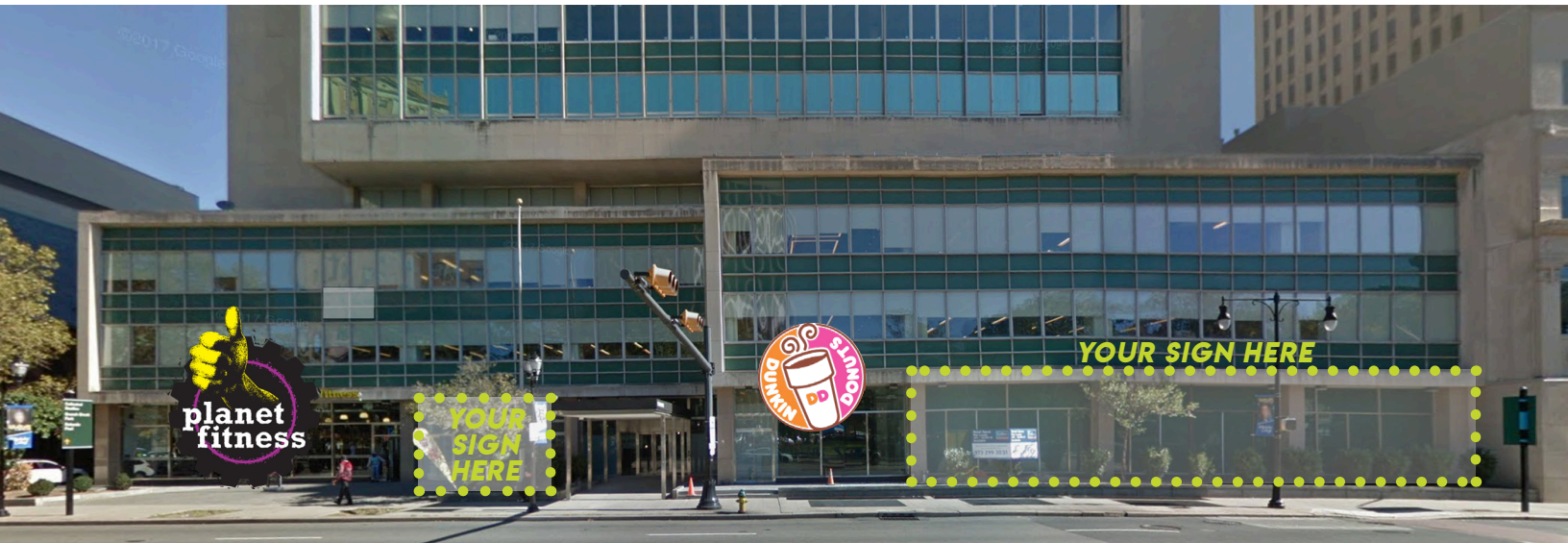
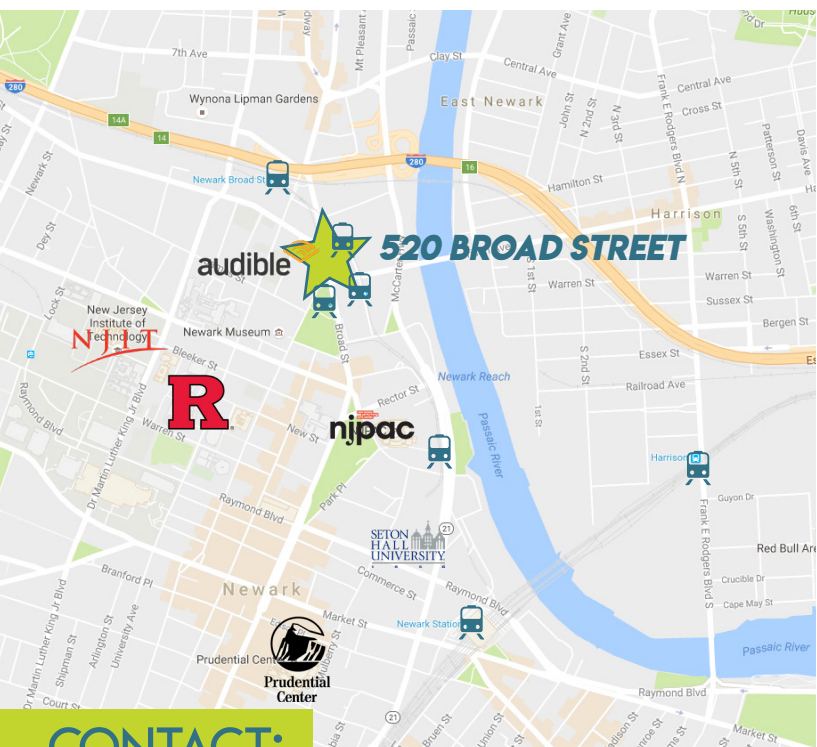


FOR LEASE

520 BROAD STREET



PRIME RETAIL OPPORTUNITY • NEWARK, NEW JERSEY



CONTACT:

NANCY ERICKSON • Broker Salesperson NY, NJ, FL
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AVAILABLE SPACE

- 11,000 SF First Floor Retail Space with Possible Interior Stairs to Lower Level
- Approx. 30,000 SF Lower Level Space
- Unique opportunity with 15' First Floor ceiling heights and 16' Lower Level ceiling heights

