



252 WASHINGTON ST. NEWARK, NJ 07102

HIGHLIGHTS:

- Prime corner retail space available at 3 corner intersection in downtown Newark.
- Fantastic visibility from Washington St and Market Street.
- Located directly across the street from the Essex County Court House, Essex Community College, 1,075 unit Halo development, 207-unit Metropolitan Tower and Saint Benedicts Prep School.
- 4 minute walk to the Washington Street Light Rail which connects you to Newark Penn Station, offering easy transportation to Manhattan, Hoboken and Jersey City in under half an hour.
- Short walking distance to Newark's business district, Rutgers University of Newark, New Jersey Institute of Technology, and Seton Hall University.

SPACE AVAILABLE:

- 1,464 SF w/ basement

CEILING HEIGHT:

- 13 FT

VENTING:

- Yes

BUILD-OUT:

- Vanilla Box, 1 ADA Restroom, HVAC

RENT TYPE:

- Modified Gross

DELIVERY:

- Immediate

TERM:

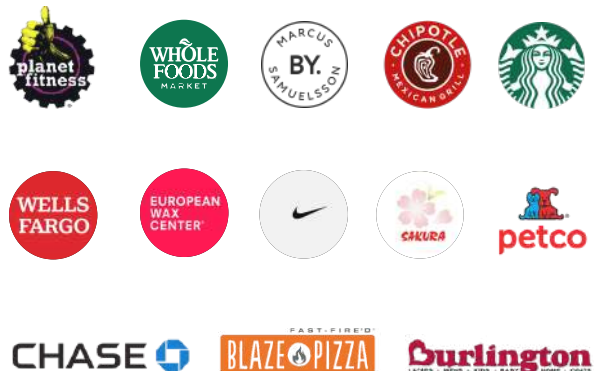
- Negotiable

ASKING RENT:

