

# The Retail at Hahne & Co.

609 Broad Street, Newark, New Jersey



## Retail for Lease - Contact

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## Availabilities & Co-Tenants

### Availabilities

- +/- 1,958 SF
- +/- 12,915 SF (Divisible +/- 2,513, +/- 9,271 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





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## Market Aerial





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## Streetscape





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## Availabilities



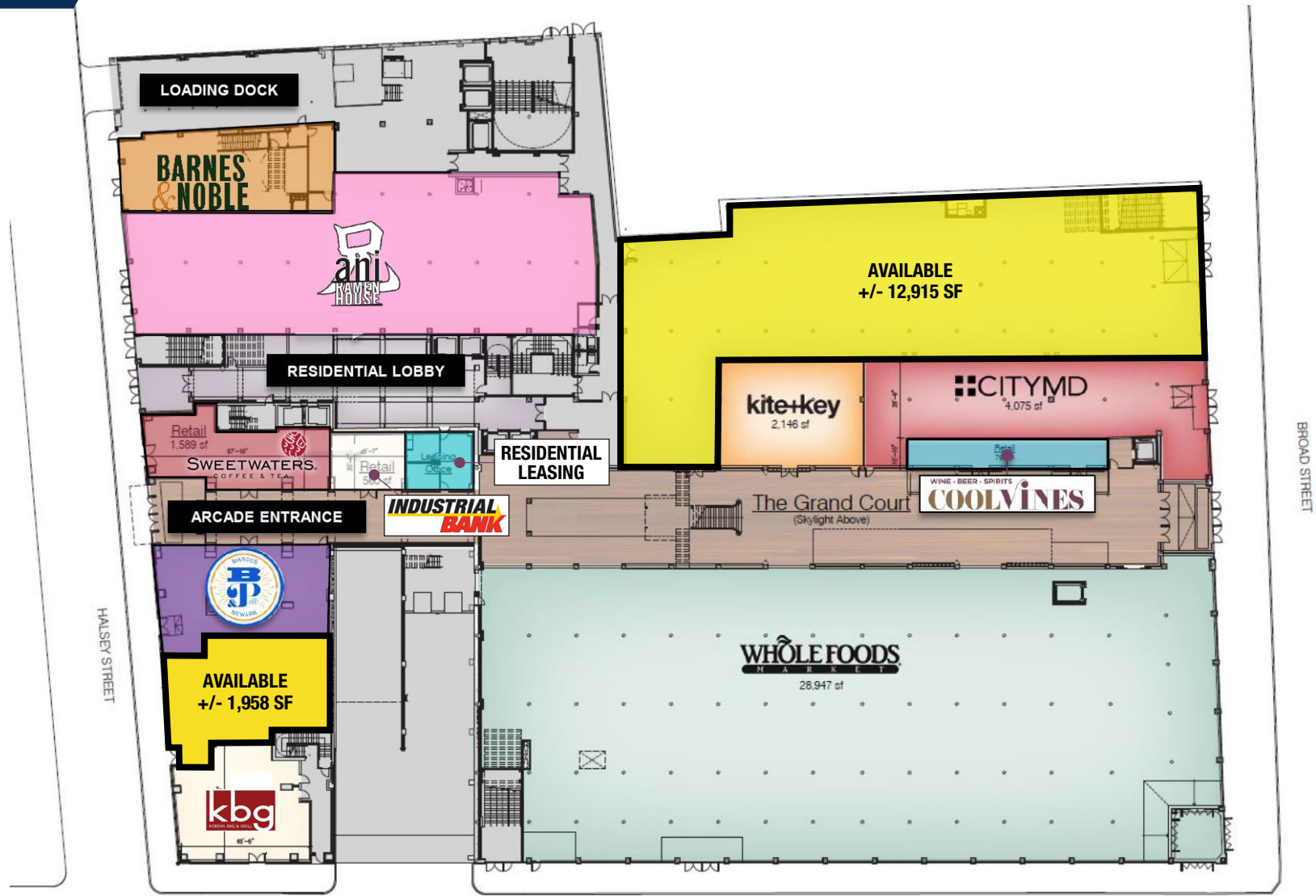
NOTE: All referenced locations are street level



