

RETAIL SPACE

799 & 805 BROAD STREET

NEWARK | NEW JERSEY

up to
7,000 SF
available
(4,300 SF, 2,700 SF;
including selling
basement space)



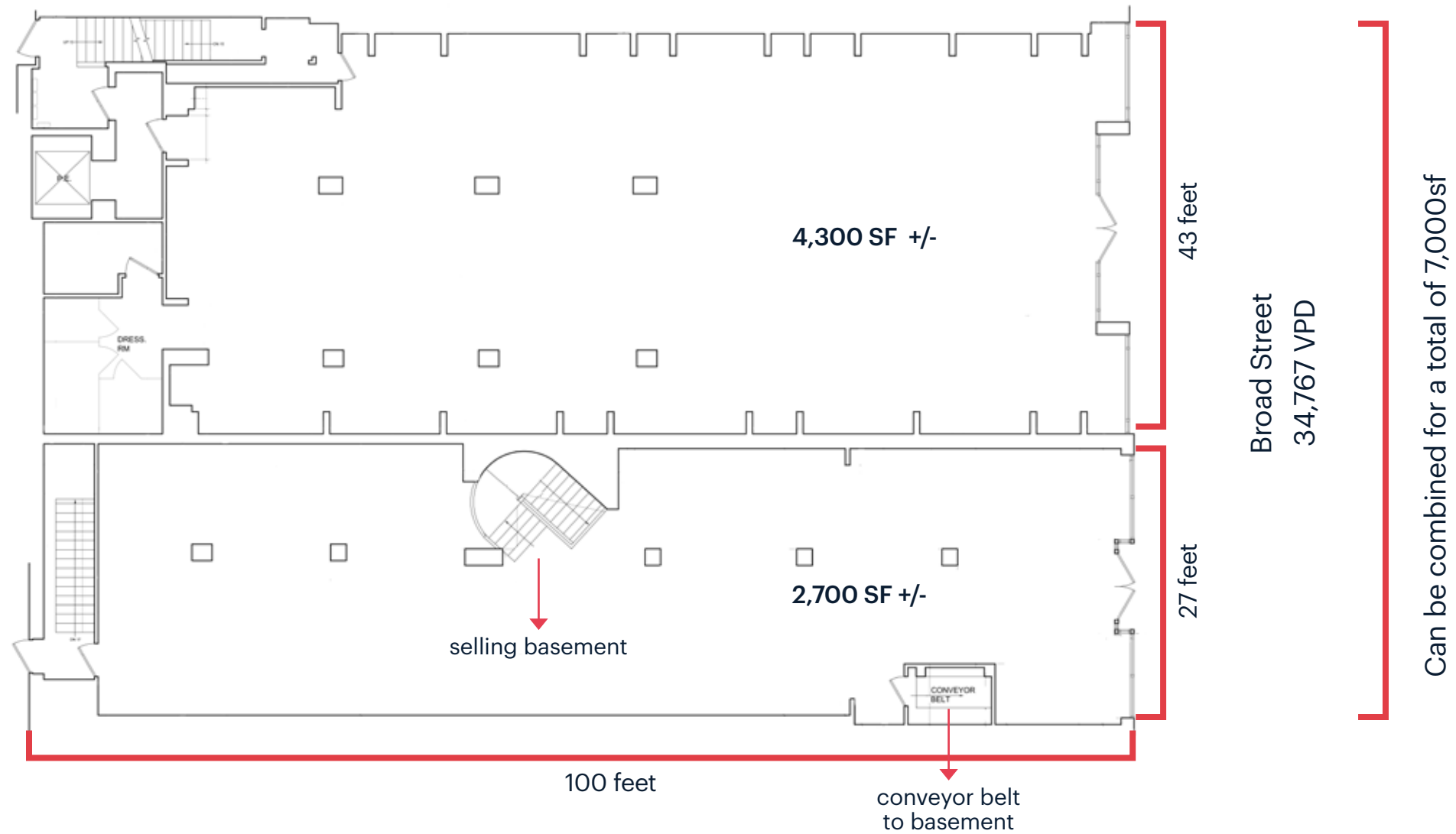
**805
BROAD**

**799
BROAD**

RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



LOCATION

The Broad and Market intersection has been recorded as NJ's busiest intersection with extremely high pedestrian counts