- Upon Request



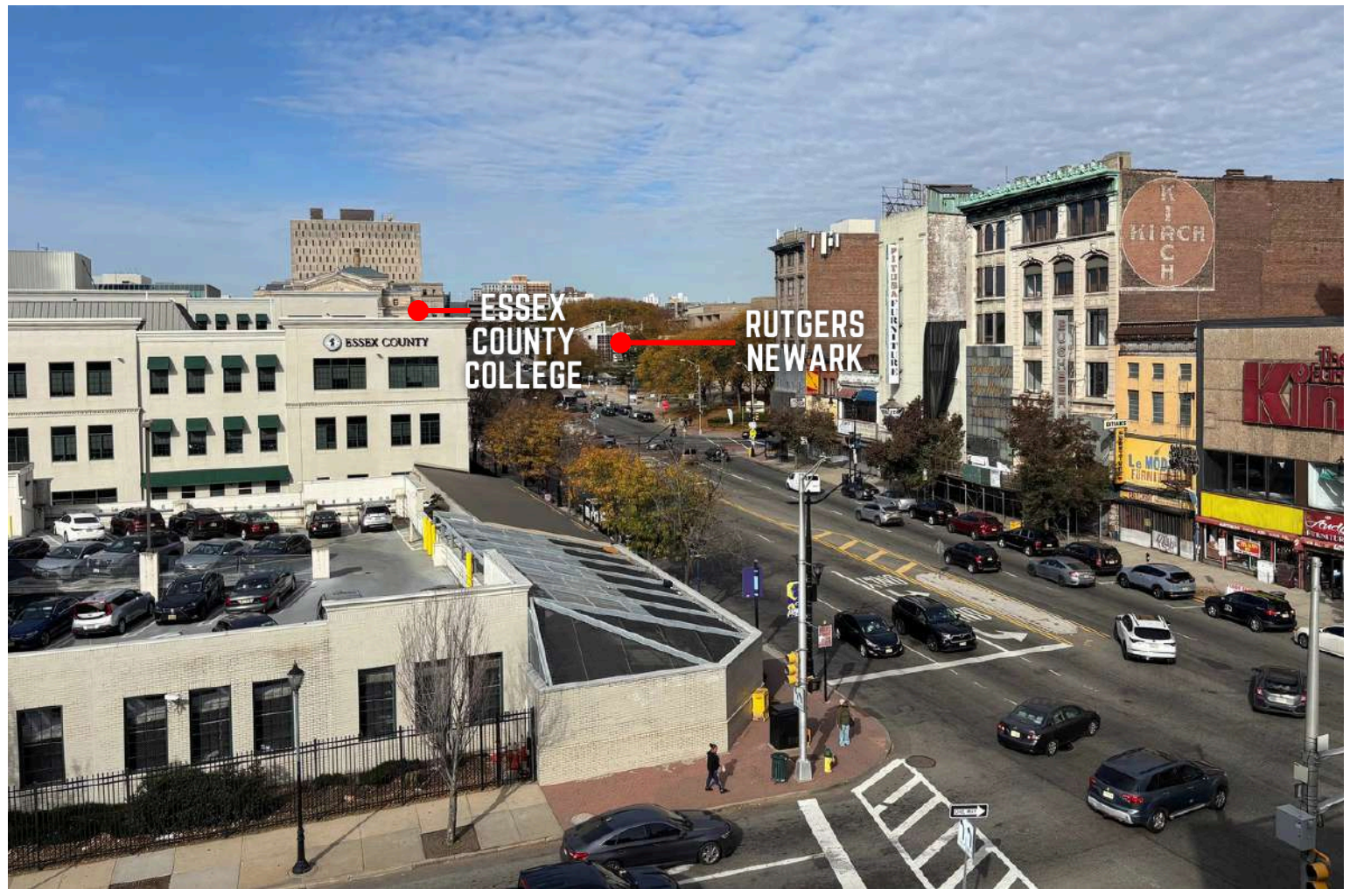
