

# Ironside Newark

110 Edison Place, Newark, New Jersey



## Retail for Lease - Contact

Jason Pierson

Ph. 732-707-6900 x1

[jason@piersonre.com](mailto:jason@piersonre.com)

Ryan Starkman

Ph. 732-707-6900 x5

[ryan@piersonre.com](mailto:ryan@piersonre.com)

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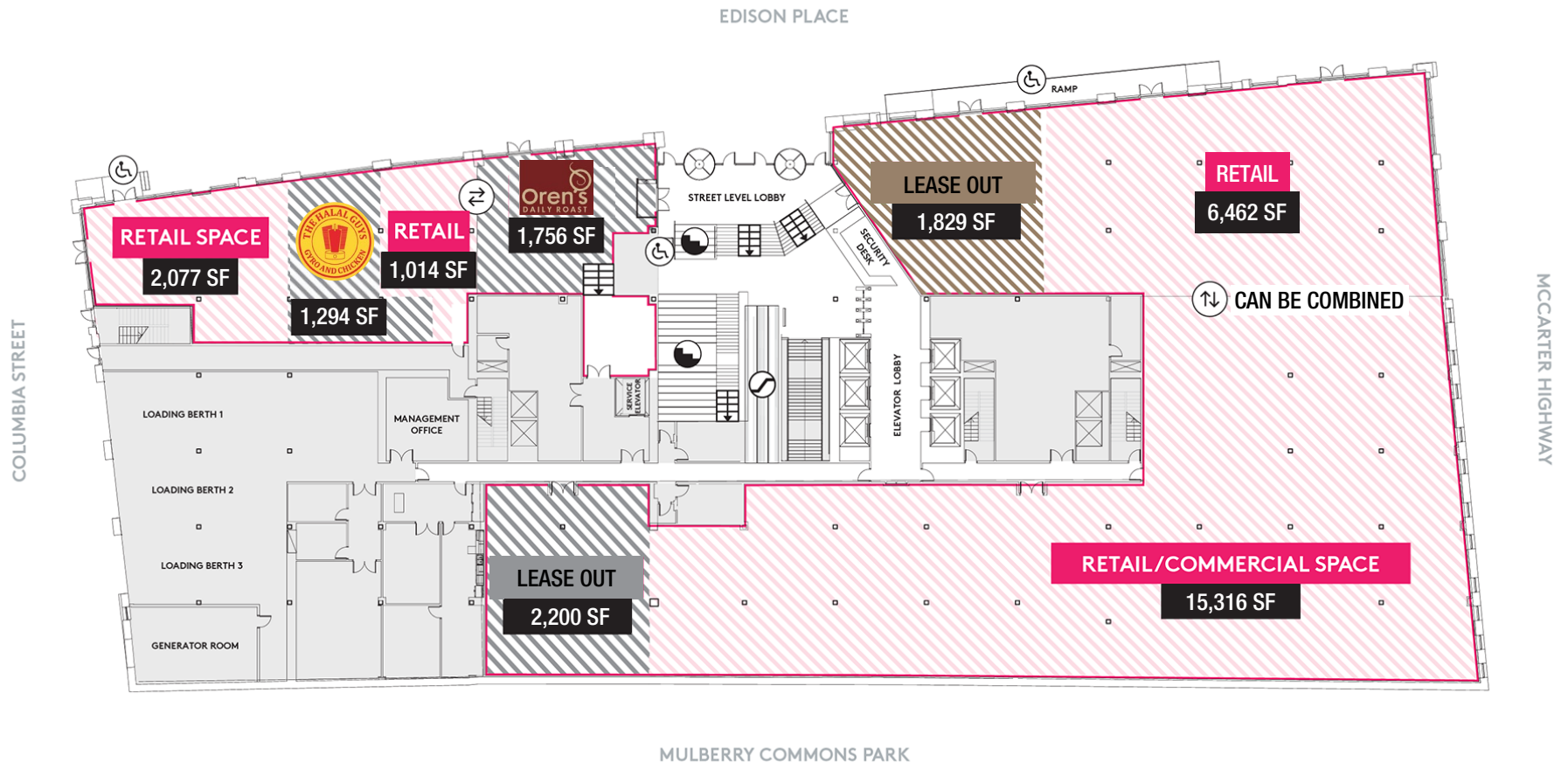
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# Ironside Newark