RETAIL UNITS

2,700 SF } can be combined
4,300 SF } (7,000 SF)
Upper Floors Available ranging from 7,000 SF - 20,000 SF
See plans attached

RENT

Upon Request

NEIGHBORS

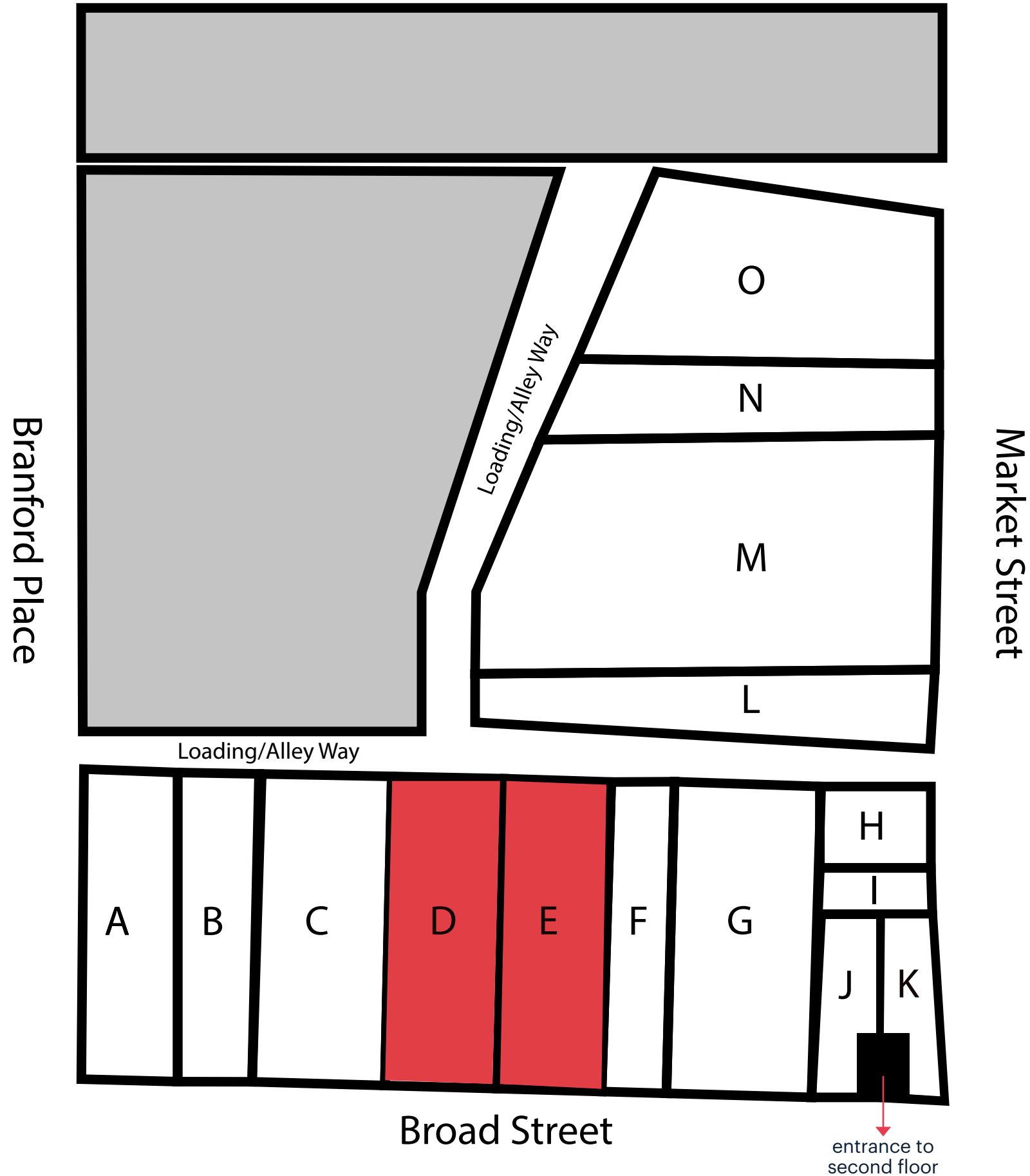
The Children's Place, Footlocker, Gap, Kicks USA, T-Mobile, McDonalds, GameStop, Wells Fargo, Rainbow, Bank of America, 7-Eleven, Courtyard Marriot, Hotel Indigo, Prudential Center, Burger King, Whole Foods, Starbucks, Qdoba, Chipotle, Nike, Redd's Biergarten, PJ Ryan's, iHop (coming soon), Corn Bread (coming soon)