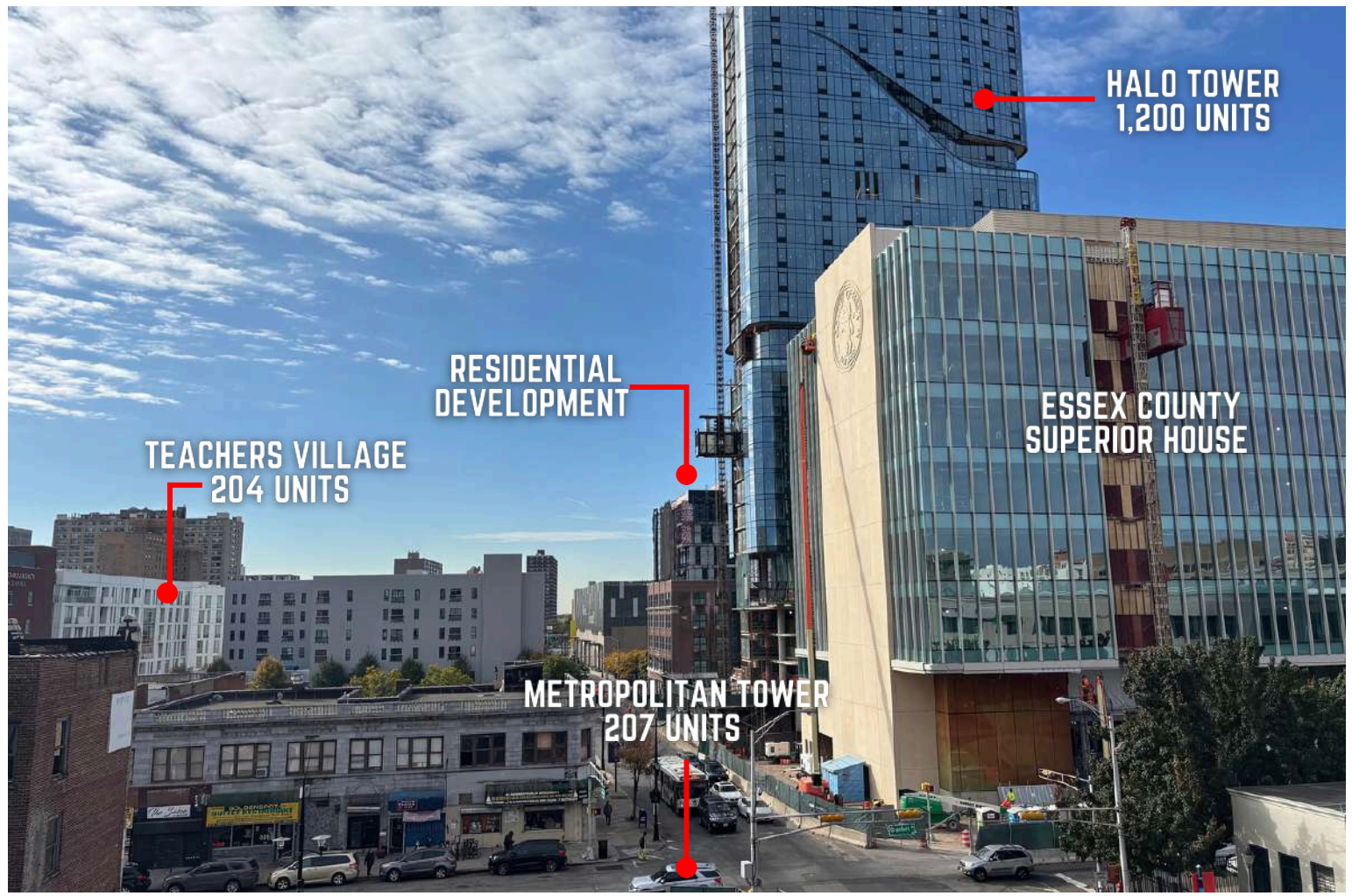
SURROUNDING TENANTS:

