



RETAIL / OFFICE PROPERTY

FOR LEASE

±5,000 SF RETAIL / OFFICE SPACE (2ND FLOOR)

260-268 South Street, Newark, NJ 07114

For More Information, Contact the Exclusive Brokers

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

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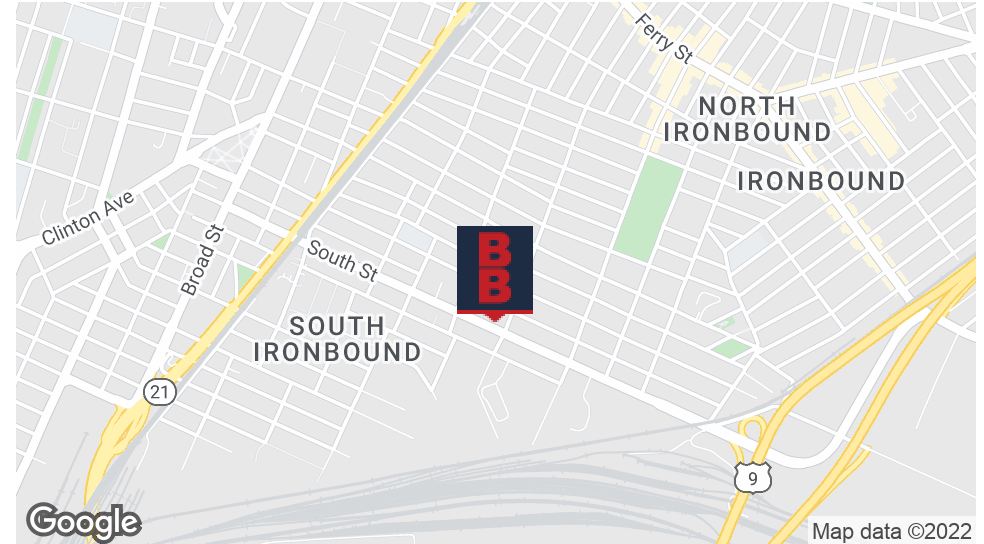


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 0.7 Miles to US Highway 1 & 9
 Approx. 1.6 Miles to I-78 and I-95
 Approx. 3.8 Miles to Newark Liberty International Airport
 Approx. 8.5 Miles to Holland Tunnel
 Approx. 13.9 Miles to Lincoln Tunnel

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Gross)
Available SF:	5,000 SF

PROPERTY HIGHLIGHTS

- ±5,000 SF Retail / Office (2nd Floor)
- Office Space Suitable for Medical, Legal, Accounting and Other Professional Use
- Retail Space Suitable for Salons, Day Care, Place of Worship, Yoga/Pilates Studio, Banks, Convenience Store, Other Retail Sales
- Amenities Nearby Include Numerous Restaurants, Salons, CVS Pharmacy, Gyms, UPS Store, Seabra Foods
- Street Parking Only
- Corner Location, Across Bus Stop for NJ Transit Bus 34 & 40

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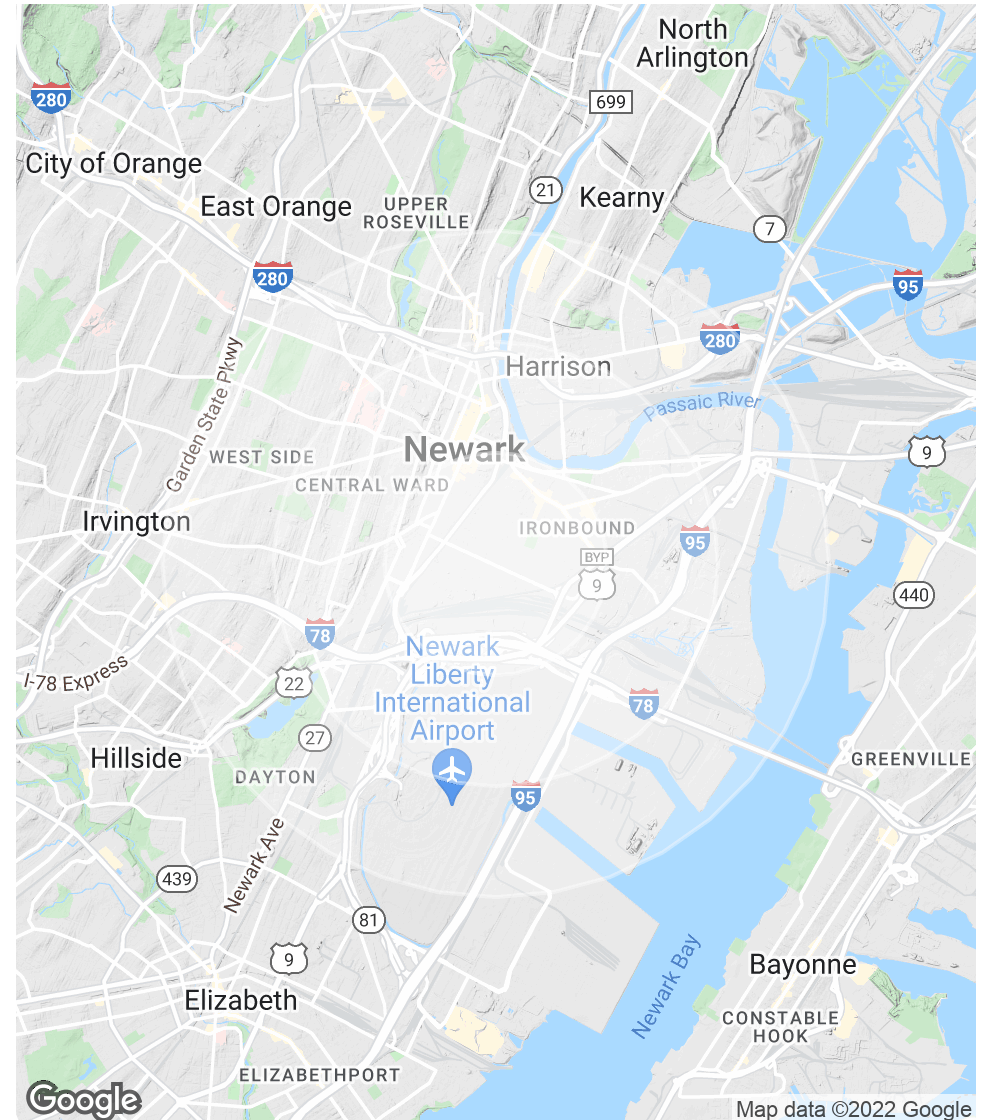
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	43,818	110,107	245,719
Average Age	34.3	32.4	32.5
Average Age (Male)	34.0	31.1	30.4
Average Age (Female)	34.5	33.8	34.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	15,008	37,615	81,492
# of Persons per HH	2.9	2.9	3.0
Average HH Income	\$51,192	\$47,367	\$47,507
Average House Value	\$440,060	\$381,322	\$356,028

* Demographic data derived from 2010 US Census



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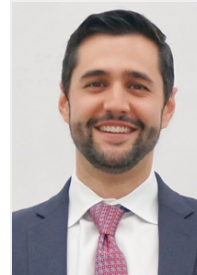


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