COMMENTS

- The Broad and Market intersection is recorded as New Jersey's busiest intersection with extremely high pedestrian counts
- 300,000+ living population within 3 miles, ranking it the largest city in the state of New Jersey, as well as one of the most populous municipalities in the country
- 200,000+ daytime workforce/employee population
- Residential pipeline of 3,700+ rental units is currently in development in the immediate downtown area along with 35,000+ students in the market
- The building is approximately 9 miles from lower Manhattan with a less than 20 minute train ride to New York Penn Station
- There are 4 major universities totaling 60,000 students and faculty
- 14.5 million square feet of class A office space within the immediate area
- 34,767+ vehicles per day pass the site
- 1 block from the Prudential Center
 - o Approximately 18,000 seat arena
 - o 200+ events per year
 - o Over 2,000,000 visitors per year
 - o Home to the NJ Devils, Seton Hall Basketball, concerts, boxing and other premier events

BLOCK SITE PLAN - GROUND FLOOR

Halsey Street

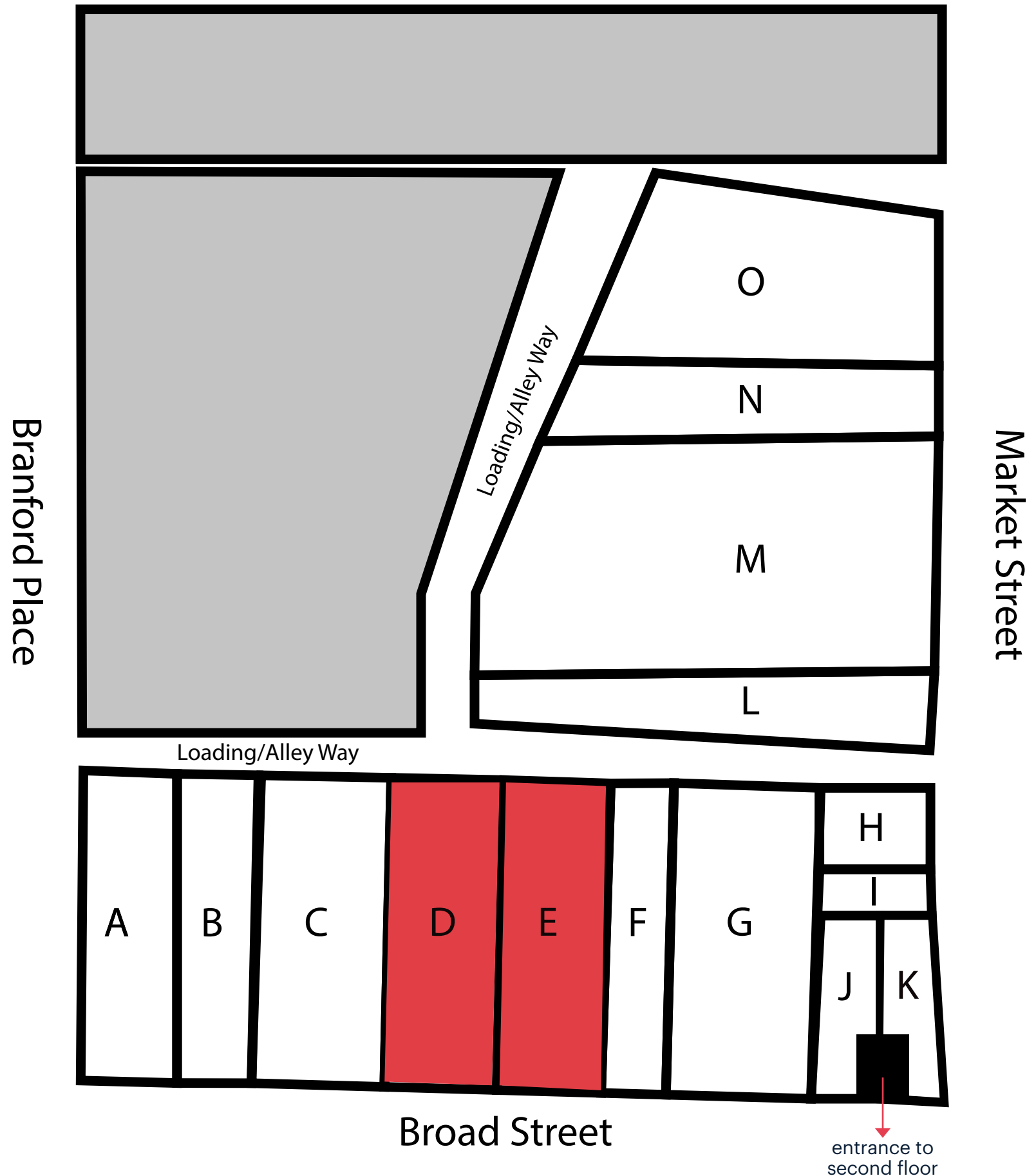


Site	Dimensions	SF
A	30'x100'	3,000 sf
B	24'x100'	2,400 sf
C	40'x100'	4,000 sf
D	27'x100'	2,700 sf
E	43'x100'	4,300 sf
F	23'x100'	2,300 sf
G	50'x100'	5,000 sf
H	40'x35'	1,400 sf
I	15'x35'	525 sf
J	25'x60'	1,500 sf
K	20'x60'	1,200 sf
K2	irregular	3,000 sf
L	-	-
M	-	-
N	-	-
O	-	-

> can be combined
(7,000 SF)

BLOCK SITE PLAN - UPPER FLOORS

Halsey Street



