

FOR LEASE

# 80 BROAD STREET

Elizabeth, NJ 07201



## PROPERTY DESCRIPTION

7,000 SF with a Full Basement

## PROPERTY HIGHLIGHTS

- Available in 60 Days
- 7,000 SF with a Full Basement
- Great for Medical Group, Government Use, Small Supermarket & Fitness
- Prime Downtown Retail Site in the Heart of Elizabeth, NJ
- Municipal Parking Garages Located in Rear of Building and Across the Street; Ample Street Parking
- Densely Populated Marketplace
- Excellent Retail Corridor w/ Heavy Foot Traffic
- Highly Visible Storefront
- Nearby to Union County College and Courthouse, Jersey Gardens Malls, Trinitas Medical Center & Newark Airport
- Convenient Access to Route 1 & 9, NJ Turnpike, Goethals Bridge, Elizabeth Train Station

## OFFERING SUMMARY

Lease Rate:	Call For Details
Available SF:	7,000 SF
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	23,751	79,037	201,065
Total Population	68,811	232,220	576,487
Average HH Income	\$77,036	\$96,273	\$97,759

## CHRISTOPHER CONWAY

(201)-720-5310

[cconway@atlanticcoastalre.com](mailto:cconway@atlanticcoastalre.com)

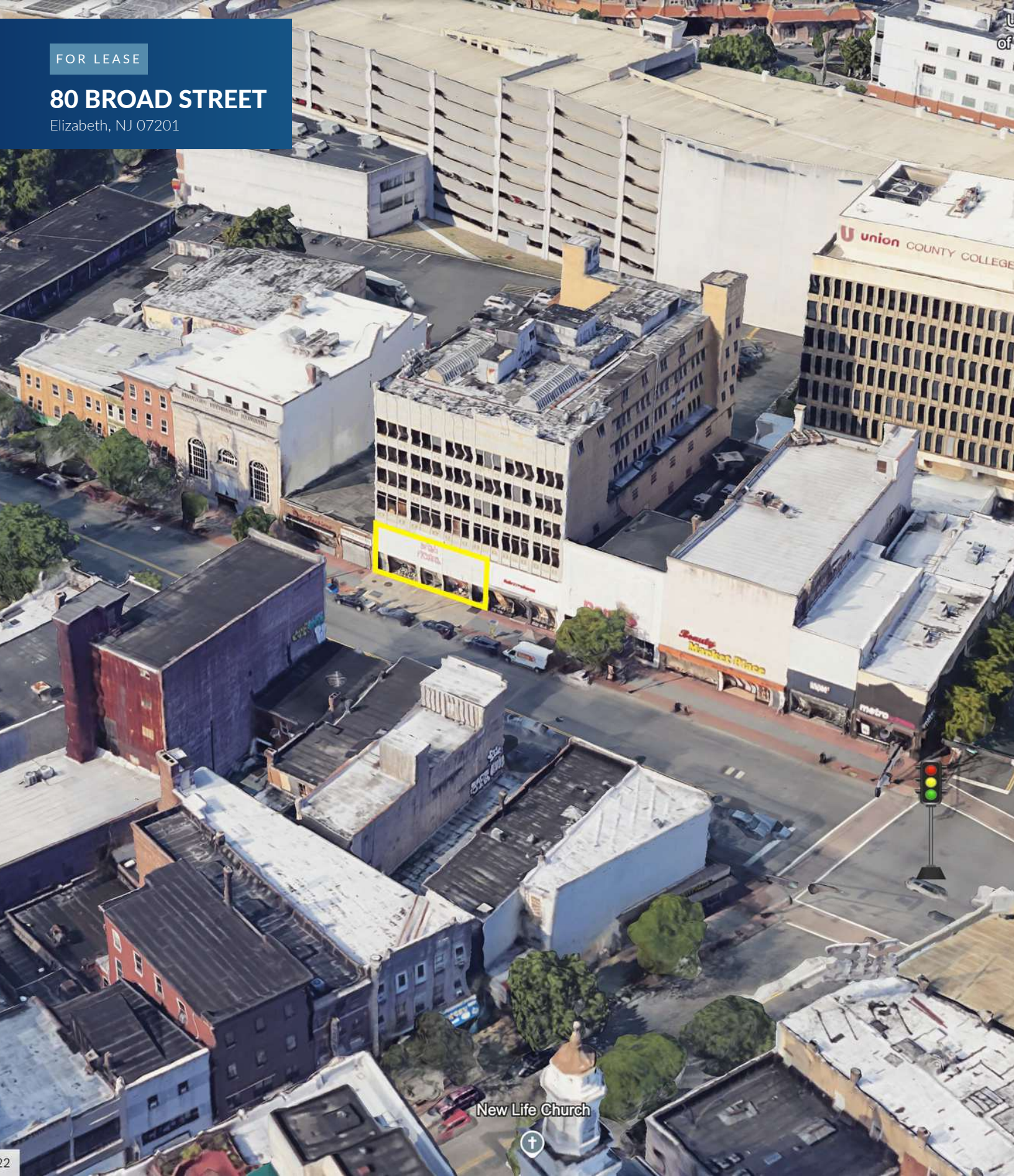