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## Site Plan



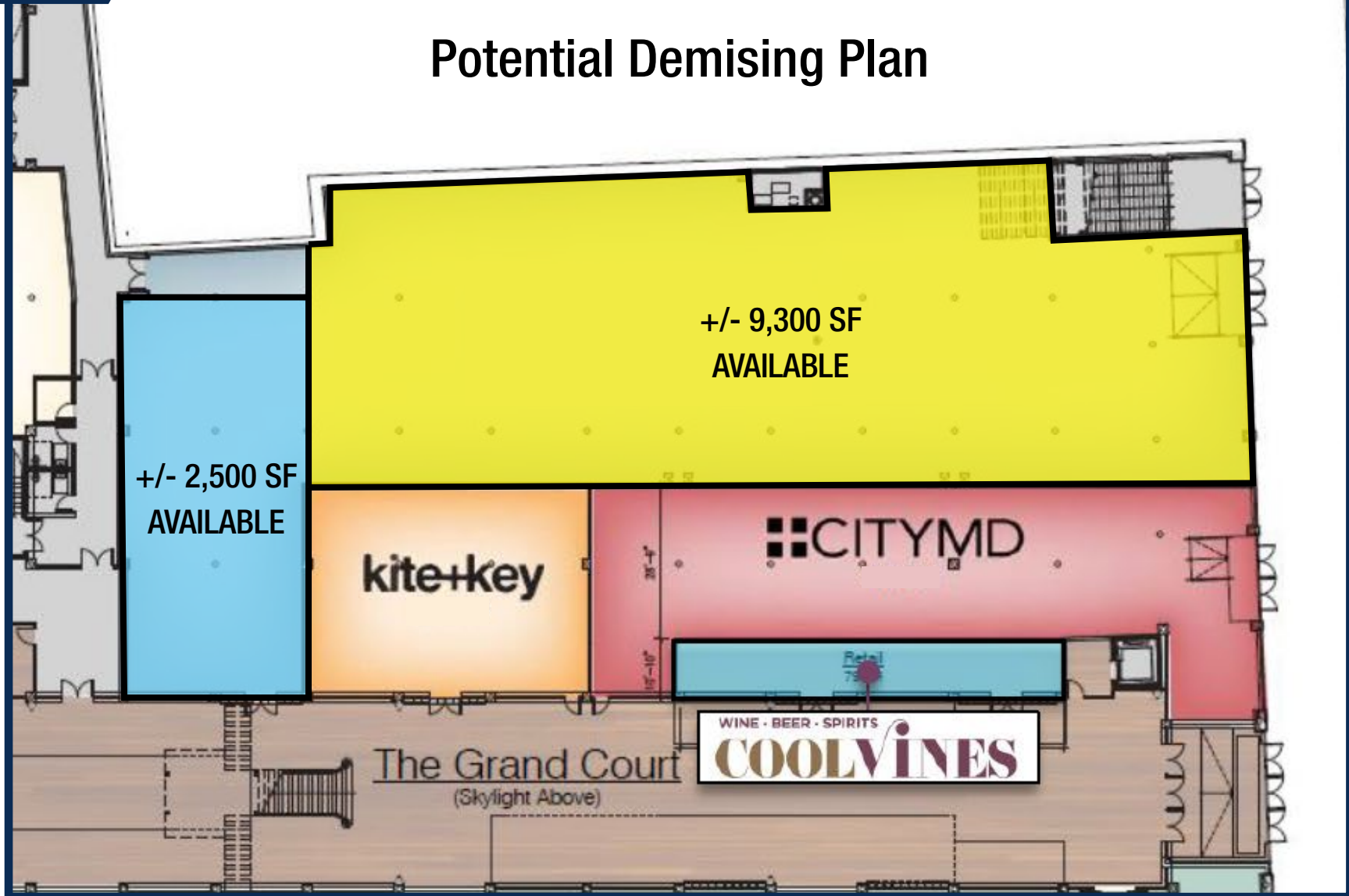


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## Site Plan

### Potential Demising Plan



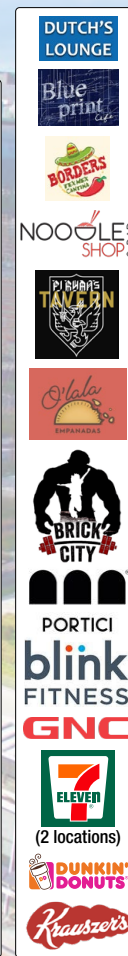
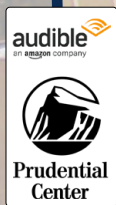


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## Newark Retail Market Growth 2007 - Present

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 2020



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