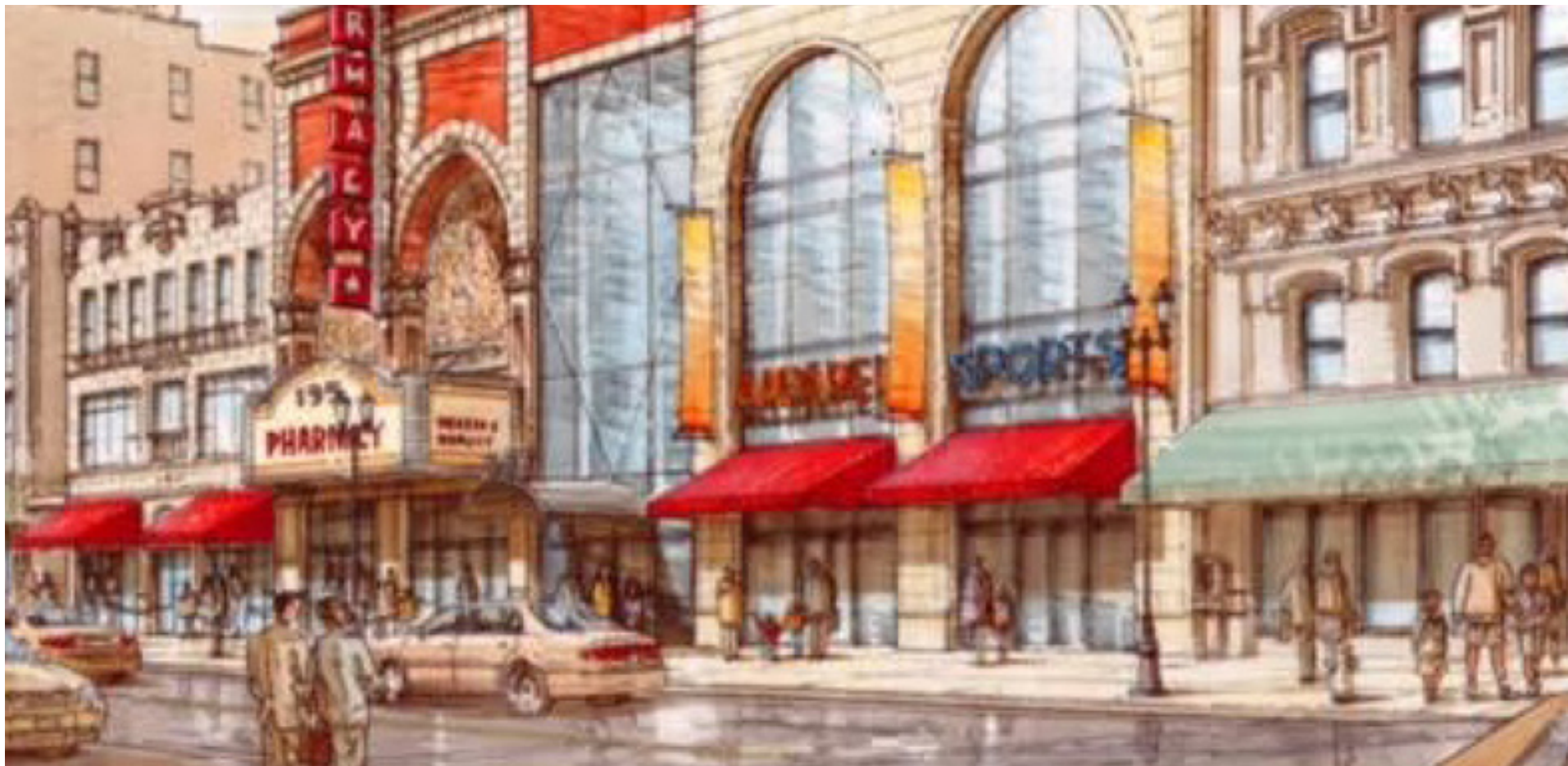




RETAIL PROPERTY

FOR LEASE

BIG BOX RETAIL OPPORTUNITY PARAMOUNT THEATER REDEVELOPMENT

195 Market Street, Newark, NJ 07102

For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

Director of Business Development

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973.379.6644 x118



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

www.blauberg.com

BIG BOX RETAIL OPPORTUNITY PARAMOUNT THEATER REDEVELOPMENT

195 Market Street, Newark, NJ 07102



PROPERTY DESCRIPTION

Big Box Retail Opportunity Paramount Theater Redevelopment

