



RETAIL PROPERTY

FOR LEASE

TEACHERS VILLAGE

222 Halsey Street, Newark, NJ 07102

For More Information, Contact the Exclusive Brokers

CHRISTIAN BENEDETTO, JR.

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GREG LEVINE

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646.256.6769



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

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PROPERTY DESCRIPTION

±40,000 SF Retail Available

LOCATION DESCRIPTION

10-12 Min. Walk to Newark Penn Station

10 Min. from Washington St. Light Rail Station

Go Bus (BRT) Stop on Market St. to and from Penn Station

Major Bus Routes Run on Market St. and Broad St.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	40,000 SF
Building Size:	40,000 SF

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PROPERTY HIGHLIGHTS

- ±40,000 SF Retail (6 Mixed Use Buildings Covering City Blocks)
- Neighboring Tenants Include Provident Bank, Krauzer's, Bellas Nails, Close Savvy, Tonni's Minis, Brick City Strength, Dressed Up, Divino, InSpira Performing Arts Studio
- 204 Units Marketed to Teachers (Fully Occupied)
- 3 Charter Schools - Great Oaks Charter School, Spark Academy and Discovery Charter School, InSpira Performing Arts Studio
- Daycare Facility (Opened and Operating)



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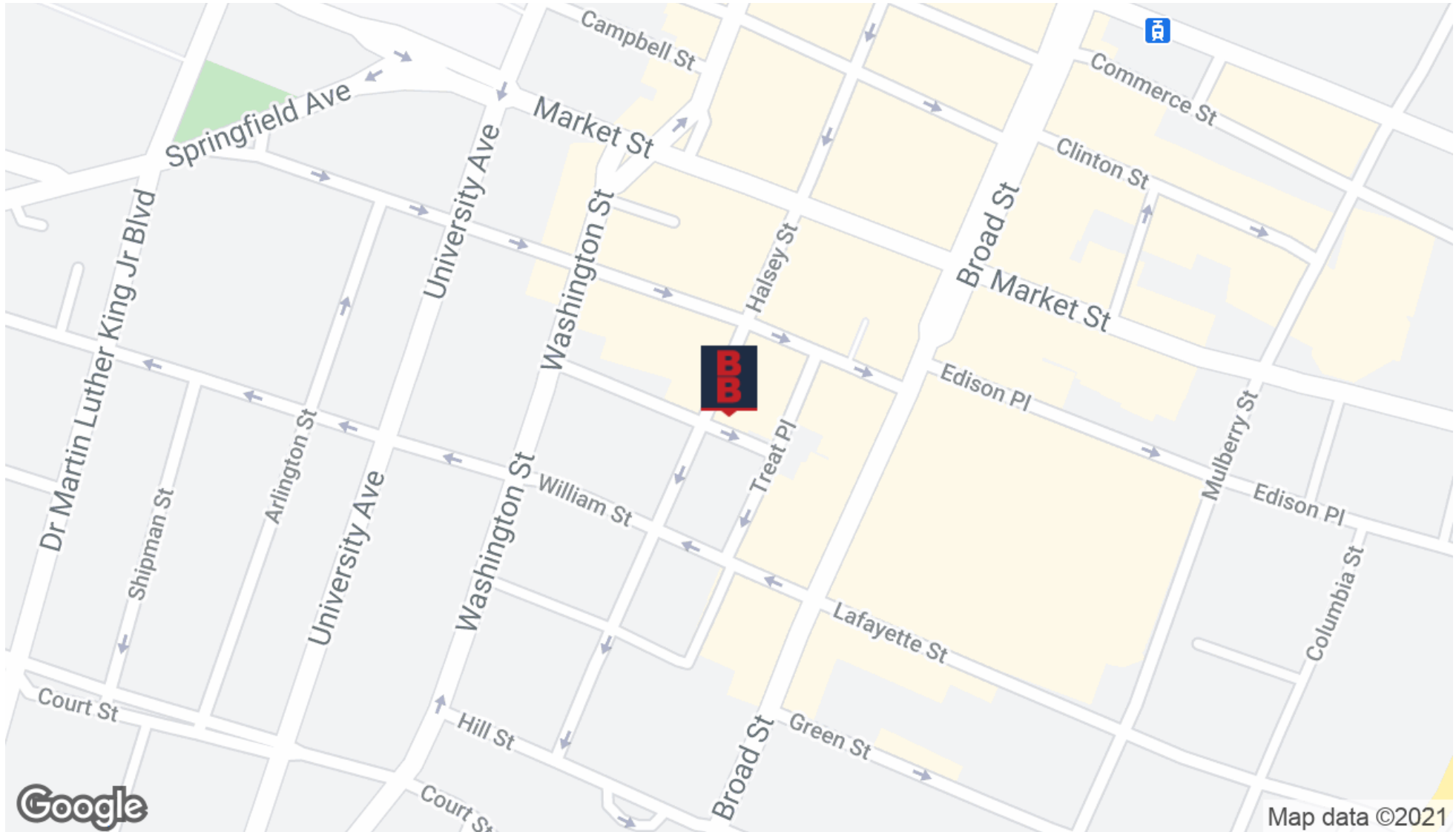
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	67,385	365,595	753,079
2019 Estimate	63,590	357,793	738,993
2010 Census	47,961	343,383	721,430
Growth 2019-2024	5.97%	2.18%	1.91%
Growth 2010-2019	32.59%	4.20%	2.43%
2019 Population Hispanic Origin	23,434	126,677	234,218
2019 Population by Race:			
White	30,124	148,190	310,981
Black	28,128	185,239	361,606
Am. Indian & Alaskan	741	3,975	6,882
Asian	2,629	10,823	39,832
Hawaiian & Pacific Island	103	590	1,278
Other	1,865	8,977	18,414
U.S. Armed Forces:	6	8	170
Households:			
2024 Projection	26,033	126,703	266,607
2019 Estimate	24,426	123,809	261,599
2010 Census	17,621	117,867	255,304
Growth 2019 - 2024	6.58%	2.34%	1.91%
Growth 2010 - 2019	38.62%	5.04%	2.47%
Owner Occupied	3,760	28,638	83,576
Renter Occupied	20,666	95,171	178,023
2019 Avg Household Income	\$47,752	\$52,854	\$64,992
2019 Med Household Income	\$32,500	\$37,174	\$45,197
2019 Households by Household Inc:			
<\$25,000	10,345	45,559	78,143
\$25,000 - \$50,000	5,594	30,540	62,050
\$50,000 - \$75,000	3,764	19,407	42,611
\$75,000 - \$100,000	1,752	11,054	27,488
\$100,000 - \$125,000	1,381	7,483	19,212
\$125,000 - \$150,000	663	3,772	10,473
\$150,000 - \$200,000	570	3,814	11,896
\$200,000+	357	2,181	9,725

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