



RETAIL / OFFICE INVESTMENT PROPERTY ADJACENT TO PRUDENTIAL ARENA AND CITY HALL

FOR SALE

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmings@blauberg.com | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114

MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



PROPERTY DESCRIPTION

Downtown Commercial Building For Sale

LOCATION DESCRIPTION

Approx. 3.7 Miles to Newark Liberty International Airport
 Approx. 8.5 Miles to Holland Tunnel
 Approx. 11.9 Miles to Lincoln Tunnel
 Approx. 18.2 Miles to George Washington Bridge

INTERIOR DESCRIPTION

Total Building Size: ±6,000 SF (Delivered Vacant or Tenanted)
 Stories: 4 Stories (±1,500 SF Per Floor) Plus Full Ceiling Height Basement
 Construction: Masonry
 Parking: Street Parking
 Frontage: 19 Feet on Green Street
 Land: ±0.05 AC (±2,178 SF)
 Zoned: Office / Retail
 Legal: Block 865, Lot 118
 Taxes: \$27,748.66
 Sale Price: \$1,200,000

NOTES

- Unobstructed View from Prudential Center for Income Producing Signage / Advertising
- Directly Across from Newark City Hall and Municipal Court
- Walking Distance to NJ Transit Bus Stop and from Prudential Center

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

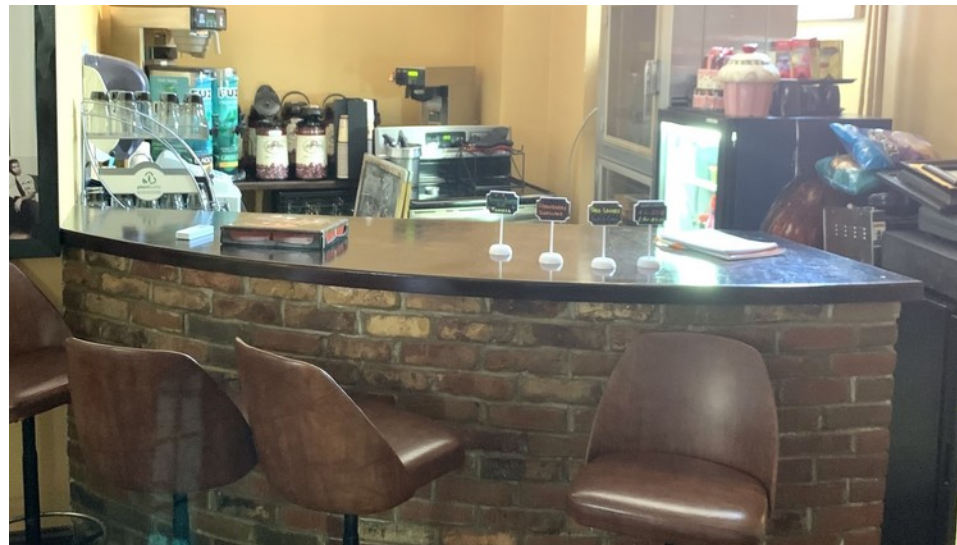
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmis@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmis@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmis@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