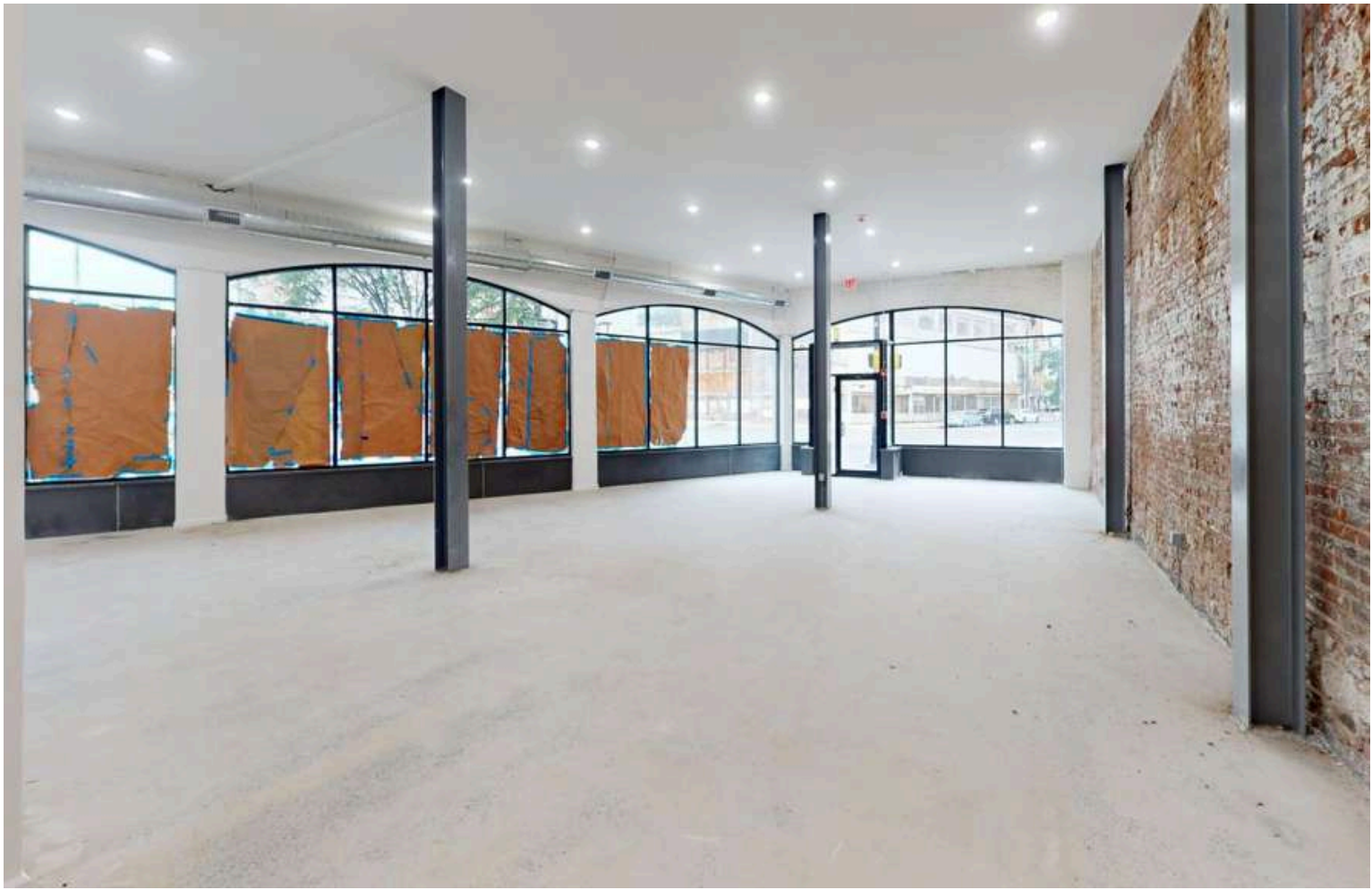


FOOD DESSERT TAX CREDITS:

[CLICK HERE](#)

