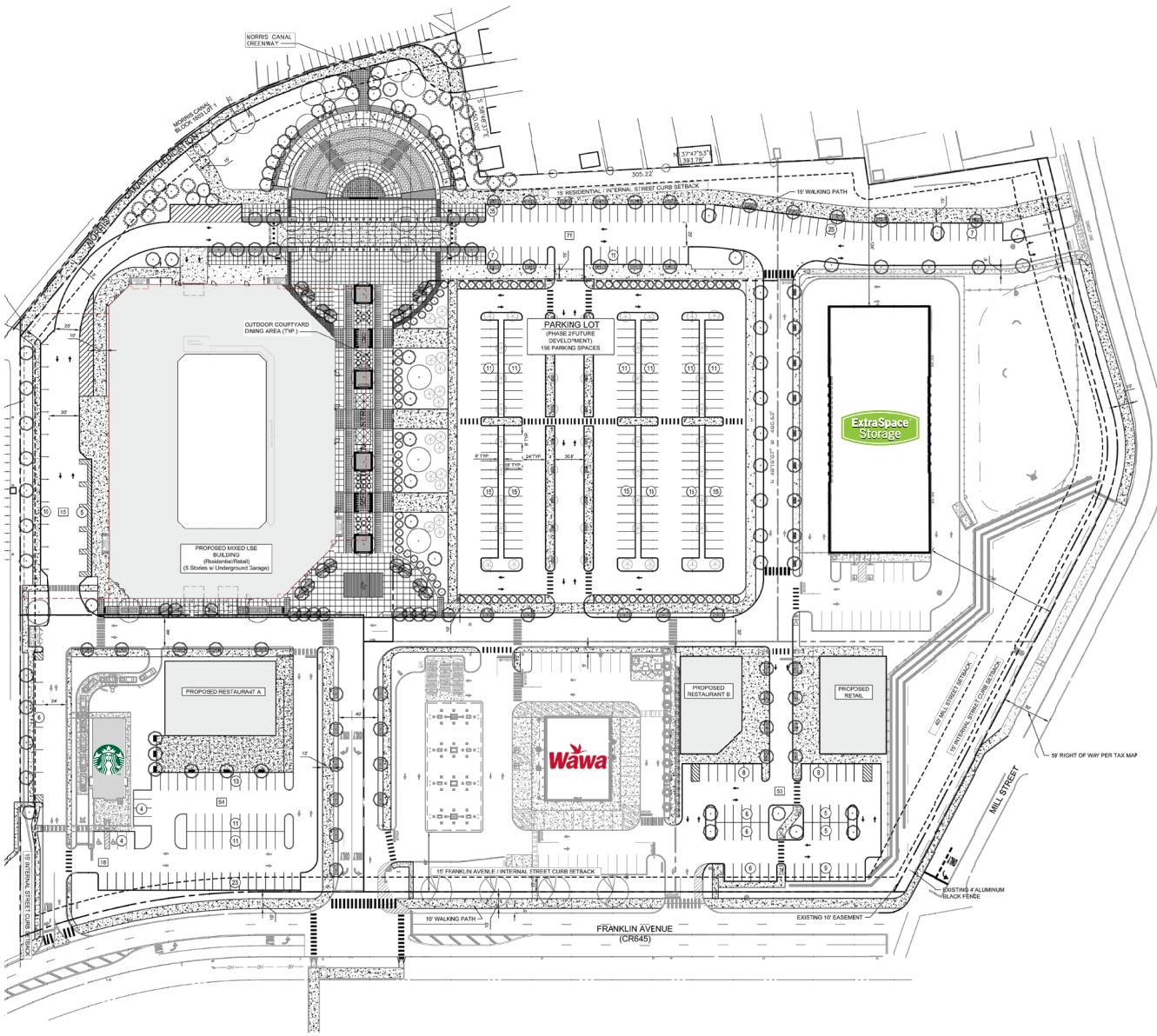
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	42,764	369,603	745,607
HOUSEHOLDS	16,367	136,739	275,488
EMPLOYEES	6,115	89,697	256,521
AVERAGE HH INCOME	\$88,632	\$95,418	\$99,462

