

869 Broad Street

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

Availabilities - 11,000 SF Retail GLA

• +/- 9,880 SF Clear Ground Floor Retail

Vehicles Per Day

• 34,740 VPD

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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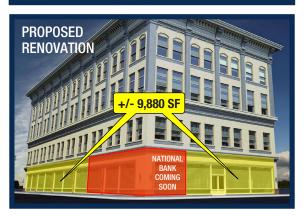


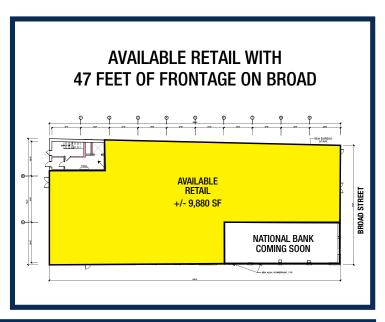
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- Prime corner retail at the base of a 4-story 37 residential mixed-use redevelopment
- Across the street from the recently constructed 150-room Courtyard Marriott Hotel, 108-room Hotel Indigo, and Prudential Center with 200+ annual sporting, concert 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 Wiliam Streets with approximately 35,000 VPD
- · Available public parking garage and lot on adjacent corner









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