

FOR SALE | LAND

REDEVELOPMENT SITE

834-836 Broad Street | Newark, NJ 07102



PROPERTY SUMMARY

Sale Price: \$1,195,000

Lot Size: ± 0.14 Acres

APN #: Block 165, Lots 1.02 and 113

Zoning: Redevelopment

Cross Streets: Lafayette Street

PROPERTY OVERVIEW

The NJ Central Building (Facade Only) and Land in a Rapidly Evolving Section of Newark - Price Reduced!

LOCATION OVERVIEW

Less than two blocks south of the bustling Market and Broad Streets intersection, and immediately behind the Prudential Center, the NJ Central building is within walking distance of Newark Penn Station, City Hall and a number of recently developed hotels and restaurants.

PROPERTY HIGHLIGHTS

- The New Jersey Central building is an architectural landmark situated on +/- 6,012 SF of land in the heart of Newark's Central Business District.
- The façade and architectural detail are sure to appeal to certain retailers who wish to announce their presence with a flourish.
- Traffic count of 37,000+ vehicles per day
- The demographics, foot traffic, and general renewal of the neighborhood may appeal to major retailers.
- Recent developments in other similar areas nationwide suggest there will be an interest among a number of restaurant groups and regional bank operators

FOR MORE INFORMATION, PLEASE CONTACT:

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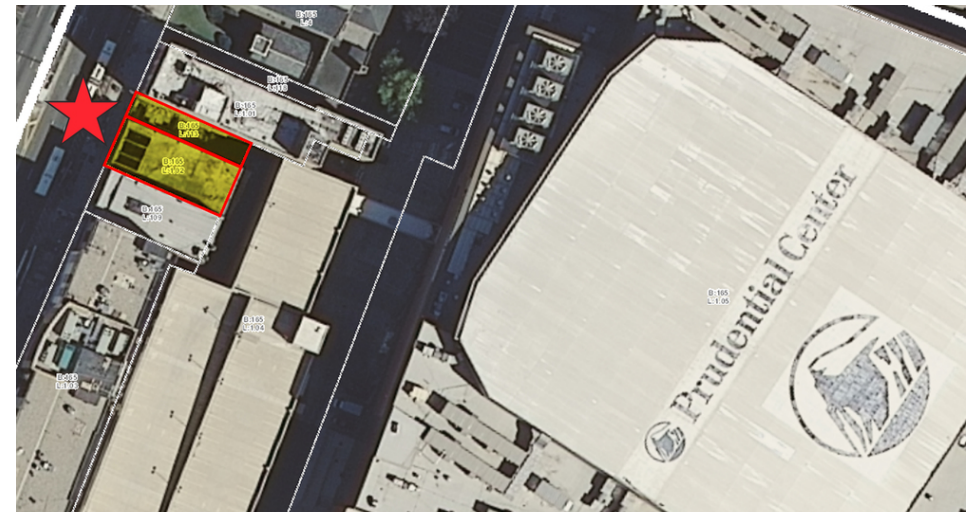
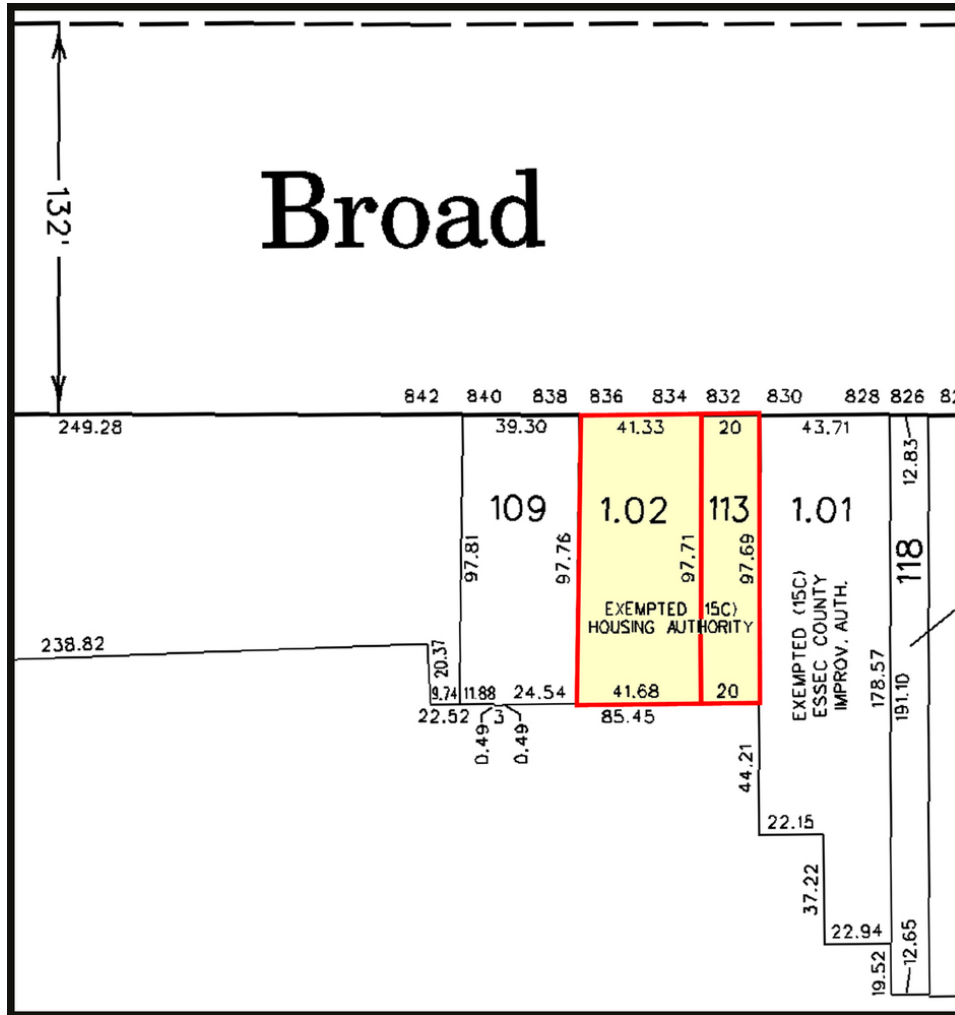
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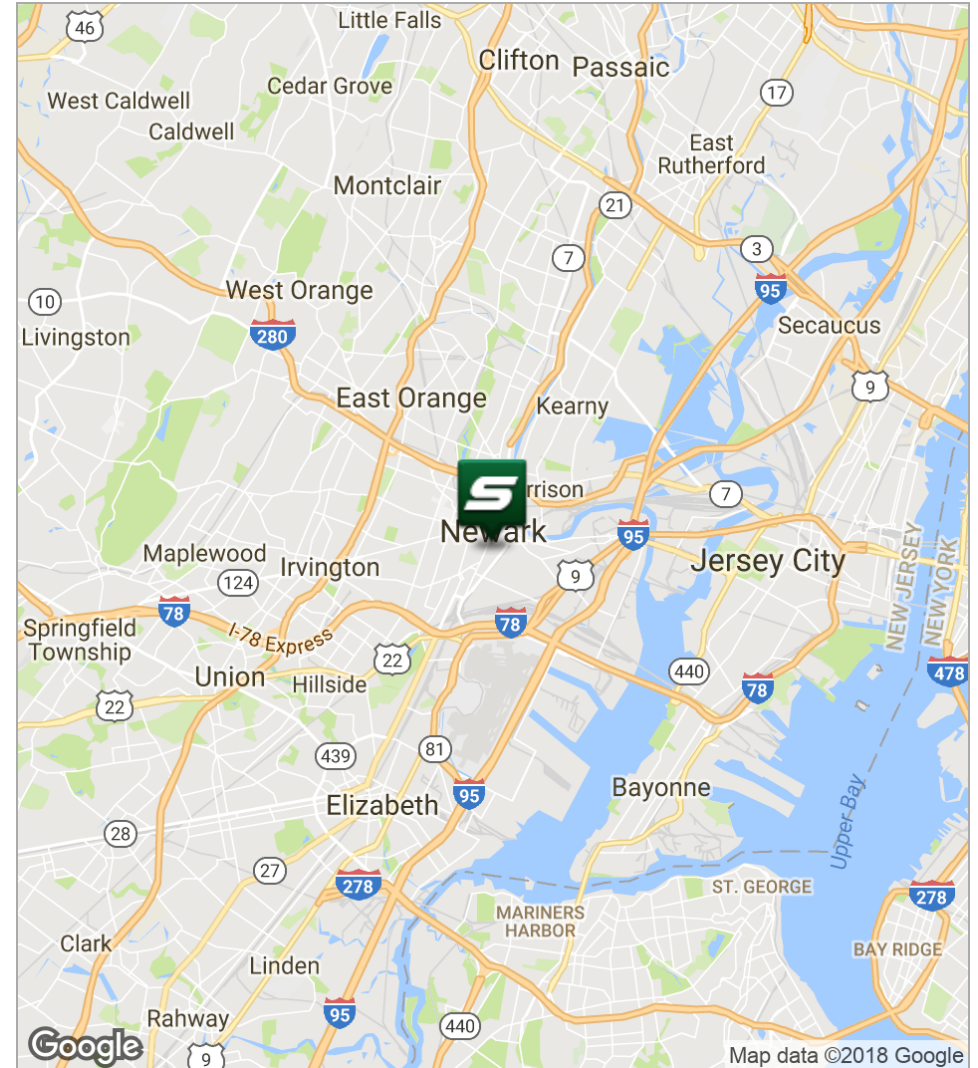
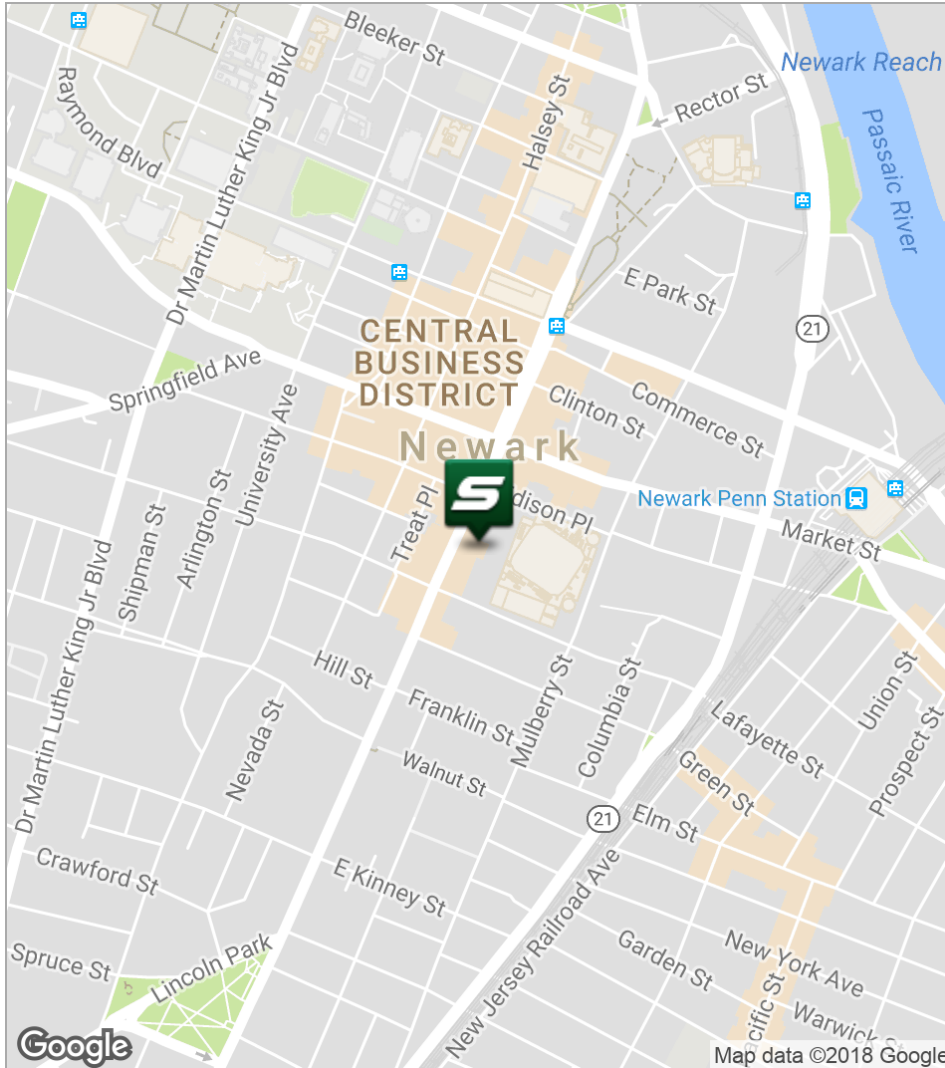
