

# The Retail at Hahne & Co.

609 Broad Street, Newark, New Jersey



## Retail for Lease - Contact

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## Availabilities & Co-Tenants

### Availabilities

- +/- 8,696 SF
- +/- 1,981 SF
- +/- 950 SF
- +/- 2,225 SF
- +/- 1,200 SF

### Co-Tenants

- Barnes & Noble, Rutgers
- Cool Vines
- Sweetwaters
- BP by Marcus Samuelsson
- Kite & Key
- Whole Foods
- CityMD
- Launch Pad
- City National Bank
- Petco

## 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

- 12,321 full-time Rutgers University Newark students
- 1,404 Rutgers University Newark faculty and staff
- 734 full-time Seton Hall University School of Law students
- 82 Seton Hall University School of Law faculty and staff
- 11,446 full-time New Jersey Institute of Technology students
- 1,309 New Jersey Institute of Technology faculty and staff

### Market Activators

- Gateway Center
- NJ Performing Arts Center
- NJ Transit
- Panasonic
- Prudential
- Prudential Center
- PSE&G
- University Hospital

Radius	Population	Employee Population	Median Age
.5 Mile	5,401	64,230	24.6
1 Mile	48,754	93,040	33.2
2 Mile	203,964	164,875	33.0
3 Mile	357,825	208,557	33.7