TRAFFIC COUNTS

BELLEVILLE AVENUE	18,890 AADT
FRANKLIN AVENUE	15,469 AADT



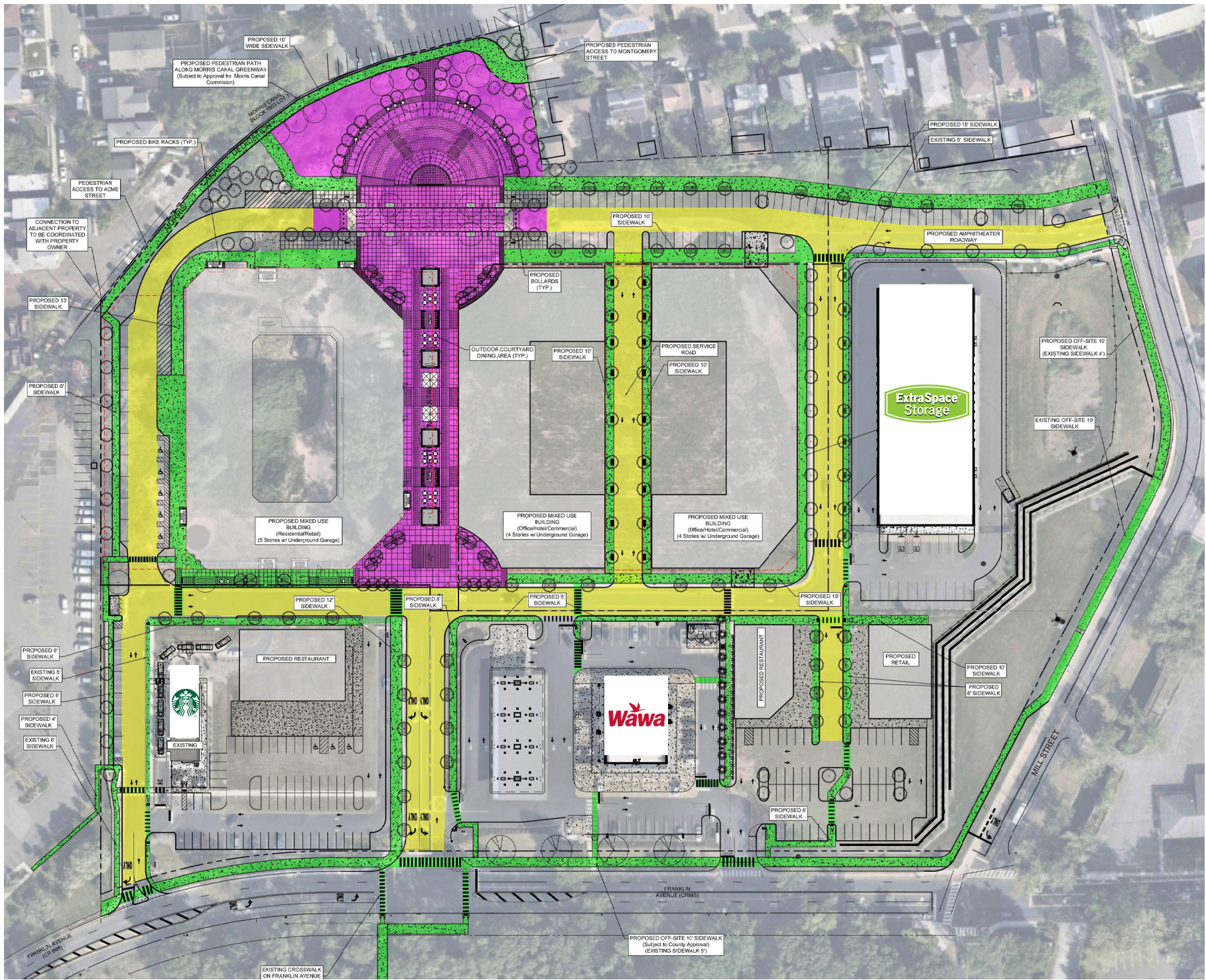


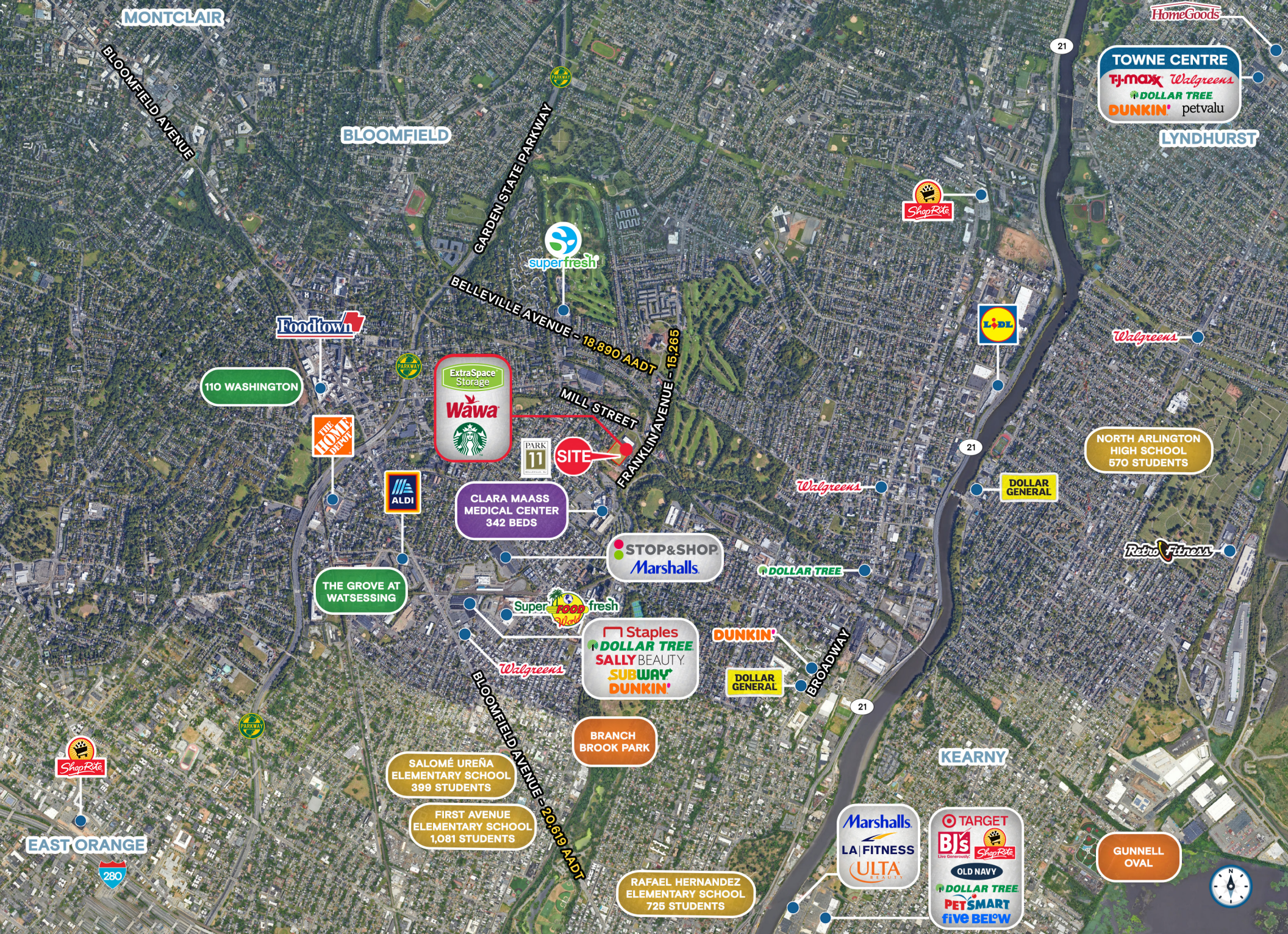
OVERALL USES

Hotel	Schools/ Tutoring Centers
Retail Sales and Services	Recreational Services (Swim, Cricket, Fencing, Basketball & Other Sports)
Restaurant	Gyms & Fitness Studios
Bars, Breweries & Night Clubs	Veterinarian/ Pet Care
Cafe	Residential
Office	Public & Private Recreational Uses (Plazas & Amphitheaters)
Medical Office/Lab	Access Driveway & Internal Roadways
Banks	Mixed Use (Combination of Uses Above)
Personal Service	Multi-Use (Multiple Uses Above)

PLAZA USES

Hotel	Schools/ Tutoring Centers
Retail Sales and Services	Recreational Services (Swim, Cricket, Fencing, Basketball & Other Sports)
Restaurant	Gyms & Fitness Studios
Bars, Breweries & Night Clubs	Veterinarian/ Pet Care
