

Springfield Avenue Marketplace

204-234 SPRINGFIELD AVENUE | NEWARK, NJ 07103

LEVIN
MANAGEMENT



2.6M visits annually*
8.07 visit frequency*
33 min avg. duration*



Available Spaces

Highly visible 1,800 SF 2nd gen restaurant space coming available; 1,847 SF; Spaces can be combined up to 3,497 SF (spaces 9, 10, 11)

Property Highlights

- A \$94M mixed-use retail/residential development on Springfield Avenue in Newark.
- Anchored by ShopRite and receiving 2.6M annual visits, this 108,416 SF center is located at a signalized intersection between Jones & Prince Streets.
- SUGO Artisanal Pizza & Pasta House opening soon and a Popeyes with drive-thru under development, there's even more to look forward to.
- This development is just minutes away from the Four Corners Historic District and downtown Newark, making it an ideal location. Plus, with 63 public schools serving approximately 37,000 students and five universities educating around 60,000 students, this area is bustling with activity.
- Featuring 152 on-site apartment units and 629 parking spaces, this development is sure to bring in a steady stream of loyal customers.

Retailers



Average Daily Traffic

14,000 Springfield Avenue
19,264 Four Corners Market Street/ Broad Street
33,343 McCarter Highway, NJ 21

Demographics

3-mile radius



434,561
POPULATION



163,692
HOUSEHOLDS



\$78,308
AVERAGE HH INCOME



189,220
DAYTIME POPULATION

Source: sitesusa.com

*Property Data by Placer.ai

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SITE PLAN



TENANT ROSTER

		SF
1	ShopRite	66,806
2	Snipes	5,551
3	T-Mobile	1,836
4	H&R Block	1,731
5	Venus Beauty Supply	3,490
6	City Life Neighborhood Clinics	3,792
7	Available	1,847
8	Ashley Stewart	4,477
9	Available	807
10	Available	890
11	Available - 2nd gen restaurant	1,800
12	Sarku Japan	1,800
13	Hook & Reel Cajun Restaurant	2,400
14	Taco Bell	2,456
15	McDonald's	4,388
16	Angel Nail Spa	2,237
17	SUGO Artisanal Pizza & Pasta House	2,108
18	Popeyes Pad Site Drive-thru	3,878

Opening Soon!

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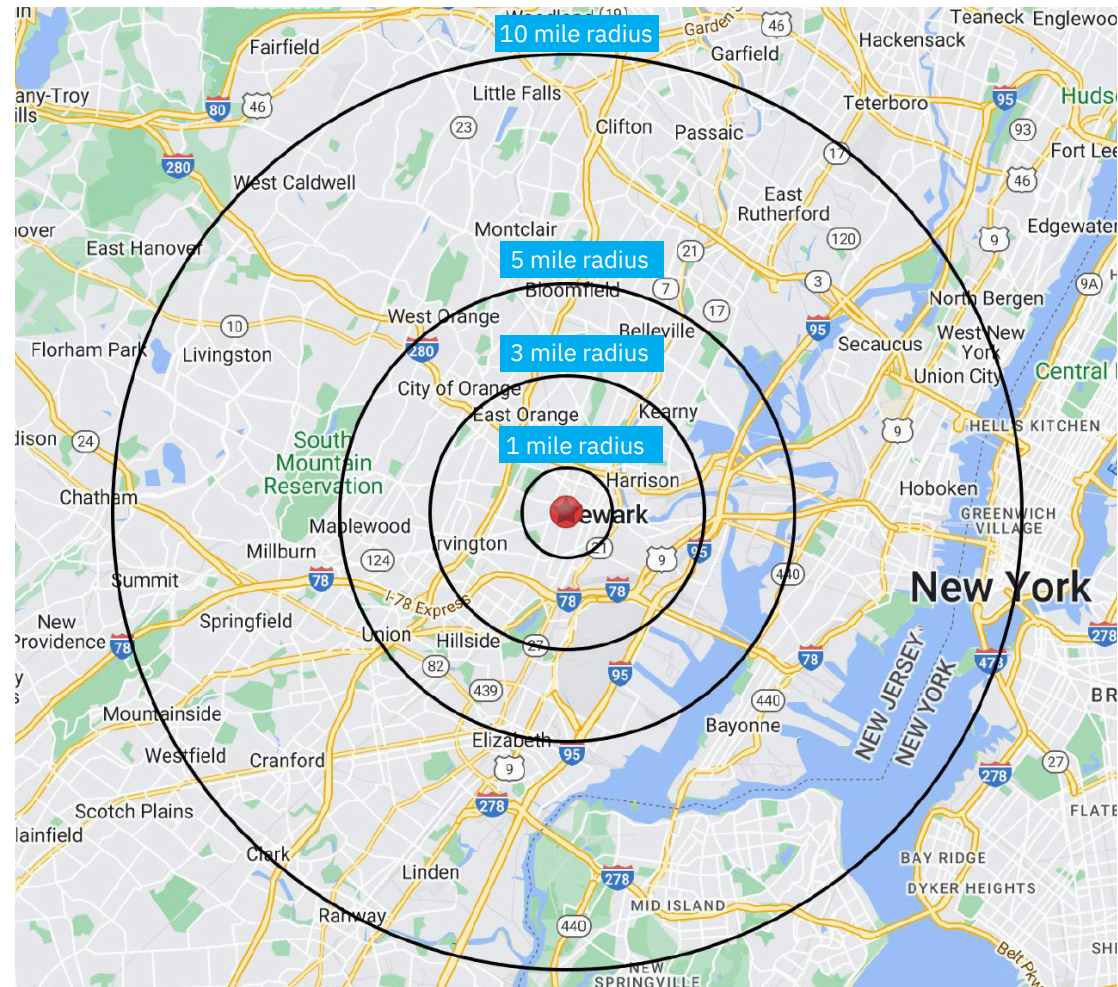
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	56,641	434,561	776,095
Households	21,976	163,692	287,704
Average Household Income	\$58,365	\$78,308	\$102,419
Projected Average Household Income (2028)	\$59,900	\$86,206	\$113,040
Median Household Income	\$45,439	\$59,893	\$76,582
Total Businesses	2,253	14,240	26,441
Total Employees	32,133	136,153	236,725
Daytime Population	38,420	189,220	335,866
Total Annual Household Expenditure	\$1.06 B	\$9.66 B	\$20.5 B
HH Income \$200K or more	1,193	13,167	35,552
College Degree + (Bachelor Degree or Higher)	8,184	64,777	150,589