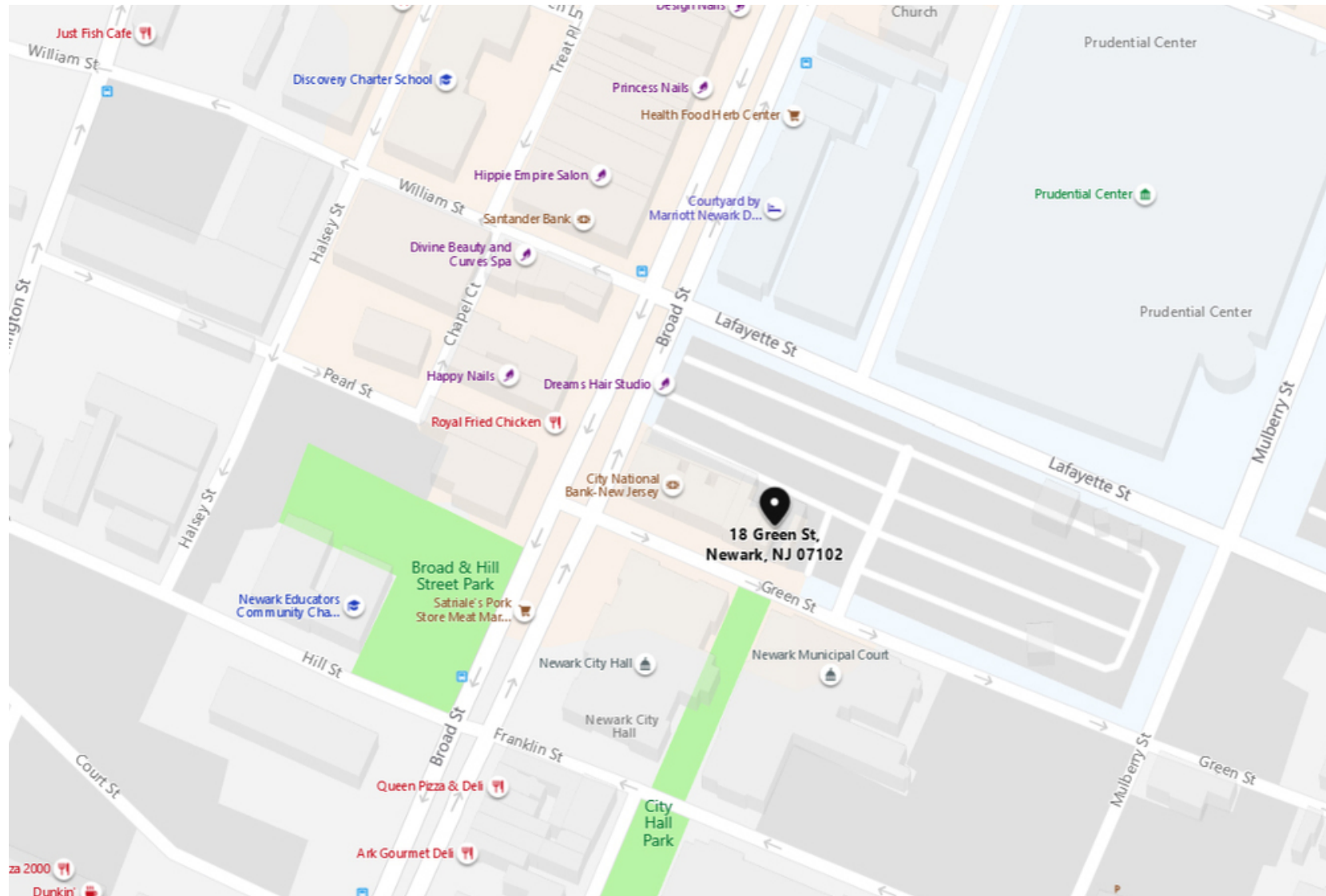
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

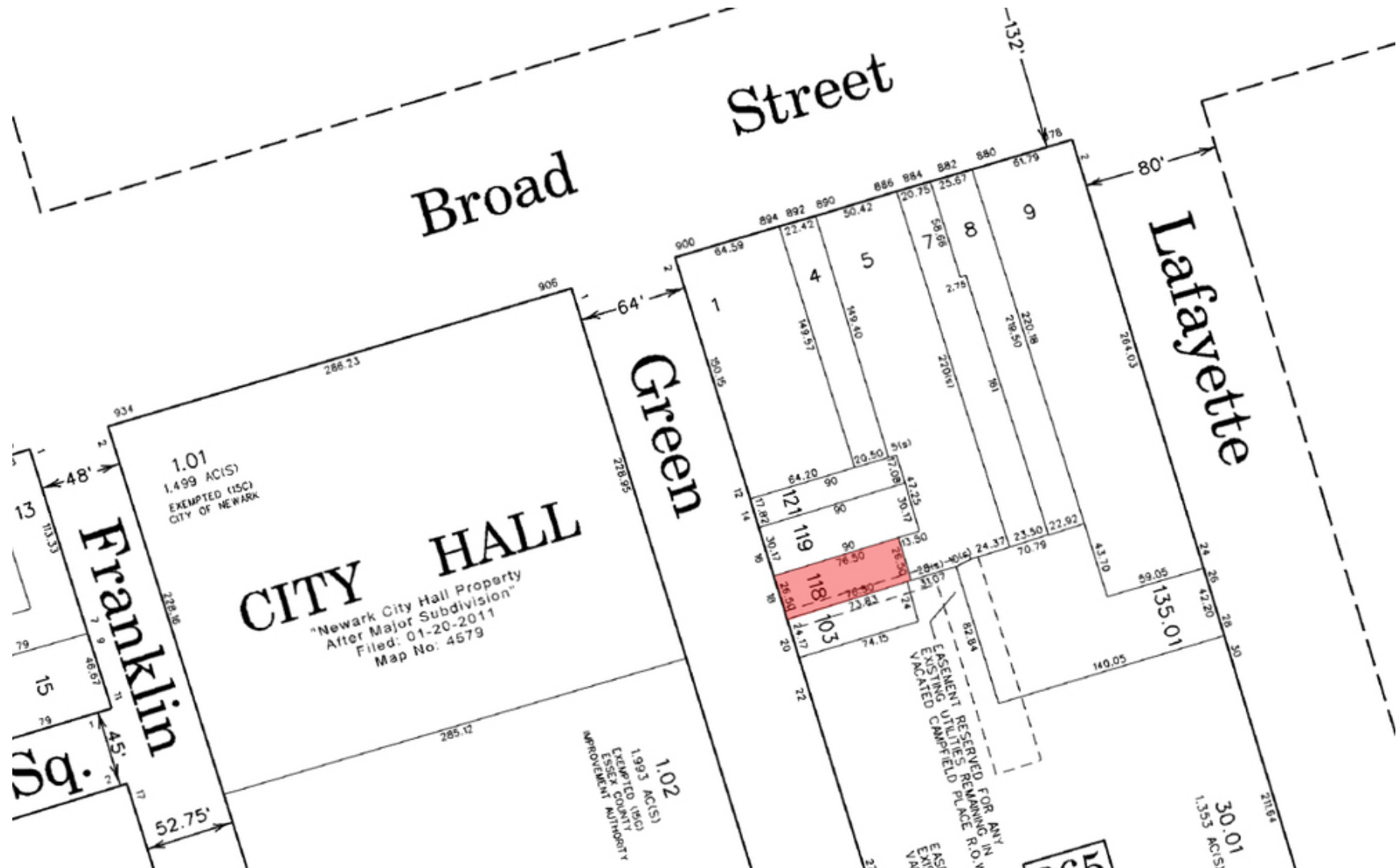
www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
 ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
 PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
 MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmis@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | aconte@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102

