

**PUBLIC  
PARKING**



**YOUR  
SIGN  
HERE**



## YOUR SIGN HERE

A circular logo with a green border. Inside, the text "520" is at the top in large white font, "BROAD" is below it in large white font, "STREET" is below that in smaller white font, and "LEASE" is at the bottom in large white font, separated from "STREET" by a thin white horizontal line.

## AVAILABLE SPACE

- First Floor Retail Space with Possible Interior Stairs to Lower Level
- Newly Renovated IDT Headquarters
- Across from Rutgers University, 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
- NNN Market Rent

## Market

- Traffic Count: 47,280 VPD
- 357,089 Total Population for a 3 Mile Radius



**NANCY ERICKSON | BROKER SALESPERSON | [NANCY.ERICKSON@COLLIERS.COM](mailto:NANCY.ERICKSON@COLLIERS.COM) | +1 908 803 8622**

**COLLIERS INTERNATIONAL NJ LLC | 300 INTERPACE PARKWAY, BLDG. C, 3<sup>RD</sup> FL. | PARSIPPANY, NJ 07054 | [www.colliers.com](http://www.colliers.com)**

No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.