

elizabeth, nj

VINTY | 190 union street

brand new mixed use development | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	66,144	231,294	588,755
Median HHI	\$41,304	\$48,448	\$50,611
Daytime Population	30,015	98,435	245,663

Available	approximately 35,000 square feet
Asking Rent	Upon Request
Extras	TBD
Area Retail	7-Eleven, Dollar Tree, Wells Fargo Bank, McDonald's, Bank of America, Domino's, Chase Bank, Wendy's, IHOP, Dunkin' Donuts, Subway, Burger King, Santander Bank, and many more
Comments	<ul style="list-style-type: none">• 267 unit high-end mixed use development, designed to attract young active residents looking to live the hip urban lifestyle• ceiling heights: 14'• located directly across the street from the Elizabeth Train Station with approximately 993,000 annual riders• in the heart of Elizabeth historic redevelopment district• project is in the Urban Enterprise Zone (UEZ) and has the following benefits for tenants: reduced sales tax - currently 3.5%• tax free purchases on certain items such as capital equipment facility expansions, upgrades, and certain personal property• tax credit options - up to \$1,500 for new permanent full-time employees hired or up to 8% Corporate Business Tax credit on qualified investments

For More Information:

Scott Sher | Principal | sher@sabre.life | T 201 249 8911 x1514

Justin Korinis | Senior Vice President | korinis@sabre.life | T 201 249 8911 x1545

Sean Pyle | Associate | pyle@sabre.life | T 201 249 8911 x1541

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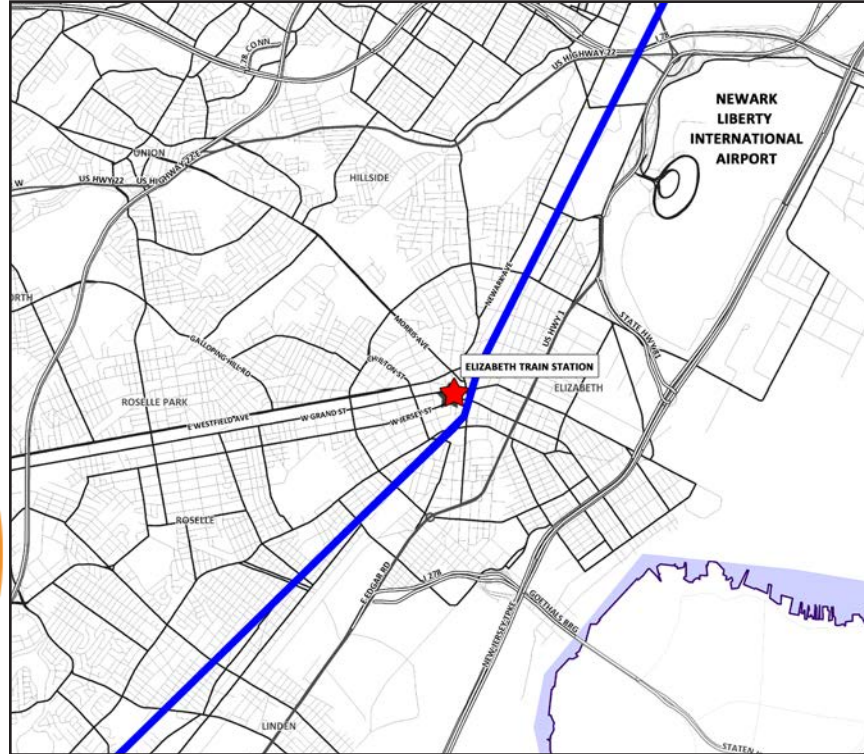
The City of Elizabeth was founded in 1665 and became the first capital of the State of New Jersey

Elizabeth is the 4th largest city in New Jersey with a population of 132,408 as of July 1, 2017

Elizabeth's diverse population represents more than 50 countries and 37 language groups

25 minute train ride from New York City

Elizabeth ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in New Jersey



5 Mile Demographics

Population: 588,755

Median House Hold Income: \$50,611

Daytime Population: 245,663

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Union County Community College

Total Students
Fall 2016 Enrollment: 10,185

Full-Time Students: 4,449

Part-Time Students: 5,736



"For the second year in a row, Elizabeth has been named an award-winning tourist destination."