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## Site Plan

### GROUND FLOOR



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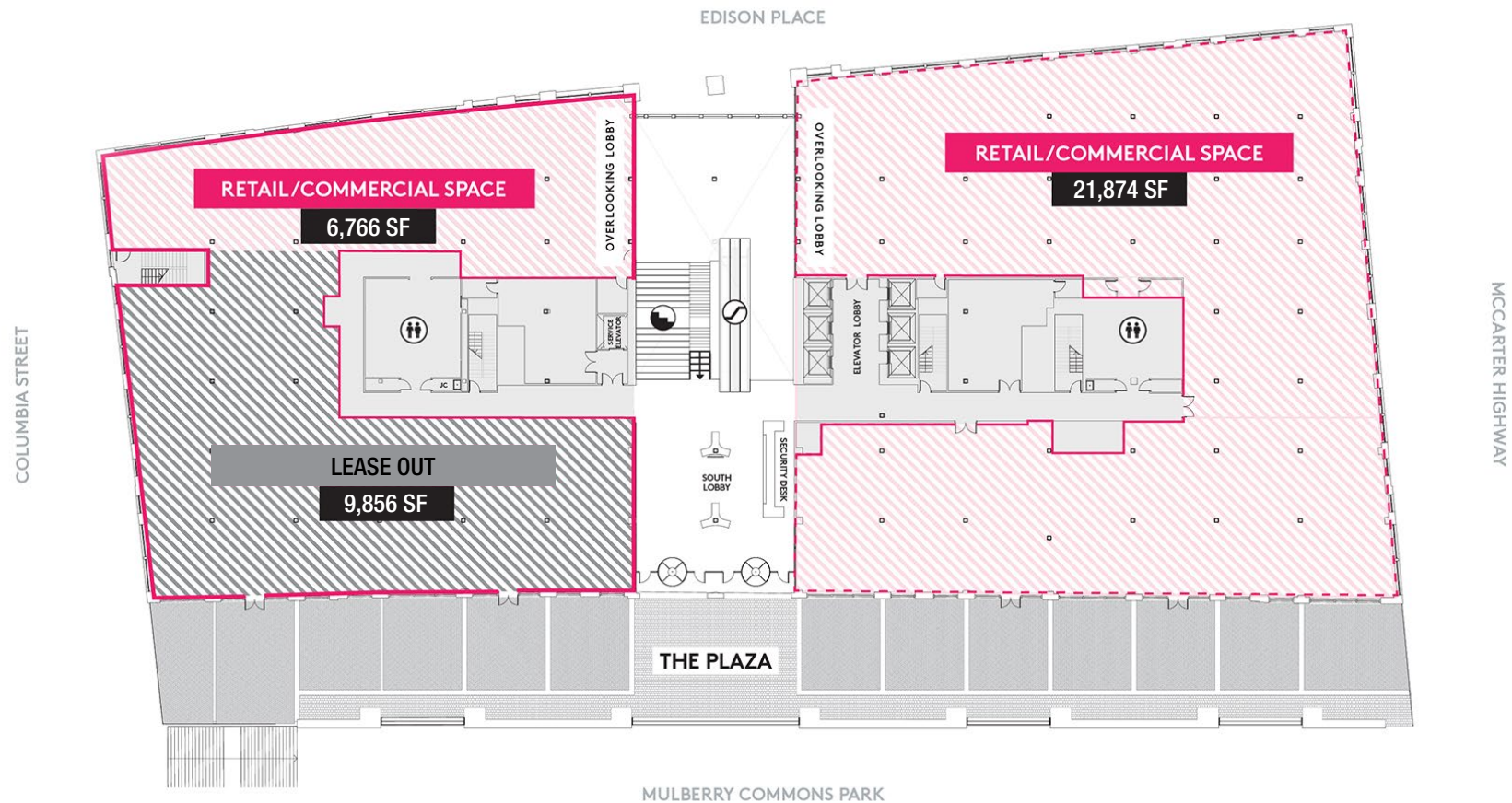