Cafe	Mixed Use (Combination of Uses Above)
Personal Service	Multi-Use (Multiple Uses Above)





TOWNE CENTRE
TJ-maxx Walgreens
DOLLAR TREE
DUNKIN' petvalu

LYNDHURST

BLOOMFIELD

EAST ORANGE

KEARNY

NORTH ARLINGTON
HIGH SCHOOL
570 STUDENTS

CLARA MAASS
MEDICAL CENTER
342 BEDS

Staples
DOLLAR TREE
SALLY BEAUTY
SUBWAY
DUNKIN'

SALOMÉ UREÑA
ELEMENTARY SCHOOL
399 STUDENTS

FIRST AVENUE
ELEMENTARY SCHOOL
1,081 STUDENTS

RAFAEL HERNANDEZ
ELEMENTARY SCHOOL
725 STUDENTS

GUNNELL
OVAL

110 WASHINGTON

THE GROVE AT
WATSESSING

PARK 11
SITE

BRANCH
BROOK PARK



**CLARA MAASS
MEDICAL CENTER
342 BEDS**

**PAD 2
2,000-20,000 SF
AVAILABLE**

PHASE 2

3.32 AC

**ExtraSpace
Storage**



**PAD 1
2,400-3,200 SF
AVAILABLE**



1.77 AC

FRANKLIN AVENUE - 15,265 AADT



Contact Broker

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