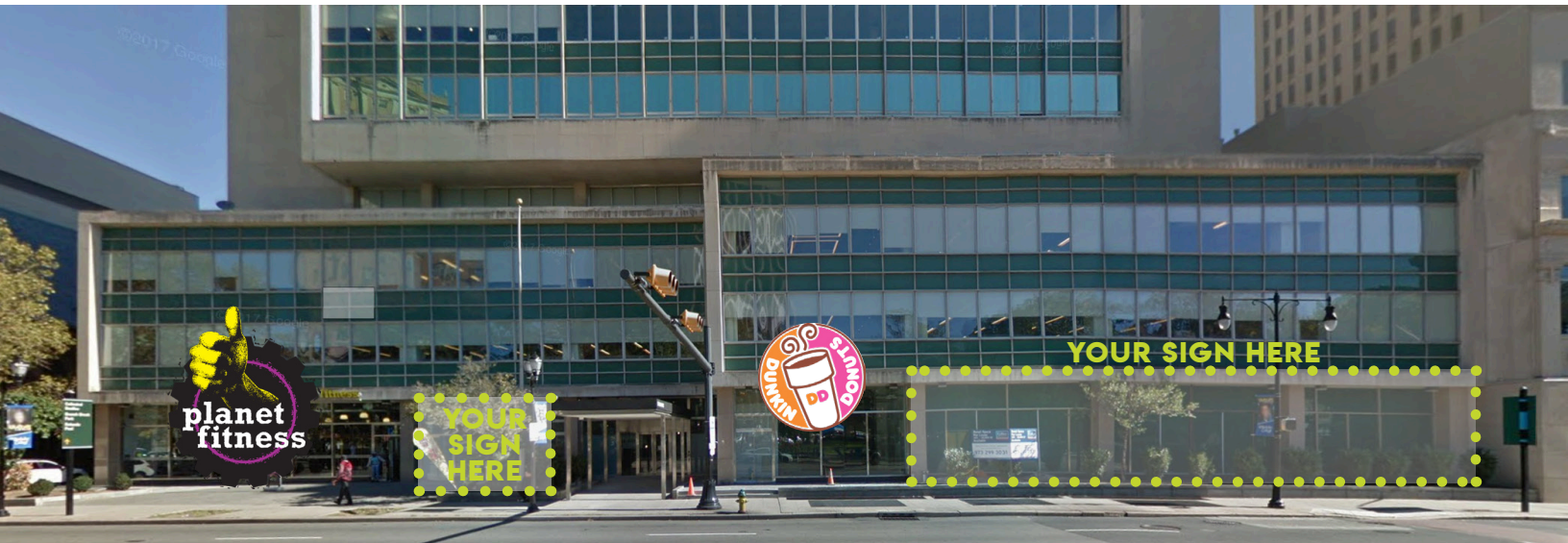
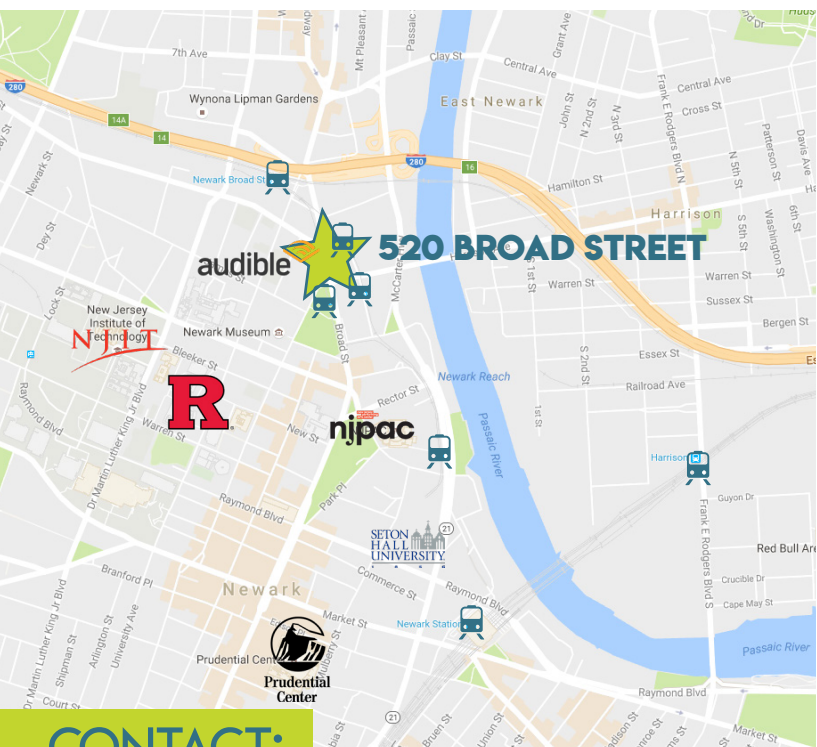