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## Market Aerial



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## Streetscape

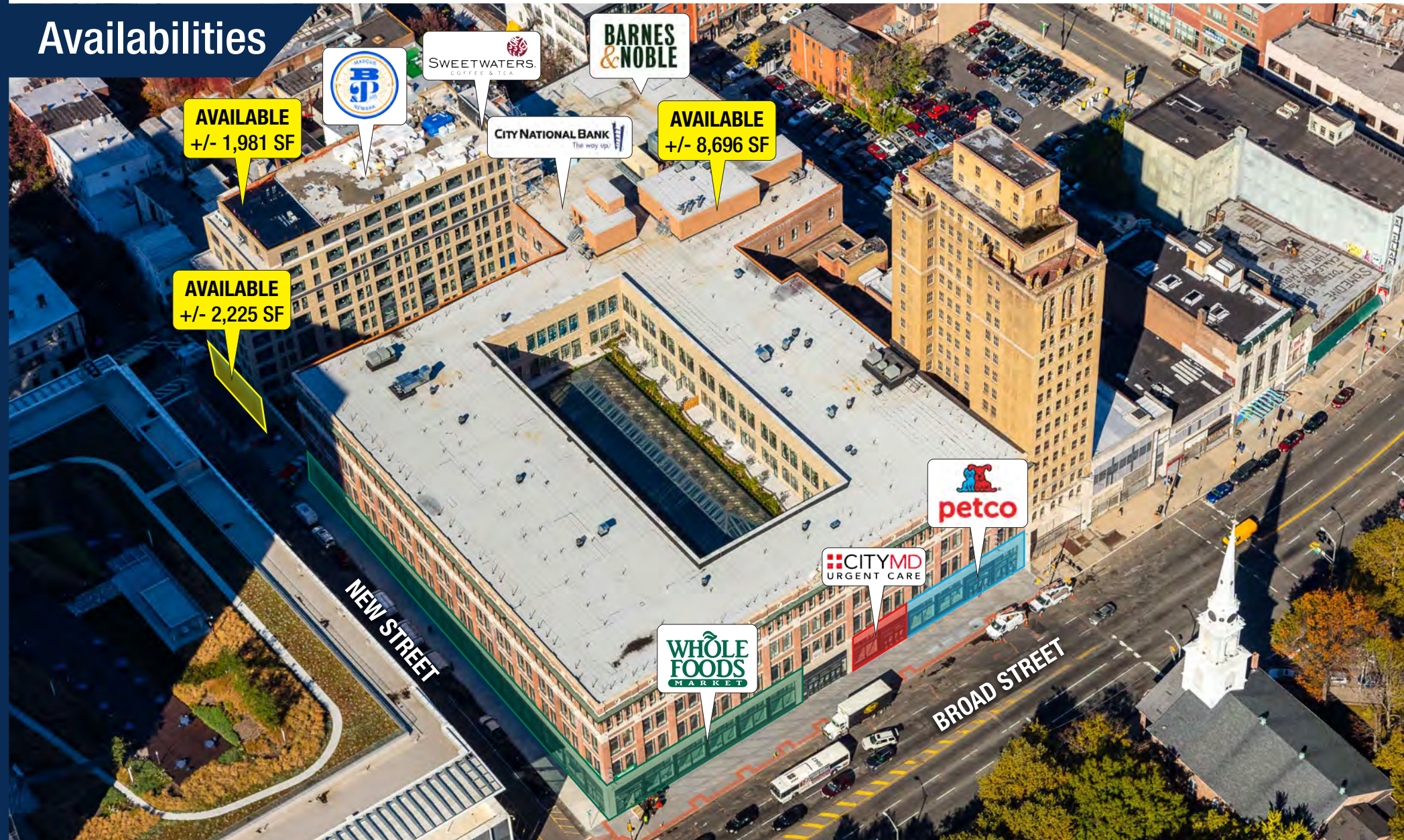




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## Availabilities



NOTE: All referenced locations are street level

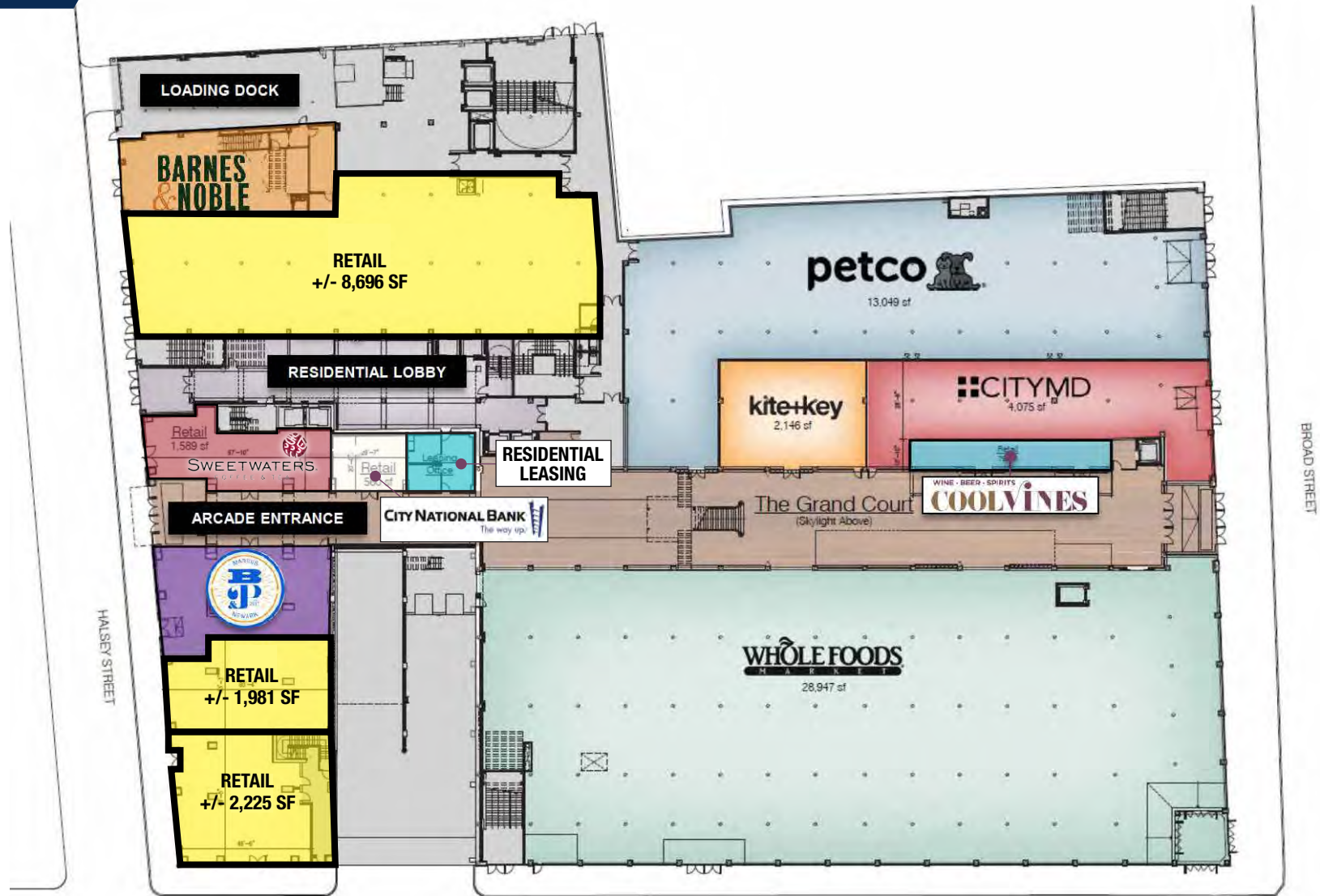
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## Site Plan

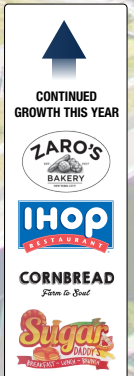
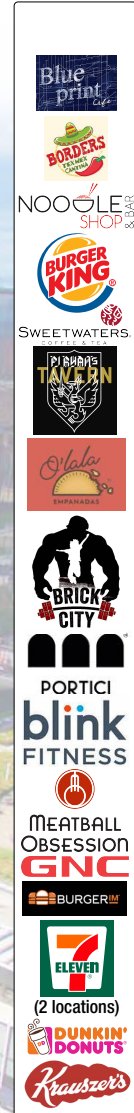
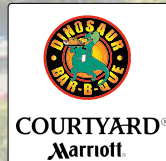
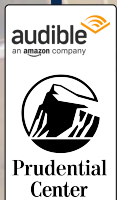


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## Newark Market Growth 2007 - Present

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 YTD



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