

Lilac Plaza - Proposed New Retail Construction

Broad Street, City of Newark, Essex County, New Jersey

www.SilbertRealEstate.com

LOCATION

1153 Broad Street (between Murray and Broad Streets), City of Newark, Essex County, New Jersey

AVAILABLE SPACE

Proposed single story 15,153 SF multi-tenant retail building (divisible to ±1,260 SF) on ¾ acre

FOR SALE

\$2,400,000

GROUND LEASE

\$200,000 per annum, NNN

POSSESSION

Delivery subject to site plan approval/improvements

PARKING

40 cars (4/1,000 SF)
Based on pre-approved retail structure of 15,153 SF

TRAFFIC COUNTS

35,592 vehicles per day on Broad Street

DEMOGRAPHICS 2010 PROJECTION

½ Mile Radius

Population:	11,895
Average HH Income:	\$42,681
Total Households:	5,176

1 Mile Radius

Population:	40,896
Average HH Income:	\$45,678
Total Households:	17,938

2 Mile Radius

Population:	145,134
Average HH Income:	\$55,198
Total Households:	58,772

PROPERTY DESCRIPTION

Fully approved Lilac Plaza offers potential new retail development in the heart of Newark's most active residential conversion zones - a 15,153 SF multi-tenant neighborhood shopping center on ¾ acre of land. Well positioned in Newark's South Ward, Lilac Plaza provides exceptional visibility, multiple access/egress and immediate proximity to Interstate 78 and State Highway Route 21. Pending city approval, the development will stand out as the premier neighborhood shopping center catering to the needs of surrounding residential neighborhoods and commuter traffic along the main roadway into downtown Newark.

FEATURES/COMMENTS

- 1/2 Mile North I-78 & US Route 22, one block West Route 21;
- Zoned "Second Business" allowing for a wide variety of retail and service uses including: Banks, Specialty Grocer, Liquor/Packaged Goods, Restaurants, Convenience, Fitness, Salons, Apparel, Electronics, Automotive, Appliances, Floor/Wall Covering & Furniture;



For Additional Information or Inspection Contact:

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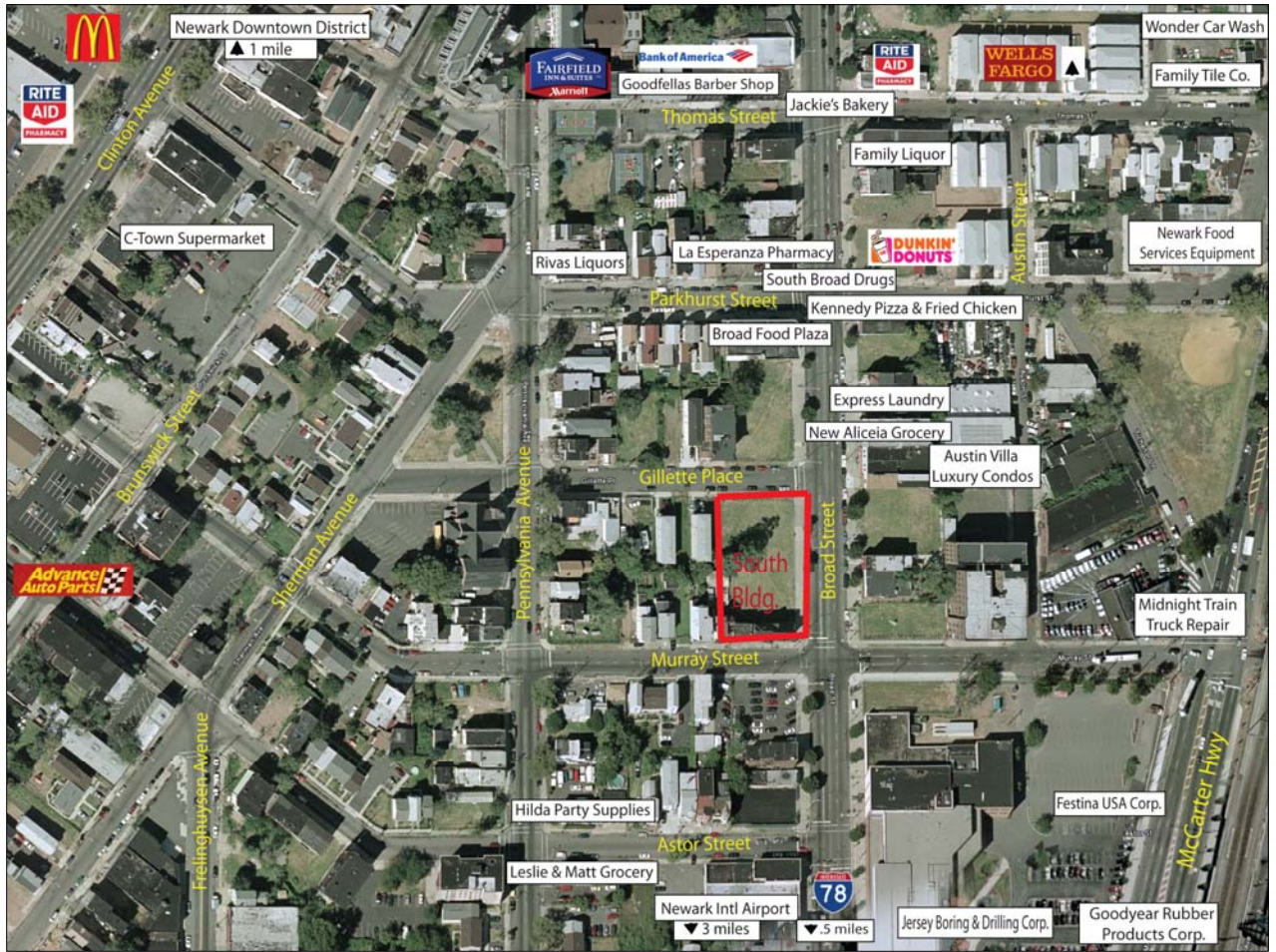
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SILBERT