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## Site Plan

### SECOND FLOOR



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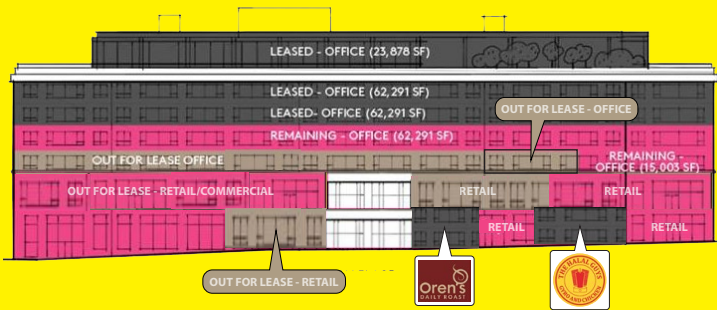
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## Mulberry Commons



### SUBJECT SITE STACKING PLAN



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## Availabilities

### First Floor Availabilities

#### Fronting Edison Place

- +/- 1,014 SF
- +/- 2,077 SF
- +/- 6,462 SF (divisible)
- +/- 21,778 SF

#### Fronting Mulberry Commons Park

- +/- 6,766 SF (divisible)
- +/- 21,874 SF (divisible)

## Site Description

- 7-story 450,000 square foot transformative mixed-use project in the heart of downtown Newark that includes loft style office and street level retail resulting in a unique urban environment
- Located directly adjacent to the Mulberry Commons park encompassing 3 acres of active green space
- Retail has tremendous frontage and access along all sides of the building, taking advantage of the bustling park space along with the highly trafficked McCarter Highway (Route 21)
- Direct access to Newark Penn Station:
  - 18-minute train ride to New York Penn Station
  - 6-minute train ride to Newark Liberty International Airport
- Adjacent to the eclectic Ironbound section of Newark with renowned restaurants



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## Market Aerial



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## Demographics

- 300,000+ living population within 3 miles ranking it the largest city in the state of New Jersey
- 200,000+ daytime workforce/employee population
- 4 major Universities totaling 60,000 students and faculty
- 14.5 million square feet of class A office space within the immediate area
- 48,600+ vehicles per day pass the site along McCarter Highway
- 1 block from the Prudential Center aka “The Rock”
  - Approximately 18,000 seat arena
  - 200+ events per year
  - Over 2,000,000 visitors per year
  - Home to the NJ Devils, Seton Hall Basketball, concerts, boxing and other premier events

## Market Activators

- Prudential Center in cooperation with Madison Square Garden
- City Hall
- Essex County Courthouse
- Gateway Center
- NJ PAC
- NJ Transit
- NJIT
- Panasonic
- Prudential
- PSE&G
- Rutgers University
- Seton Hall Law

## Co-Tenants



Radius	Population	Employee Population	Median Age	Total Daytime Population
.5 Mile	10,195	49,782	36.6	54,707
1 Mile	56,230	98,922	34.2	129,366
2 Mile	172,998	165,922	33.1	268,916
3 Mile	315,902	208,693	33.4	399,238

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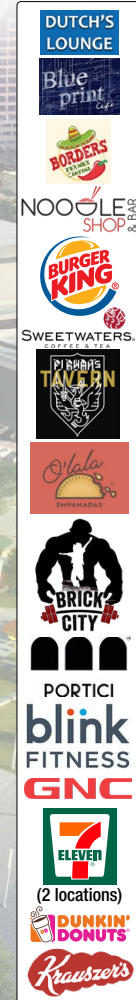
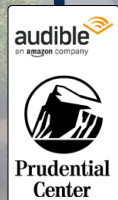


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## Newark Market Growth 2007 - Present

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

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