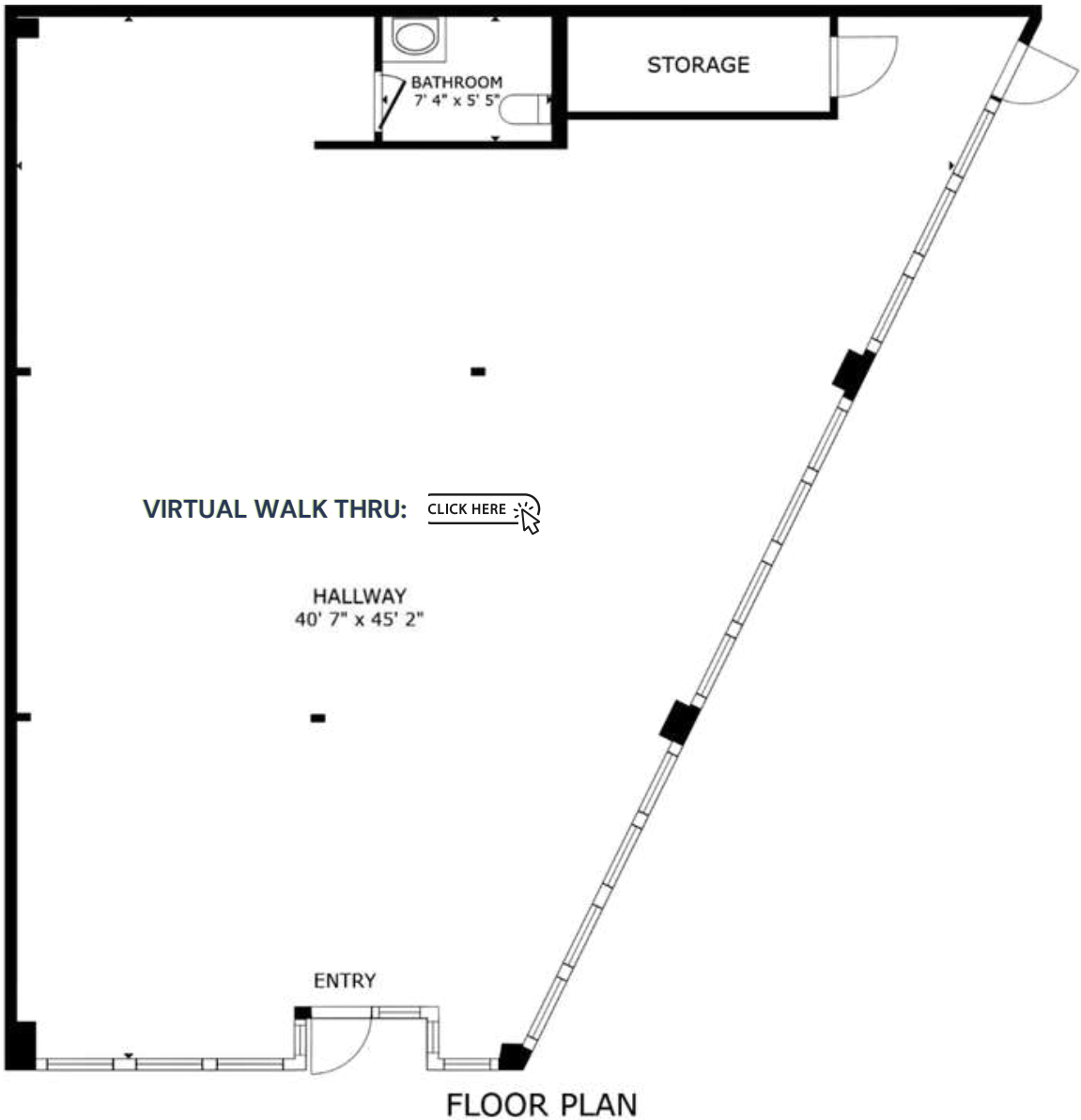
NEIGHBORING DEVELOPMENTS







FLOOR PLAN



TRANSPORTATION:

TRANSPORTATION	.5 MILE	17 MIN TRAIN	6 MIN TRAIN	ACCESS TO 3
IS RIGHT OUTSIDE	TO NEWARK PENN STATION	TO NEW YORK PENN STATION	TO NEWARK AIRPORT	MAJOR HIGHWAYS
(AND INSIDE) LINK 707				

SURROUNDING TENANTS:



SURROUNDING OFFICE TENANTS:



COLLEGES IN THE IMMEDIATE AREA:

- 1,053 Seton Hall University School of Students and Faculty.