REALTY & MANAGEMENT COMPANY, INC.

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Newark Downtown District

Prudential Center - .9 miles
 Newark Penn Station - 1.4 miles
 New Jersey Performing Arts Center - 1.4 miles
 US Post Office – 2.3 miles

Hotels

Parkhurst Hotel - .4 miles
 Ramada - .7 miles
 Holiday inn - 1.0 mile
 Hilton Newark Penn Station – 1 mile
 Sheraton Newark Airport – 1.1 miles
 Best Western - 1.2 miles

Schools

Lafayette Street Elementary School - 1 mile
 Essex County College - 1.1 miles
 East Side High School – 1.1 miles
 New Jersey Medical School – 1.3 mile
 NJ Institute of Technology - 1.5 miles

Hospitals

St. Michaels Medical Center - 1.5 miles
 St. James Hospital - 1.6 miles
 University Hospital - 2.6 miles

Retail

CVS Pharmacy - .9 miles
 Sprint - 1 mile
 Macy's - 1 mile
 Fed Ex Kinko's - 1.1 miles
 Home Depot - 1.2 miles
 Walgreens - 1.2 miles
 Family Dollar Store - 1.4 miles
 Blockbuster - 1.6 miles
 Radio Shack - 2.3 miles
 K Mart - 2.8 miles
 IKEA - 3.4 miles

Banks

Sovereign Bank - .8 miles
 City National Bank - .9 miles
 TD Bank north - 1.1 miles
 Chase Bank - 1.1 miles
 Pnc Bank - 1.2 miles
 Crown Bank - 1.2 miles
 Citibank - 1.3 miles
 Valley National Bank – 1.6 miles

Food

Spanish Tavern - .9 miles
 Hell's Kitchen Lounge - .9 miles
 Subway - 1 mile
 Au Bon Pain - 1 mile
 Starbucks - 1.1 mile
 Iberia Tavern & Restaurant - 1.2 miles
 Burger King - 1.2 miles
 Pathmark - 1.4 miles
 KFC - 1.4 mile
 Rita's Italian Ice - 1.4 miles
 IHOP - 1.4 miles
 Domino's Pizza - 1.6 miles
 Wendy's - 1.9 miles
 Carvel Ice Cream - 1.9 miles