BUILDING A:
Ground Floor: 3,000 SF

BUILDING B:
Ground Floor: 2,400 SF
2nd Floor: 2,400 SF Available

BUILDING C:
Ground Floor: 4,000 SF
2nd Floor: 4,000 SF Available

BUILDING D:
Ground Floor: 2,700 SF Available
2nd Floor: 7,000 SF Available combined with building E
3rd Floor: 7,000 SF Available combined with building E
4th Floor: 7,000 SF Available combined with building E

BUILDING E:
Ground Floor: 4,300 SF Available
2nd Floor: 7,000 SF Available combined with building D
3rd Floor: 7,000 SF Available combined with building D
4th Floor: 7,000 SF Available combined with building D

BUILDING F:
Ground Floor: 2,300 SF
2nd Floor: 2,300 SF Available
3rd Floor: 2,300 SF Available

BUILDING G:
Ground Floor: 5,000
2nd Floor: 5,000 SF Available
3rd Floor: 5,000 SF Available

BUILDING H:
Ground Floor: 1,400 SF
2nd Floor: 3,000 SF Available combined with buildings I, J, K
3rd Floor: 1,000 SF Available combined with buildings I, J, K

BUILDING I:
Ground Floor: 525 SF
2nd Floor: 3,000 SF Available combined with buildings H, J, K
3rd Floor: 1,000 SF Available combined with buildings H, J, K

BUILDING J:
Ground Floor: 1,500 SF
2nd Floor: 3,000 SF combined with buildings H, I, K
3rd Floor: 1,000 SF combined with buildings H, I, K
4th Floor: 1,500 SF
5th Floor: 1,500 SF

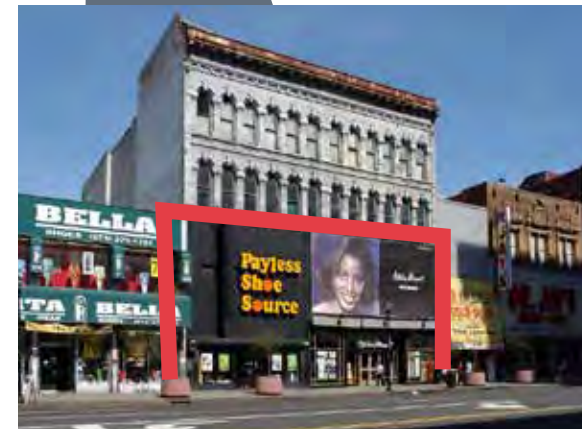
BUILDING K:
Ground Floor: 1,200 SF Available
2nd Floor: 3,000 SF Available combined with buildings H, I, J
3rd Floor: 1,000 SF Available combined with buildings H, I, J