Source: sitesusa.com



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CLOSE-UP AERIAL

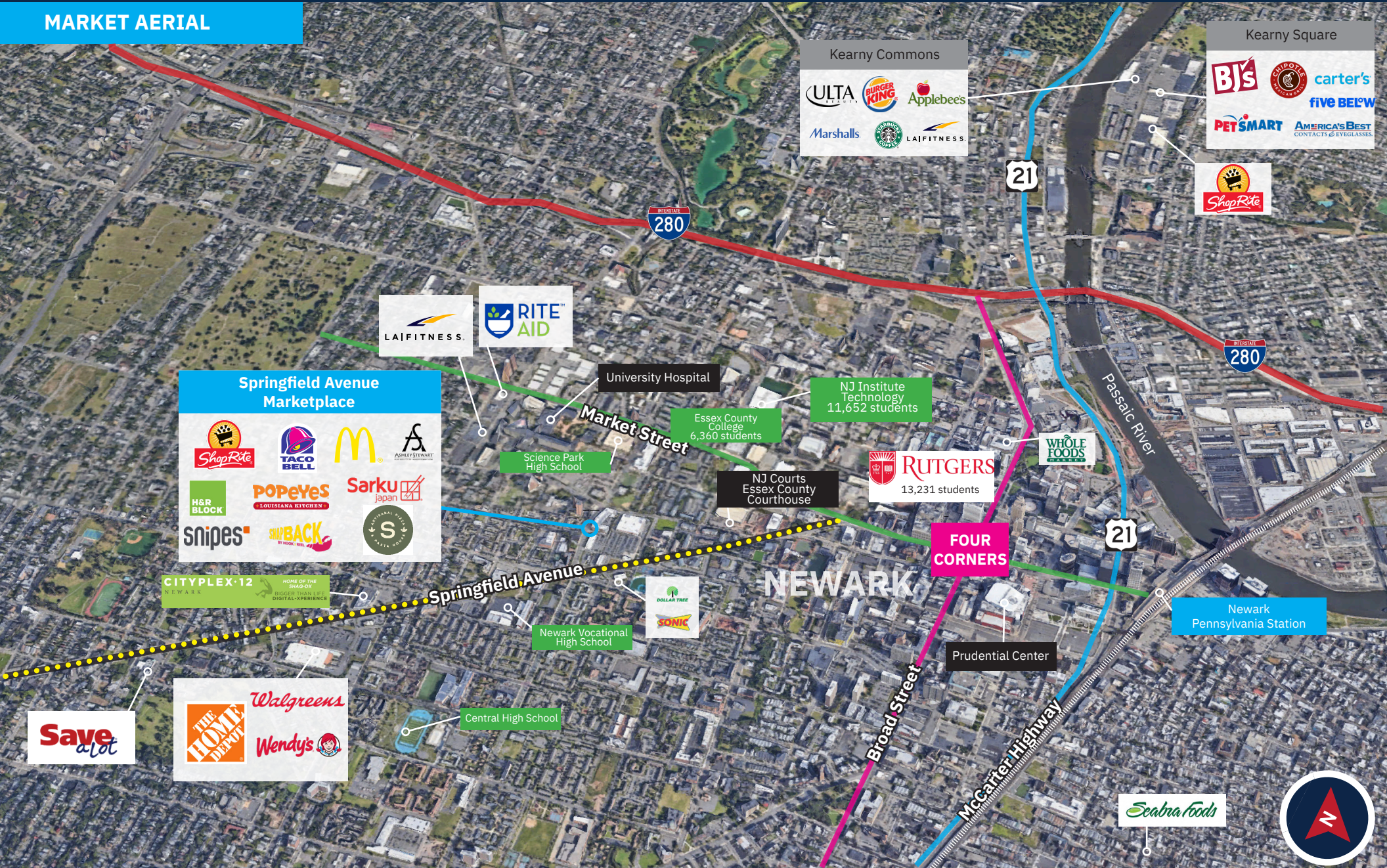


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

E.J. MOAWAD

Senior Leasing Representative

t. 908.226.5266 m. 201.705.3721
emoawad@levinmgt.com

ED VASCONCELLOS

Leasing Representative

t. 908.226.5290 m. 856.912.4863
evasconcellos@levinmgt.com



Main Office

975 US Highway 22
North Plainfield, NJ 07060
800.488.0768
levinmgt.com | 70 YEARS