Radius	1 Mile	3 Mile	10 Mile
Population:			
2025 Projection	58,791	338,486	2,828,329
2020 Estimate	57,051	333,167	2,783,975
2010 Census	51,276	325,022	2,641,299
Growth 2020-2025	3.05%	1.60%	1.59%
Growth 2010-2020	11.26%	2.51%	5.40%
2020 Population Hispanic Origin	22,202	117,694	825,708
2020 Population by Race:			
White	30,449	136,424	1,714,529
Black	20,886	173,744	630,177
Am. Indian & Alaskan	702	3,707	23,372
Asian	3,066	10,254	338,425
Hawaiian & Pacific Island	113	596	4,022
Other	1,834	8,441	73,450
U.S. Armed Forces:	9	12	558
Households:			
2025 Projection	22,251	116,568	1,109,828
2020 Estimate	21,500	114,614	1,092,921
2010 Census	18,816	111,193	1,032,928
Growth 2020 - 2025	3.49%	1.70%	1.55%
Growth 2010 - 2020	14.26%	3.08%	5.81%
Owner Occupied	3,463	26,503	424,075
Renter Occupied	18,037	88,111	668,846
2020 Avg Household Income	\$57,793	\$58,543	\$110,610
2020 Med Household Income	\$40,445	\$41,572	\$78,589
2020 Households by Household Inc:			
<\$25,000	7,854	37,709	211,725
\$25,000 - \$50,000	4,529	27,487	169,970
\$50,000 - \$75,000	3,766	18,864	147,152
\$75,000 - \$100,000	1,843	12,403	122,684
\$100,000 - \$125,000	1,281	6,821	95,587
\$125,000 - \$150,000	831	4,320	72,866
\$150,000 - \$200,000	766	4,091	100,147
\$200,000+	630	2,919	172,790

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
 ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131
 PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
 MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
 Suite 201
 Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

EXCEPTIONAL RETAIL/OFFICE IN HEART OF DOWNTOWN NEWARK

18 Green Street, Newark, NJ 07102



JASON M. CRIMMINS, CCIM, SIOR

President

C: 973.568.6611

jmcrimmins@blauberg.com



ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President

C: 973.432.1648

aconte@blauberg.com

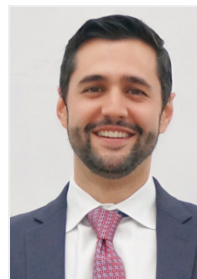


PETER J. MURANO, JR., SIOR

Senior Executive Director

C: 973.214.9375

pjmurano@blauberg.com



MICHAEL F. SCHIPPER

Senior Director

C: 973.936.4173

mschipper@blauberg.com

For More Information, Contact

JASON M. CRIMMINS, CCIM, SIOR | *President* | jmcrimmins@blauberg.com | 973.379.6644 x122
ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | acont@blauberg.com | 973.379.6644 x131
PETER J. MURANO, JR., SIOR | *Senior Executive Director* | pjmurano@blauberg.com | 973.379.6644 x114
MICHAEL F. SCHIPPER | *Senior Director* | mschipper@blauberg.com | 973.379.6644 x146

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.