LOCATION DESCRIPTION

Adjacent to Prudential Center

Two Short Blocks from Newark Penn Station

Approx. 2 Miles to Newark Liberty International Airport and Port Areas

PROPERTY FEATURES

Ground Floor: ±24,000 SF

Second Floor: ±26,000 SF

Mixed Use Project with 220 Residential Units

Parking Within the Building

Neighboring Retailers Include Whole Foods, Barnes & Noble, Nike, Chase, Petco and Starbucks

AREA HIGHLIGHTS

Large Student Population (39,000 Local Students Comprising Rutgers University, Berkley College, Essex Community College, NJIT and Seton Hall Law)

New Jersey's Largest Employment Center

Daytime Population - Over 400,000 People

Workforce - Over 47,000 People Within 0.5-Mile Radius of Development

Prudential and Rutgers - Approx. 10,000 Employees Combined

OFFERING

Lease Rate:	Please Call
Available SF:	±24,000 and ±26,000
Building Size:	±50,000

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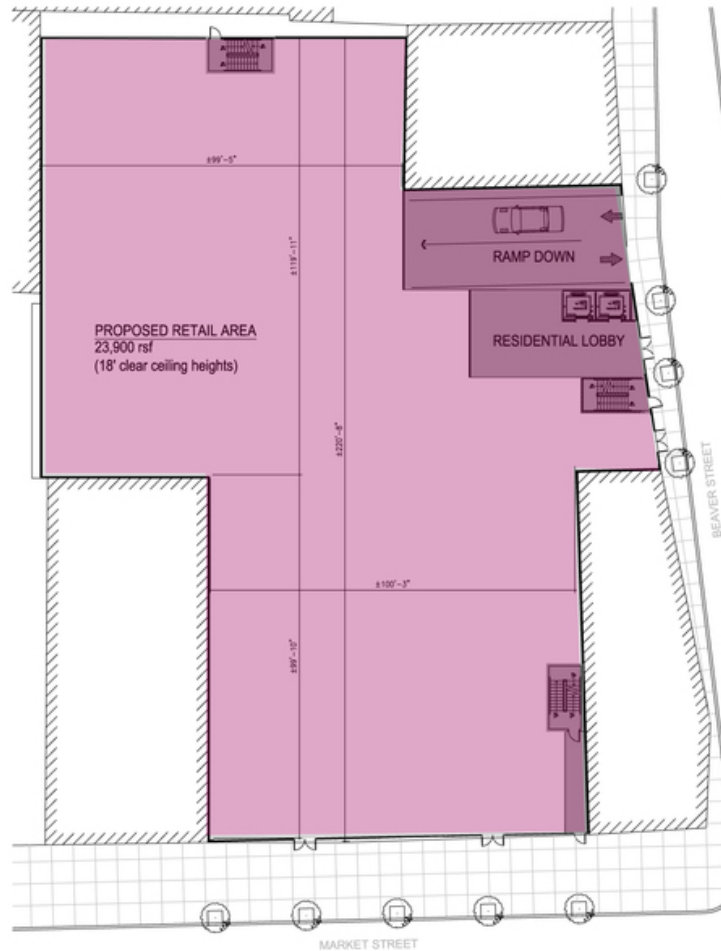
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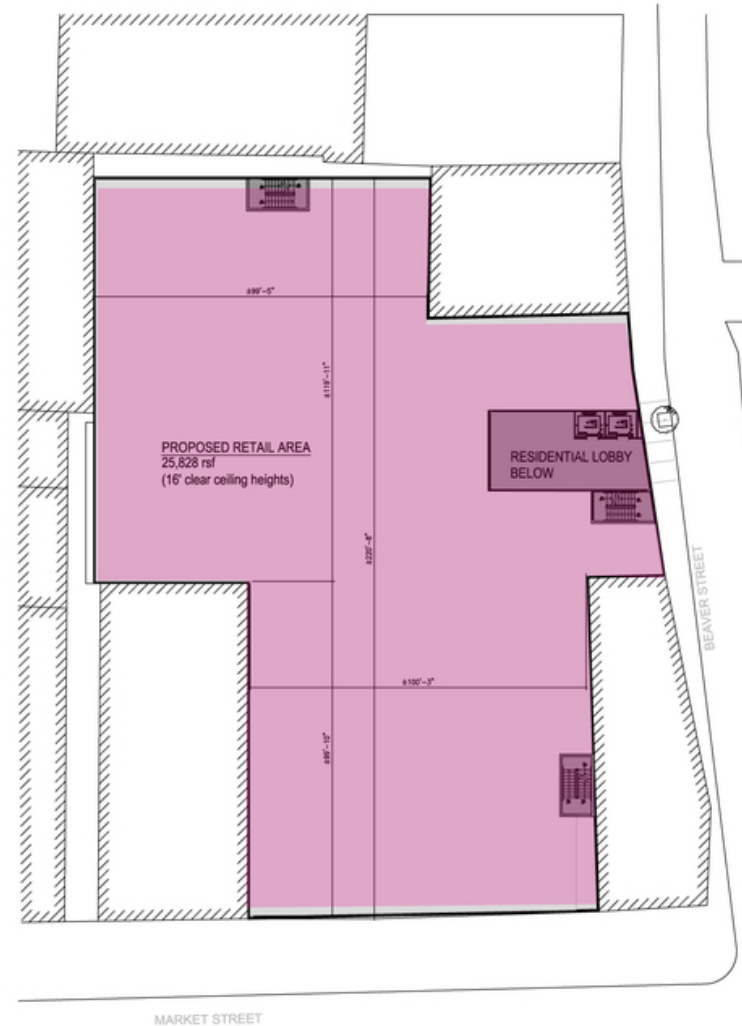
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GROUND FLOOR