FOR LEASE

520 BROAD STREET



PRIME RETAIL OPPORTUNITY • NEWARK, NEW JERSEY



CONTACT:

NANCY ERICKSON • Broker Salesperson
Dir +1 973 299 3031 • Mob +1 908 803 8622
nancy.erickson@colliers.com

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)



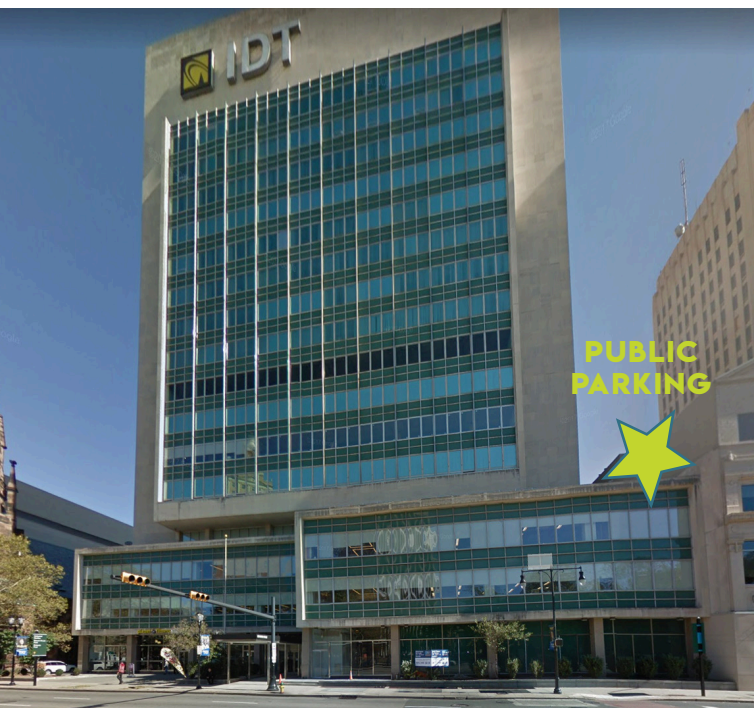
COLLIERS INTERNATIONAL NJ LLC

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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.

FOR LEASE

520 BROAD STREET



DEMOGRAPHICS



TRAFFIC COUNT: 47,280 VPD



TOTAL POPULATION: 357,089
(3 MILE RADIUS)

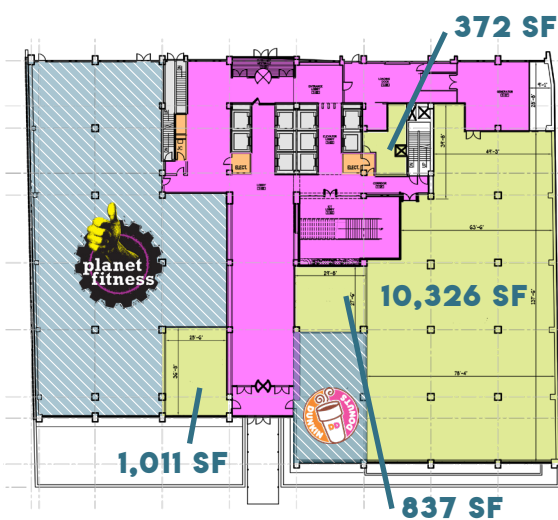
	Population	Daytime Population	Households
1/4 Mile	746	22,433	547
1/2 Mile	7,475	48,528	4,891
1 Mile	45,506	90,253	26,660
2 Miles	206,627	161,958	122,621

FLOOR PLANS

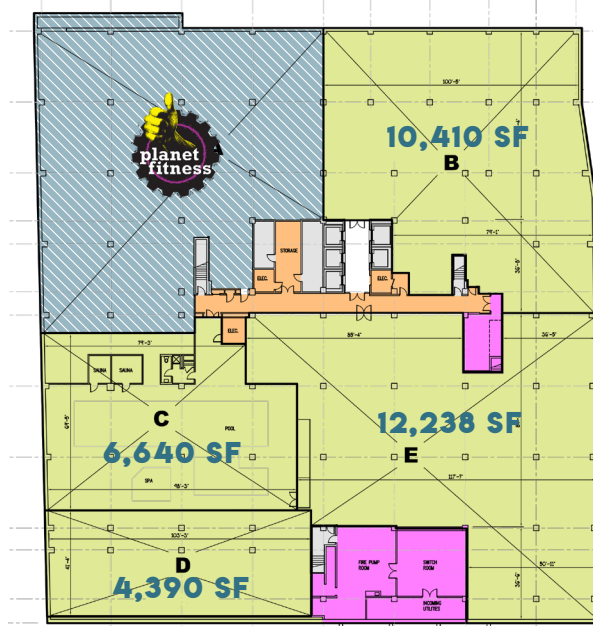
Leased

Available

15' CEILING HEIGHTS



FIRST FLOOR



16' CEILING HEIGHTS

LOWER LEVEL

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