

The Retail at Hahne & Co.

609 Broad Street, Newark, New Jersey



Retail for Lease - Contact

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609 Broad Street, Newark, New Jersey

Availabilities & Co-Tenants

Availabilities

- +/- 1,932 SF
- +/- 12,915 SF

Co-Tenants



Site Description

- Project consists of a transformative mixed-use environment that blends residential, office, retail, educational and open space:
 - Over 80,000 SF of retail space
 - 100,000 SF of office and educational
 - 160 Residential units
- Located in the largest city within the state of New Jersey, with a living population of nearly 300,000 people, ranking it one of the most populous municipalities in the country
- The project is approximately 8 miles from lower Manhattan with a less than 20-minute train ride to New York Penn Station
- The market consists of a large office population that includes over 14.5 million square feet of office space in the downtown central business district and is home to several major corporations in Prudential, PSE&G, Audible.com, Panasonic, IDT and significant east coast law firms such as McCarter English and Genova Burns
- Residential pipeline of 3,700+ rental units is currently in development in the immediate downtown area along with 35,000+ students in the market



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Demographics

Universities

- 40,000 Students
- 20,000 Faculty and Staff



RUTGERS



Market Activators

- Audible
- Gateway Center
- NJ Performing Arts Center
- NJ Transit
- Panasonic
- Prudential
- Prudential Center
- PSE&G
- University Hospital

Radius	Population	Daytime/Employee Population	Median Age
.5 Mile	6,646	58,021	26.0
1 Mile	51,022	105,615	34.0
2 Mile	198,905	270,731	34.4
3 Mile	349,466	399,714	35.0



609 Broad Street, Newark, New Jersey

Market Aerial

This aerial map of Newark, NJ, features numerous callouts to local businesses and landmarks. The map is oriented with North at the top. Key streets shown include Broad Street, Market Street, Halsey Street, and Raymond Boulevard. The following list summarizes the callouts:

- WALKER HOUSE**: BADA BEAN, UPS, METHOD CLIMBING + FITNESS, NEWARK LOCAL BEER.
- HAHNE'S DEVELOPMENT**: WHOLE FOODS MARKET, CITYMD URGENT CARE, COOLVINES, CITY NATIONAL BANK, SWEETWATERS COFFEE & TEA, launchpad, kite key, BARNES & NOBLE.
- SETON HALL UNIVERSITY SCHOOL OF LAW**: GATEWAY CENTER (2.6MM SF Office Park, 60,000 Visitors per day), Panasonic National Headquarters.
- PRUDENTIAL HEADQUARTERS**: SHOPPES ON BROAD (NIKE, BLAZE, STARBUCKS, ZARO'S BAKERY (Coming Soon), H&R BLOCK, SUBWAY).
- PRUDENTIAL CENTER**: IRONSIDE NEWARK, MARS WRIGLEY confectionery, Oren's DAILY ROAST.
- NEWARK PENN STATION**: Hilton.
- CHASE**: WELLS FARGO, MEATBALL OBSESSION, QDOBA MEXICAN EATS.
- HONORS LIVING**: 400 student beds coming Fall 2018.
- ELAVATION BURGER**: ARRIVAL CROSSFIT.
- HALSEY NEWS**: THE BOUNTY CITY, KRAUSZ'S, DUNKIN' DONUTS, BLIMPIE, EUROPEAN WAY CENTER, BURGER.
- BANK OF AMERICA**: SPRINT, FOOT LOCKER, KICKSUSA, T-Mobile.
- DOLLAR GENERAL**: metroPCS, Payless, AT&T, F&C.
- 7 ELEVEN**: GNC, DUNKIN' DONUTS, Bank of America.
- hotel INDIGO**: The ANSWER.
- PRUDENTIAL CENTER**: Prudential Center.
- MARKET STREET**: Bank of America Financial Center, Bank of America.
- RAYMOND BOULEVARD**: Gateway Center.
- CLINTON ST**: Chase, metroPCS, verizon wireless, McDonald's, GameStop, boostmobile.
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Streetscape