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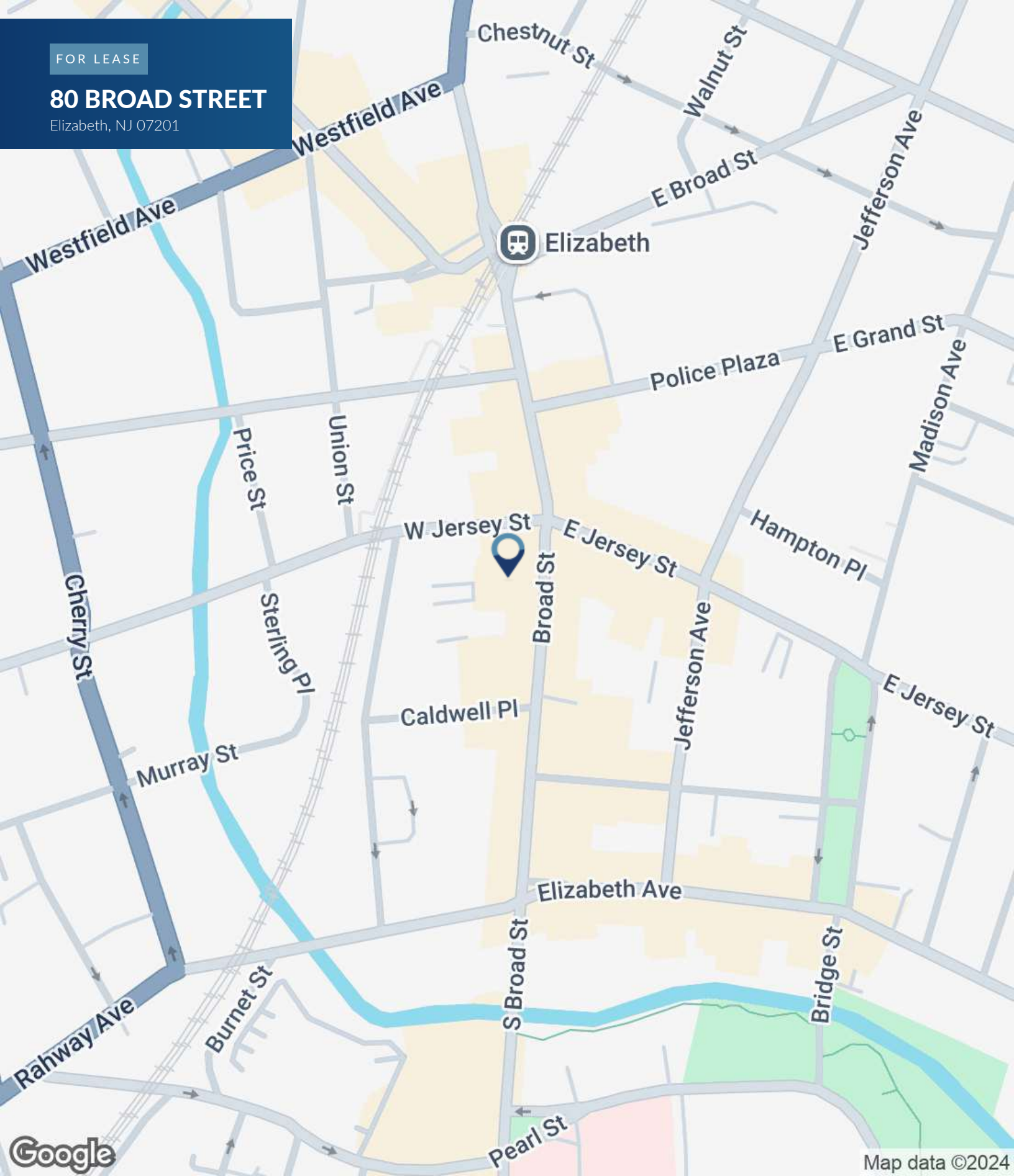
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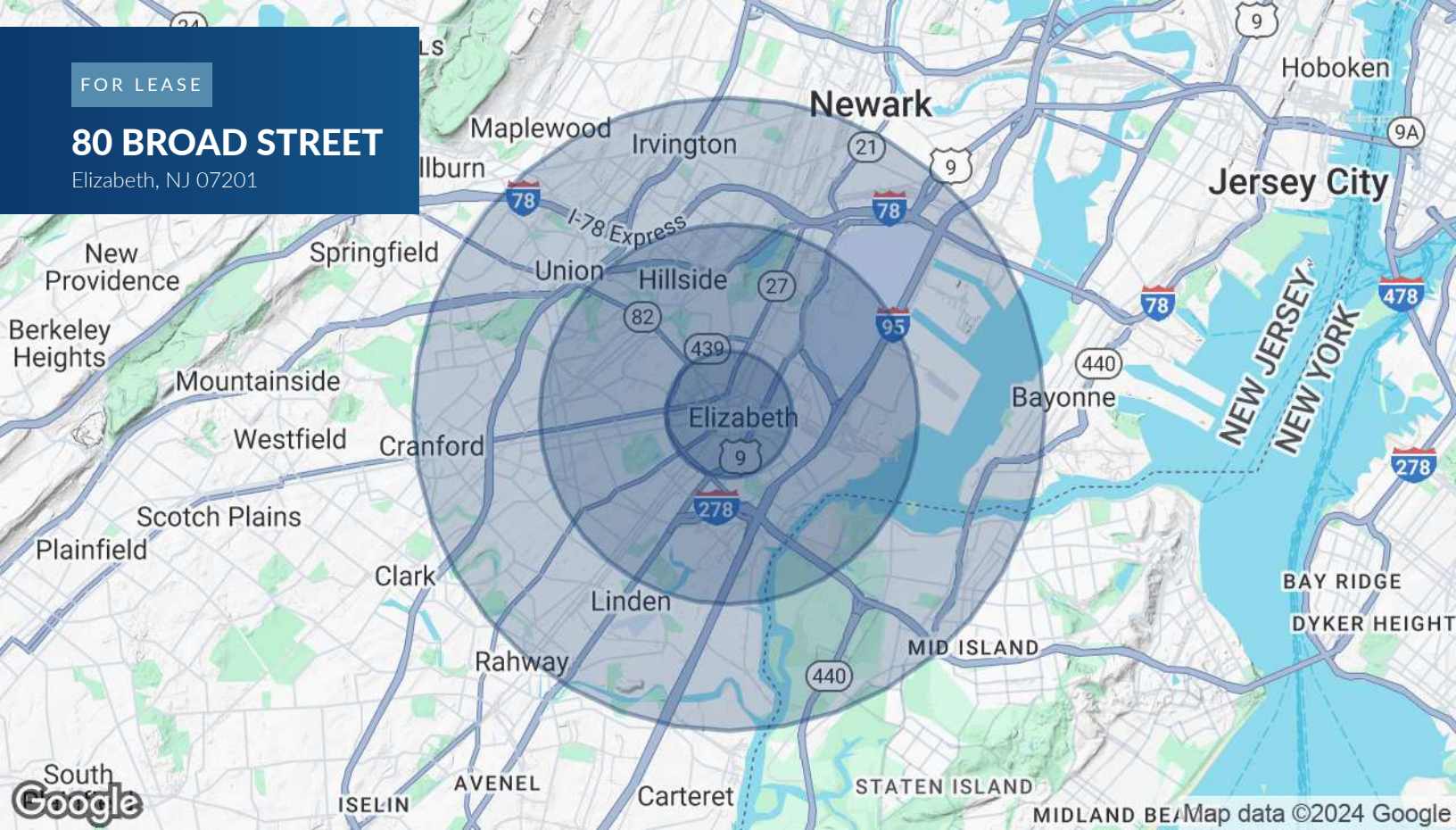
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	68,811	232,220	576,487
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	38	39	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	23,751	79,037	201,065
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$77,036	\$96,273	\$97,759
Average House Value	\$443,281	\$425,149	\$442,396

Demographics data derived from AlphaMap

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