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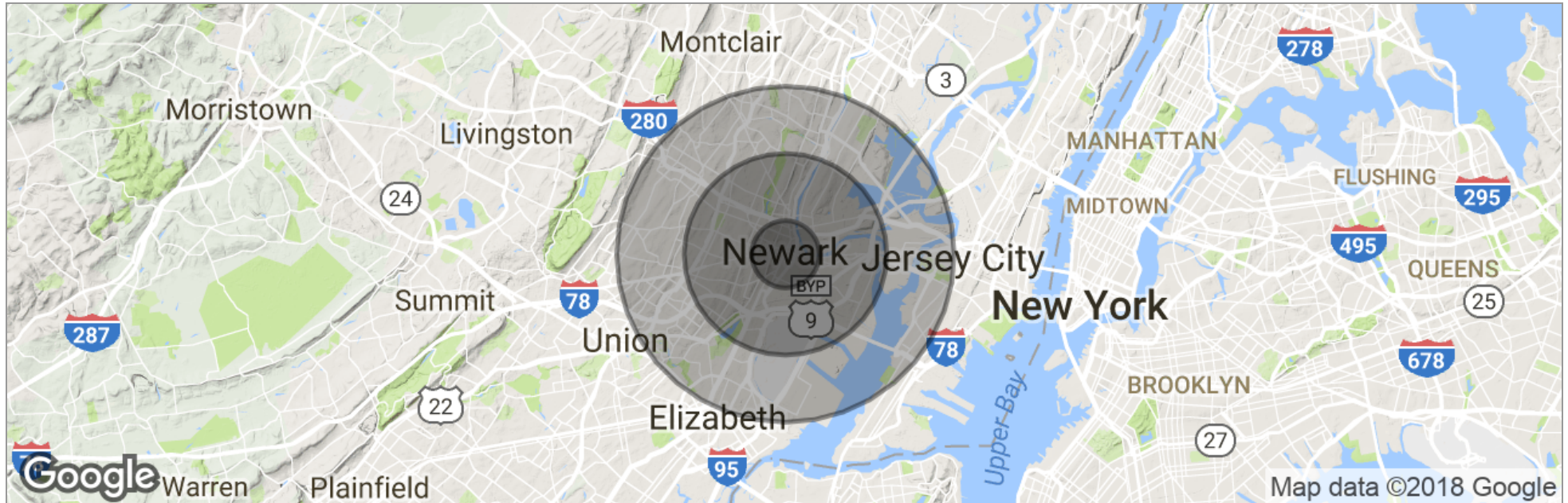


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	1 Mile	3 Miles	5 Miles
Total Population	43,096	340,395	764,568
Population Density	13,718	12,039	9,735
Median Age	33.5	32.5	34.0
Median Age (Male)	32.2	30.7	32.4
Median Age (Female)	35.9	33.9	35.3
Total Households	16,089	114,554	268,962
# of Persons Per HH	2.7	3.0	2.8
Average HH Income	\$45,551	\$48,350	\$55,115
Average House Value	\$353,508	\$338,274	\$339,379

** Demographic data derived from 2010 US Census*

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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