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Availabilities



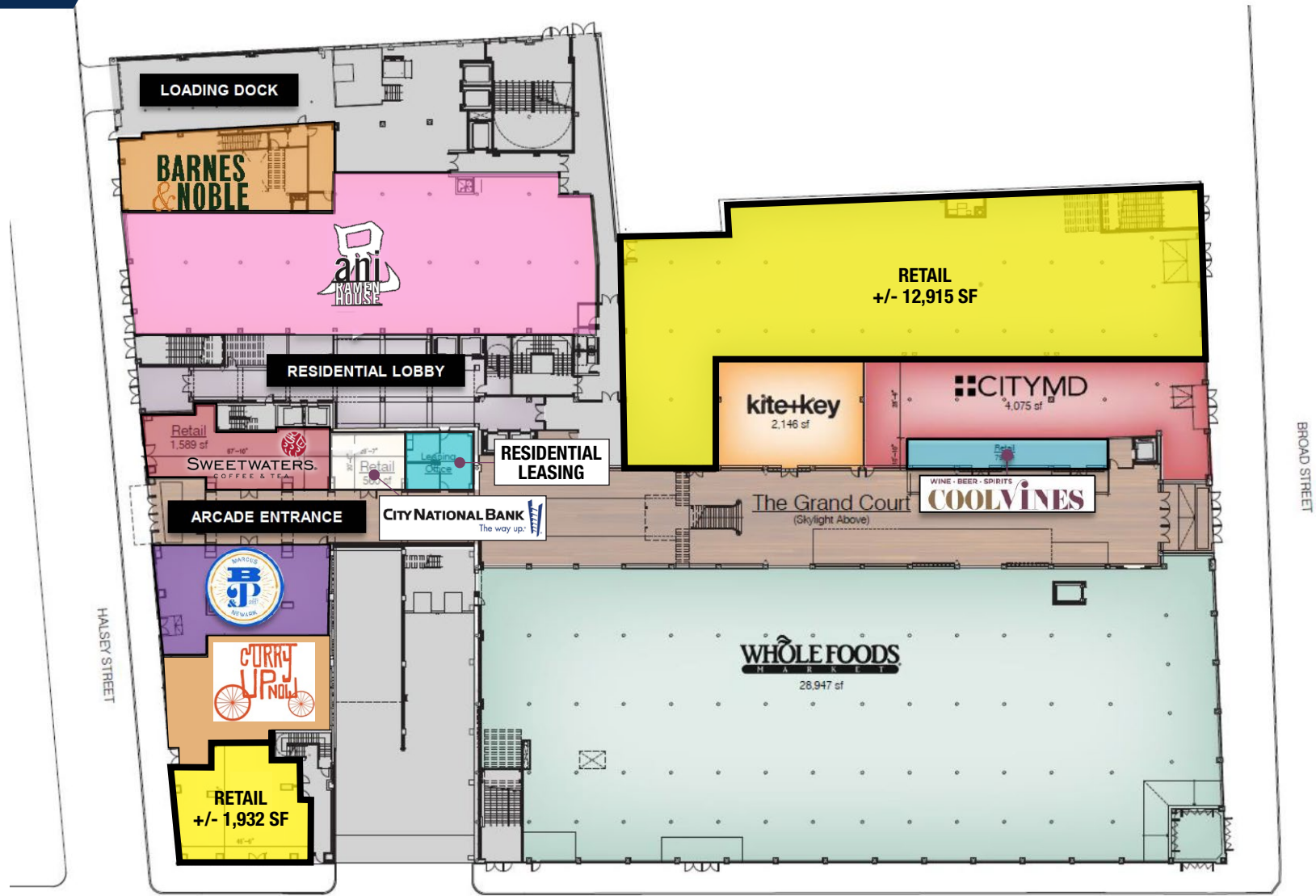
NOTE: All referenced locations are street level

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Site Plan

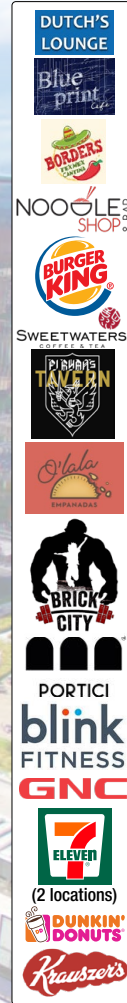
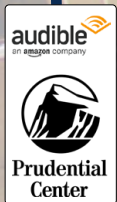


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Newark Market Growth 2007 - Present

The Prudential Center has greatly impacted Newark's economic growth, attracting over 1.8MM visitors to the approximately 18,000 seat venue for over 200 events annually.



2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 YTD

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