Trinitas Regional Medical Center

Approximately 550 beds

Has one of the largest schools of professional nursing with approximately 2,000 student nurses

"According to city officials, Elizabeth is an economic engine for the state of New Jersey, as a hub for transportation, shipping, industrial and retail opportunities. The city has worked hard to leverage hundreds of millions in federal, state, county and local dollars, which has benefited public and private development initiatives, according to city officials."

Kean University

Total Students: 15,221

Students Living on Campus: 1,728



Courthouse Daytime Employees

1,000 + people

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Travel Time:

- 5 min from Newark Airport
- 25 min from Penn Station
- COMING SOON NEW \$55 Million Train Station directly in front of site
- Train runs almost every 15 minutes directly to Penn Station NYC. Runs from 4am - 2am. 25 min commute



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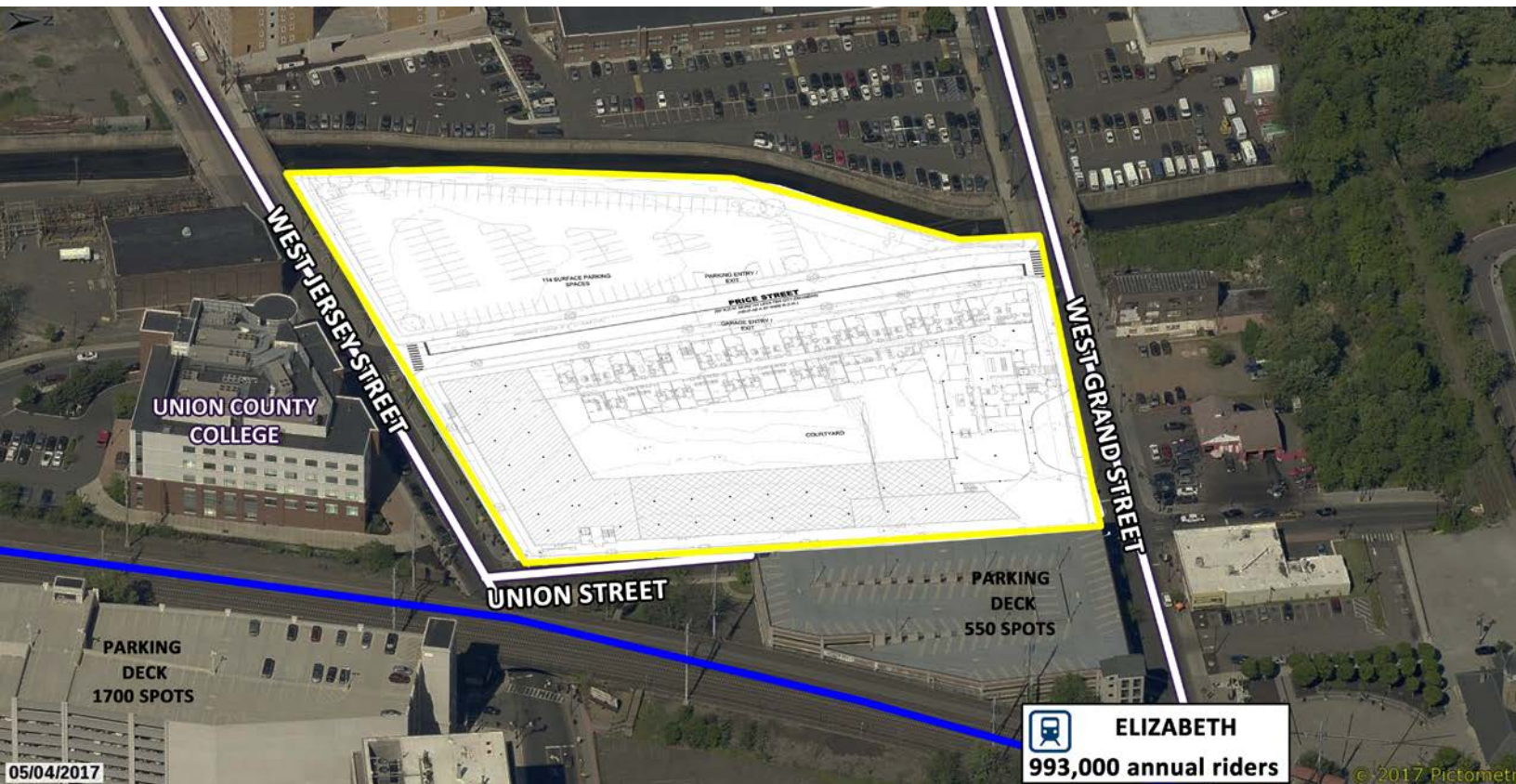
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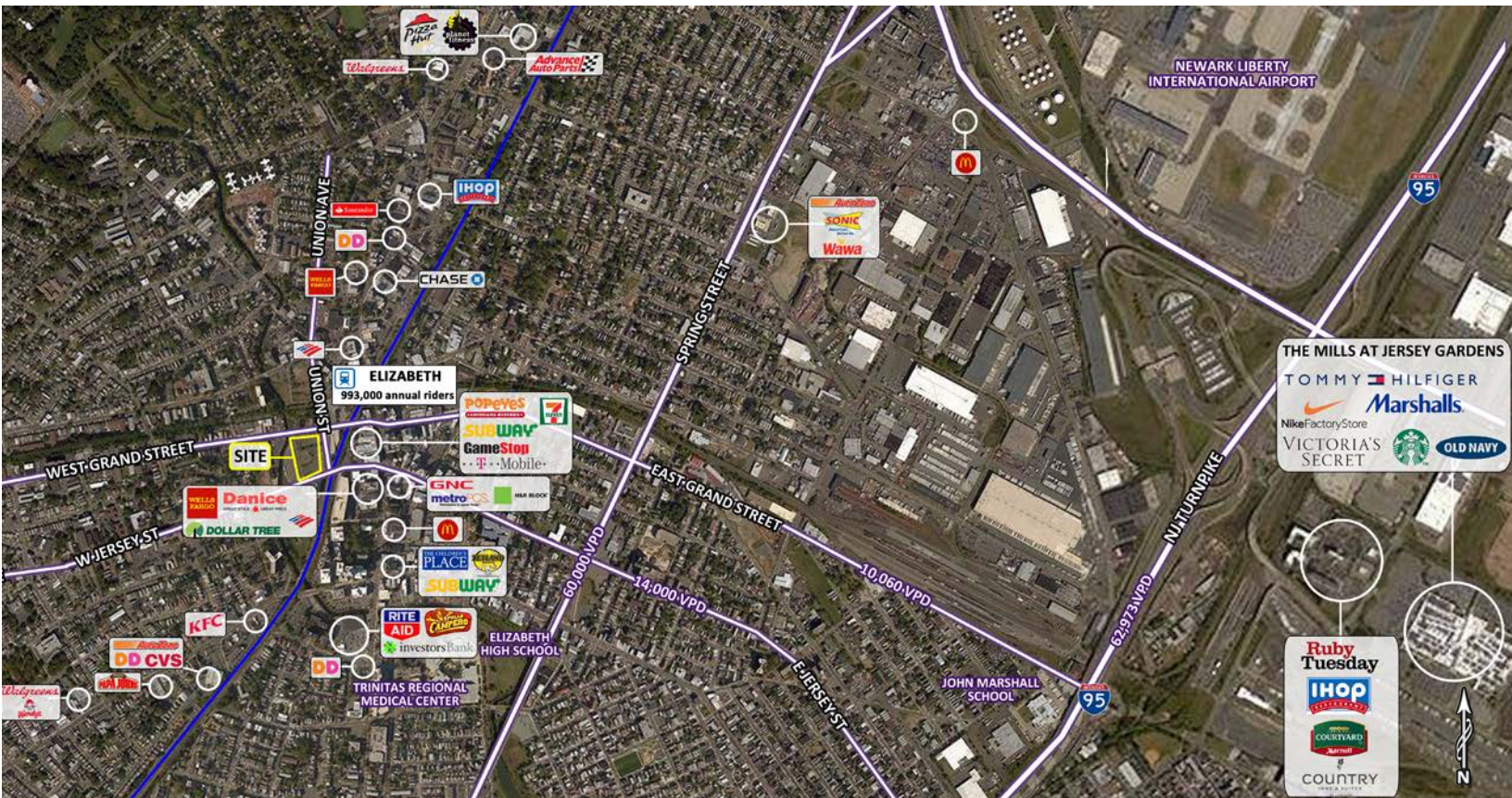
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Sabre Real Estate Group, LLC

500 Route 17 South Hasbrouck Heights NJ 07604

500 Old Country Road Garden City NY 11530

sabre.life

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