PROPERTY

- IDT Headquarters - Currently undergoing Renovations!
- Across from Rutgers University, Audible Headquarters, Washington Park and the Light Rail Station
- 2 Blocks from Broad Street Station and Route 280, 1 Mile from Penn Station
- 800+ Parking Garage Located in Rear of Property
- Major redevelopment projects in the works:
 - Newark Bears Stadium Redevelopment
 - 540 Broad Street Redevelopment
 - Hahne & Co Redevelopment (609 Broad St.)
 - Ironside Newark (110 Edison Place)



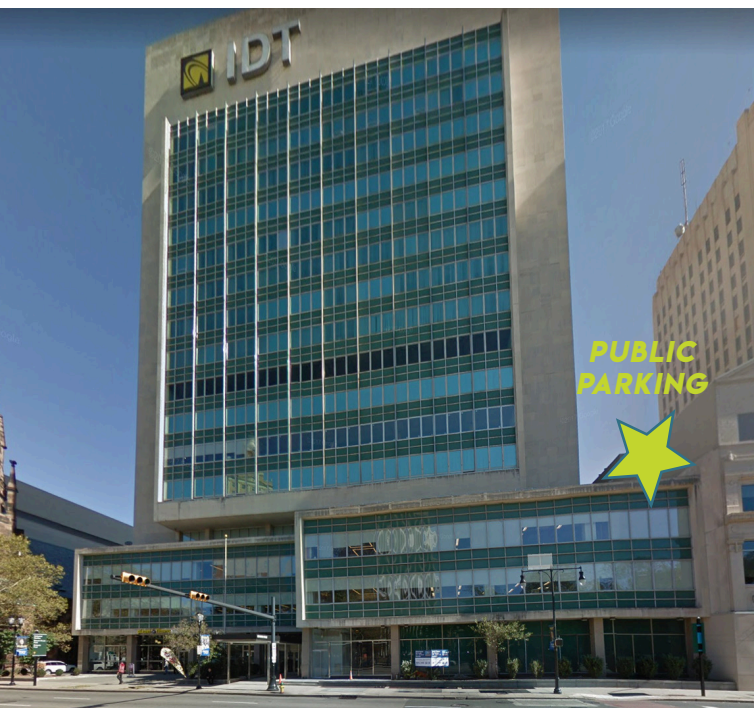
COLLIERS INTERNATIONAL NJ LLC

300 Interpace Parkway Bldg C, 3rd Floor, Parsippany, NJ 07054 | colliers.com

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FOR LEASE

520 BROAD STREET



DEMOGRAPHICS



TRAFFIC COUNT: 47,280 VPD



TOTAL POPULATION: 357,089
(3 MILE RADIUS)

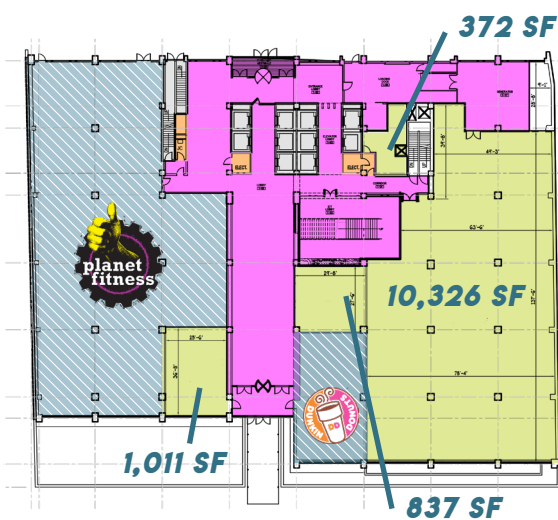
	Population	Daytime Population	Households
1/4 Mile	746	22,433	547
1/2 Mile	7,475	48,528	4,891
1 Mile	45,506	90,253	26,660
2 Miles	206,627	161,958	122,621

FLOOR PLANS

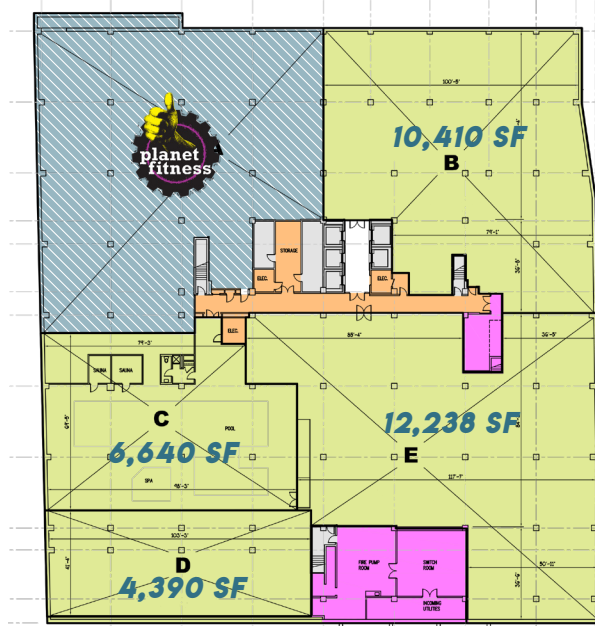
Leased

Available

15' CEILING HEIGHTS



FIRST FLOOR



16' CEILING HEIGHTS

LOWER LEVEL

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