



## 869 Broad Street

Corner of Broad Street and William Street, Newark, New Jersey

### Availabilities - 11,000 SF Retail GLA

- +/- 6,880 SF Clear Ground Floor Retail (can be demised)

### Co-Tenants

- 7-Eleven
- National Bank

### Delivery

- Q1'2018

### Demographics

Radius	Population	Daytime Population	Average HH Income
1 Mile	50,995	120,647	\$51,067
2 Mile	179,445	246,209	\$55,191
3 Mile	333,986	411,834	\$56,763

### Retail for Lease - Contact

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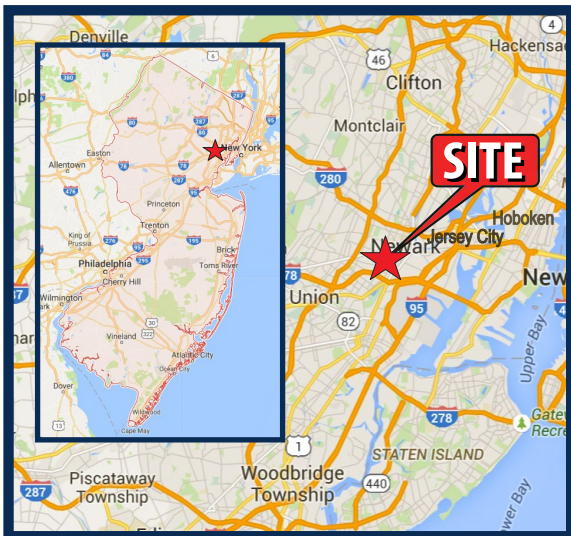
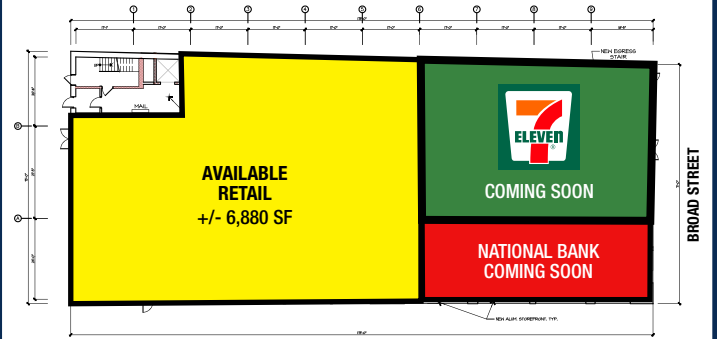


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- Prime corner retail at the base of a 4-story 37 residential mixed-use redevelopment
- Across the street from the recently constructed 150-room Courtyard Marriott Hotel, 108-room Hotel Indigo, and Prudential Center with 200+ annual sporting, concert and family events
- Tremendous daytime employee population generated by Newark's 14.5 million SF of office space (which has a single digit Class A vacancy rating)
- Located within walking distance from the 2.5 million SF Gateway Center Office Complex, Newark Penn Station, Teacher's Village Development and City Hall
- Sits at the signalized intersection of Broad and William Streets with approximately 35,000 VPD
- Available public parking garage and lot on adjacent corner

## AVAILABLE RETAIL WITH 47 FEET OF FRONTAGE ON BROAD



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