STREET SCAPE

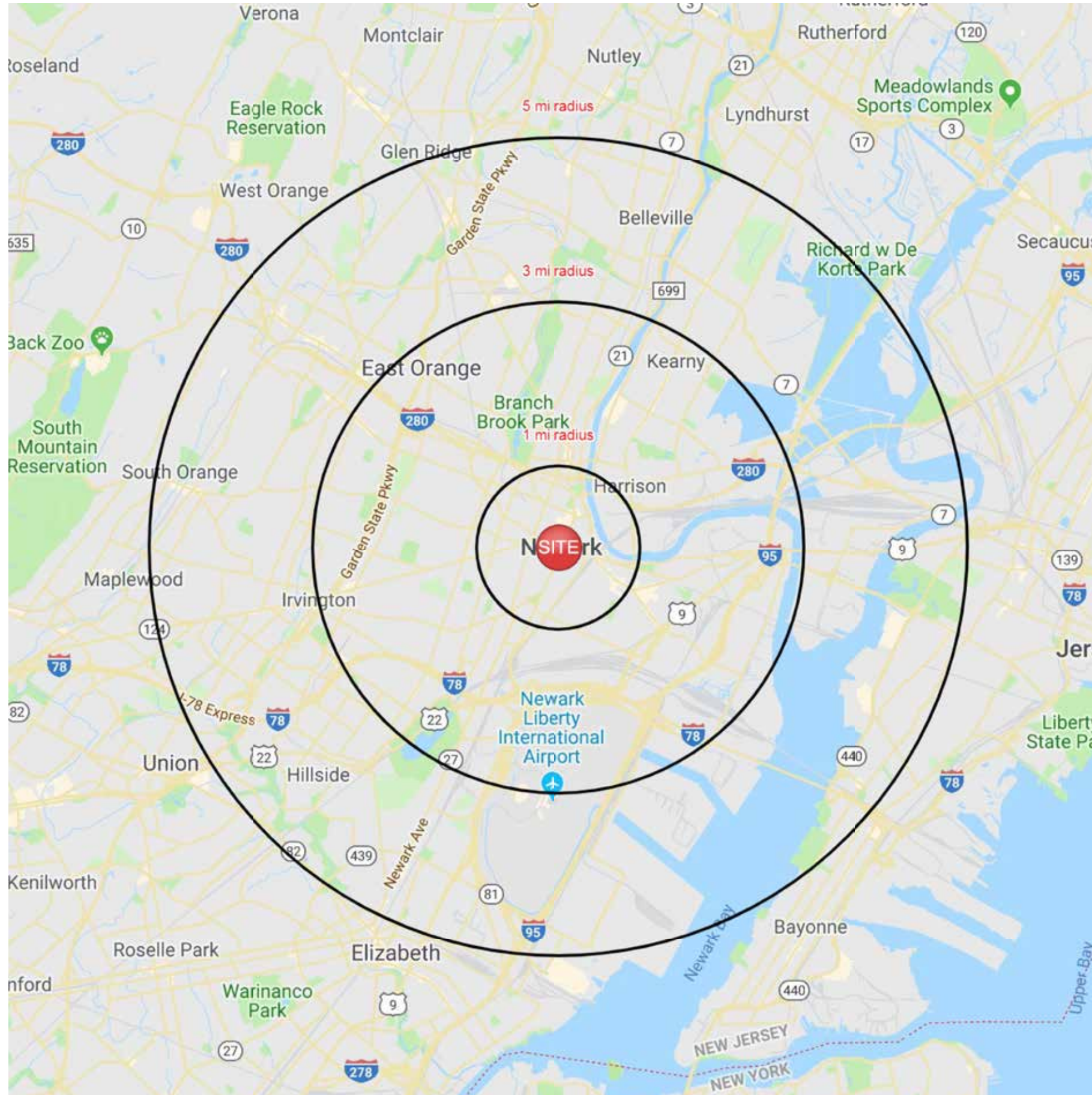


99 WALK SCORE
daily errands do not require a car.

97 TRANSIT SCORE
world-class public transportation



AREA DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

.5 mile	6,718
1 mile	54,833
2 miles	194,340
3 miles	356,730

ESTIMATED DAYTIME POPULATION

.5 mile	47,030
1 mile	101,761
2 miles	145,240
3 miles	187,700

TOTAL HOUSEHOLDS

.5 mile	3,300
1 mile	21,309
2 miles	67,650
3 miles	127,163

TOTAL BUSINESSES

.5 mile	1,862
1 mile	4,356
2 miles	8,173
3 miles	11,793

CONTACT EXCLUSIVE AGENT

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.