SECOND FLOOR

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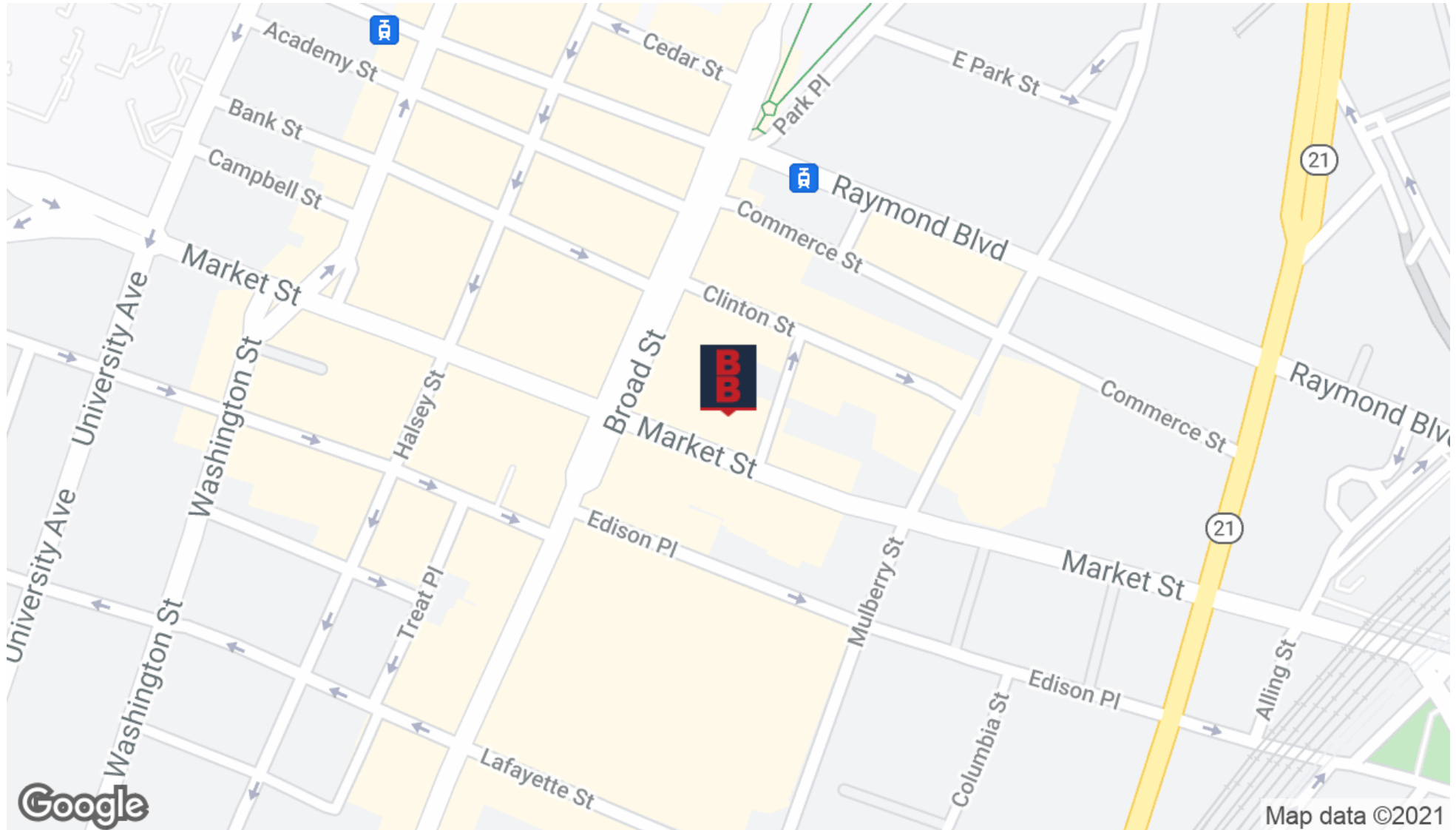
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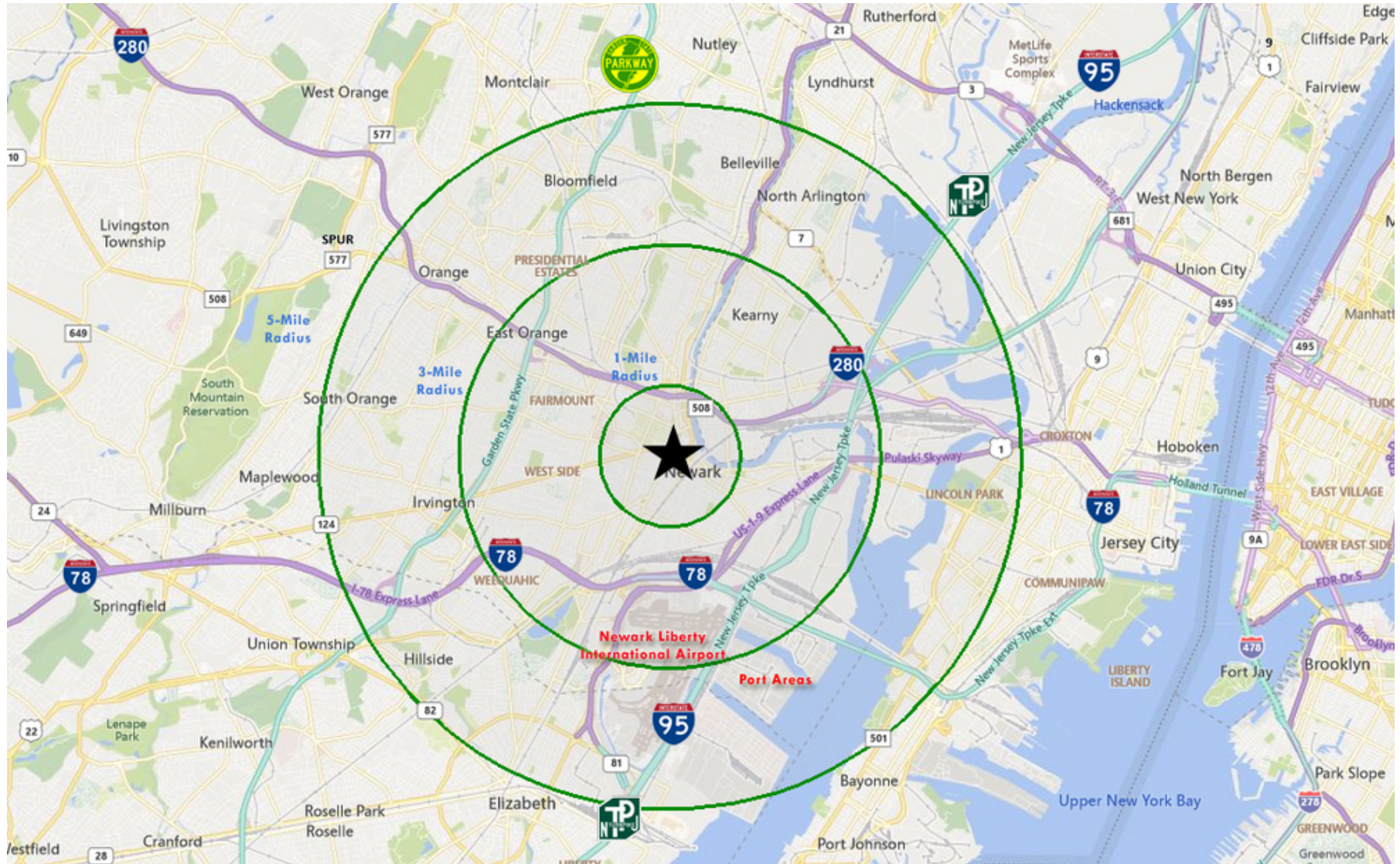
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	68,281	357,057	761,623
2019 Estimate	64,372	349,142	747,678
2010 Census	48,255	333,566	732,257
Growth 2019-2024	6.07%	2.27%	1.87%
Growth 2010-2019	33.40%	4.67%	2.11%
2019 Population Hispanic Origin	24,693	128,492	236,899
2019 Population by Race:			
White	33,353	151,146	313,088
Black	24,468	173,531	365,064
Am. Indian & Alaskan	818	3,983	7,000
Asian	3,564	10,937	42,613
Hawaiian & Pacific Island	109	593	1,287
Other	2,059	8,952	18,627
U.S. Armed Forces:	5	7	199
Households:			
2024 Projection	26,249	123,470	270,020
2019 Estimate	24,592	120,540	265,096
2010 Census	17,549	114,188	259,762
Growth 2019 - 2024	6.74%	2.43%	1.86%
Growth 2010 - 2019	40.13%	5.56%	2.05%
Owner Occupied	4,289	27,788	83,925
Renter Occupied	20,303	92,751	181,171
2019 Avg Household Income	\$53,511	\$52,997	\$64,592
2019 Med Household Income	\$37,453	\$37,298	\$45,153
2019 Households by Household Inc:			
<\$25,000	9,193	44,123	79,524
\$25,000 - \$50,000	5,751	29,917	62,695
\$50,000 - \$75,000	4,063	18,912	43,282
\$75,000 - \$100,000	1,956	10,759	27,950
\$100,000 - \$125,000	1,579	7,302	19,625
\$125,000 - \$150,000	800	3,630	10,648
\$150,000 - \$200,000	738	3,720	11,885
\$200,000+	511	2,176	9,486

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