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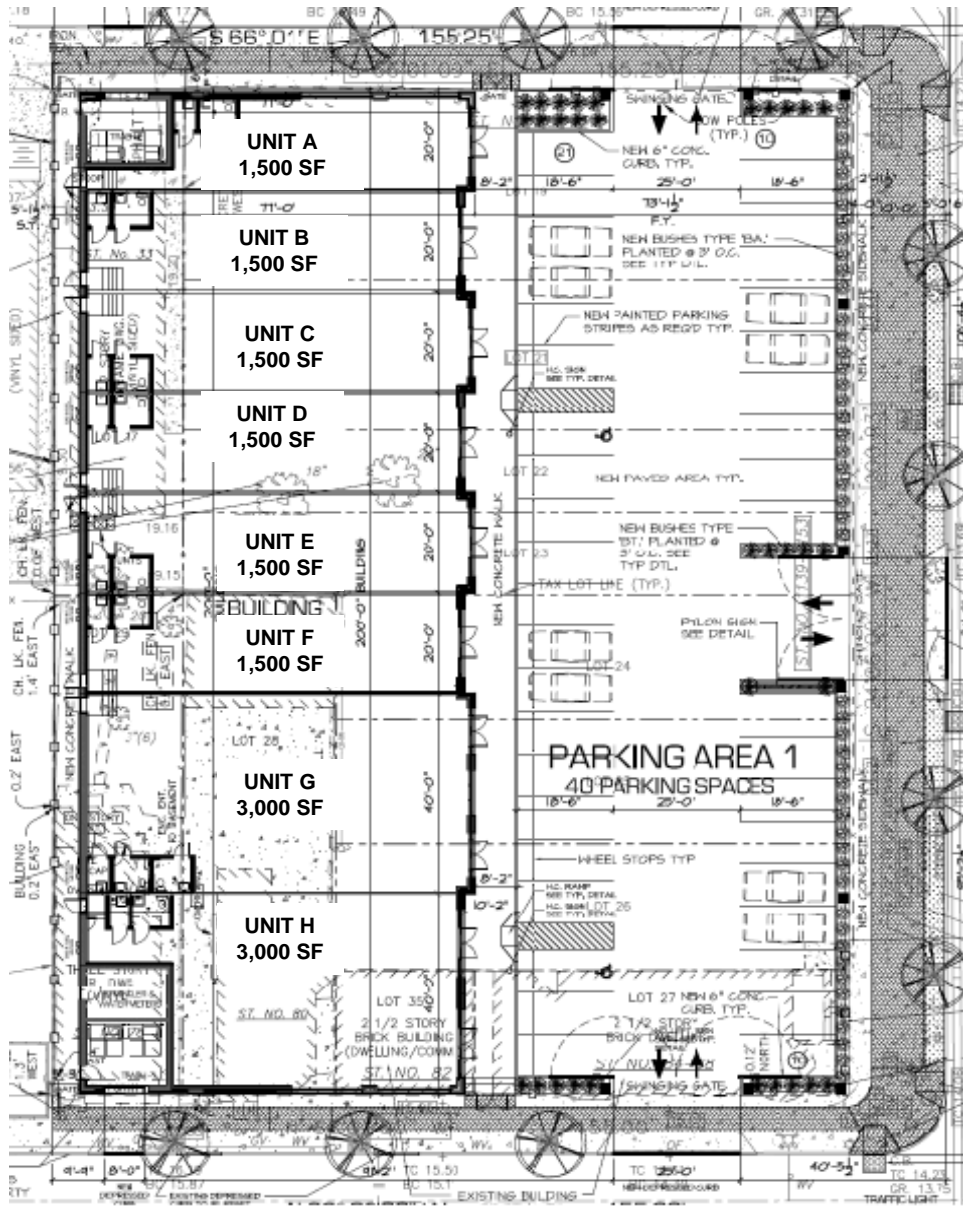
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South Building Site Plan

Gillette Place



Broad Street

Murray Street