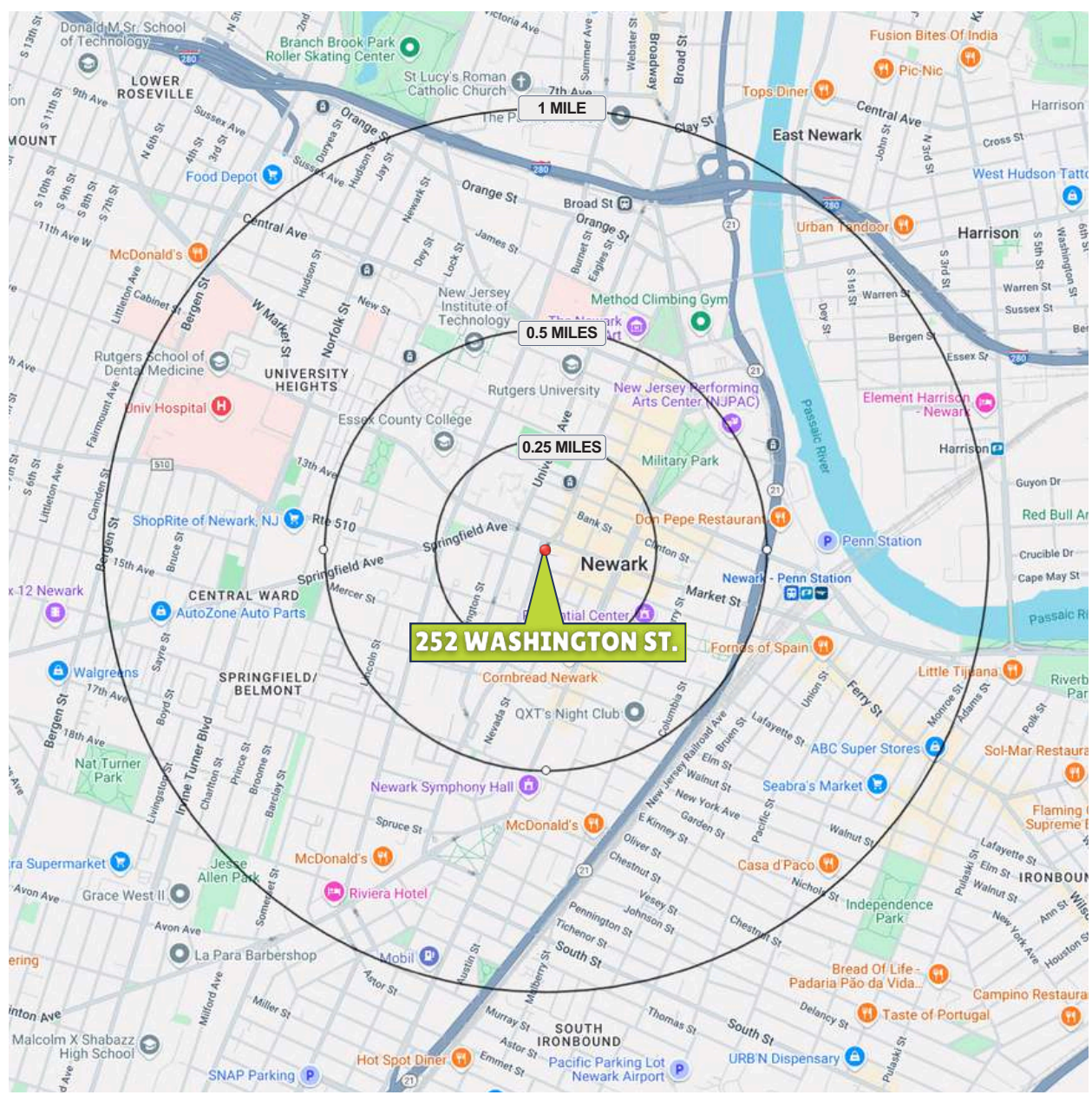
- 6,300 Community College Students and Faculty.

- 11,500 full-time New Jersey Institute of Technology Students.
- 1,400 New Jersey Institute of Technology Students and Faculty.



- 12,000 full-time Rutgers University Newark Students.
- 1,400 Rutgers University Newark Students and Faculty.
- 1,000 full-time Rutgers University Newark Students.

AREA DEMOGRAPHICS



.25 MILE RADIUS

POPULATION
3,549

HOUSEHOLDS
1,907

MEDIAN AGE
33.4

COLLEGE GRADUATES (Bachelor's +)
1,972 - 69%

TOTAL BUSINESSES
73

TOTAL EMPLOYEES
1,156

DAYTIME POPULATION (w/ 16 yr +)
2,495

AVERAGE HOUSEHOLD INCOME
\$132,258

.5 MILE RADIUS

POPULATION
12,850

HOUSEHOLDS
5,935

MEDIAN AGE
33.5

COLLEGE GRADUATES (Bachelor's +)
6,042 - 61%

TOTAL BUSINESSES
333

TOTAL EMPLOYEES
5,129

DAYTIME POPULATION (w/ 16 yr +)
10,423

AVERAGE HOUSEHOLD INCOME
\$131,536

1 MILE RADIUS

POPULATION
50,166

HOUSEHOLDS
20,593

MEDIAN AGE
34.9

COLLEGE GRADUATES (Bachelor's +)
13,885 - 39%

TOTAL BUSINESSES
2,588

TOTAL EMPLOYEES
62,346

DAYTIME POPULATION (w/ 16 yr +)
86,330

AVERAGE HOUSEHOLD INCOME
\$99,053

*2024 estimates