



## PROPERTY HIGHLIGHTS

Rare mixed-use opportunity located along Newark's Broad Street corridor. Occupied ground-floor retail with five vacant residential units above. Adjacent to the proposed Ark Tower redevelopment featuring 300+ planned residential units.

Walk to everything. Hahne & Co. retail and dining. Military Park festivals. Prudential Center sports and concerts. All within blocks.

Property Type	Mixed-Use Redevelopment
Building Size	6,000 SF
Lot Size	2,700 SF
Occupancy	Owner Occupied / Vacant Residential
1st Floor	Owner Occupied
2nd Floor	2 Vacant Residential Units
3rd Floor	2 Vacant Residential Units
4th Floor	1 Vacant Residential Unit

## REDEVELOPMENT OPPORTUNITY

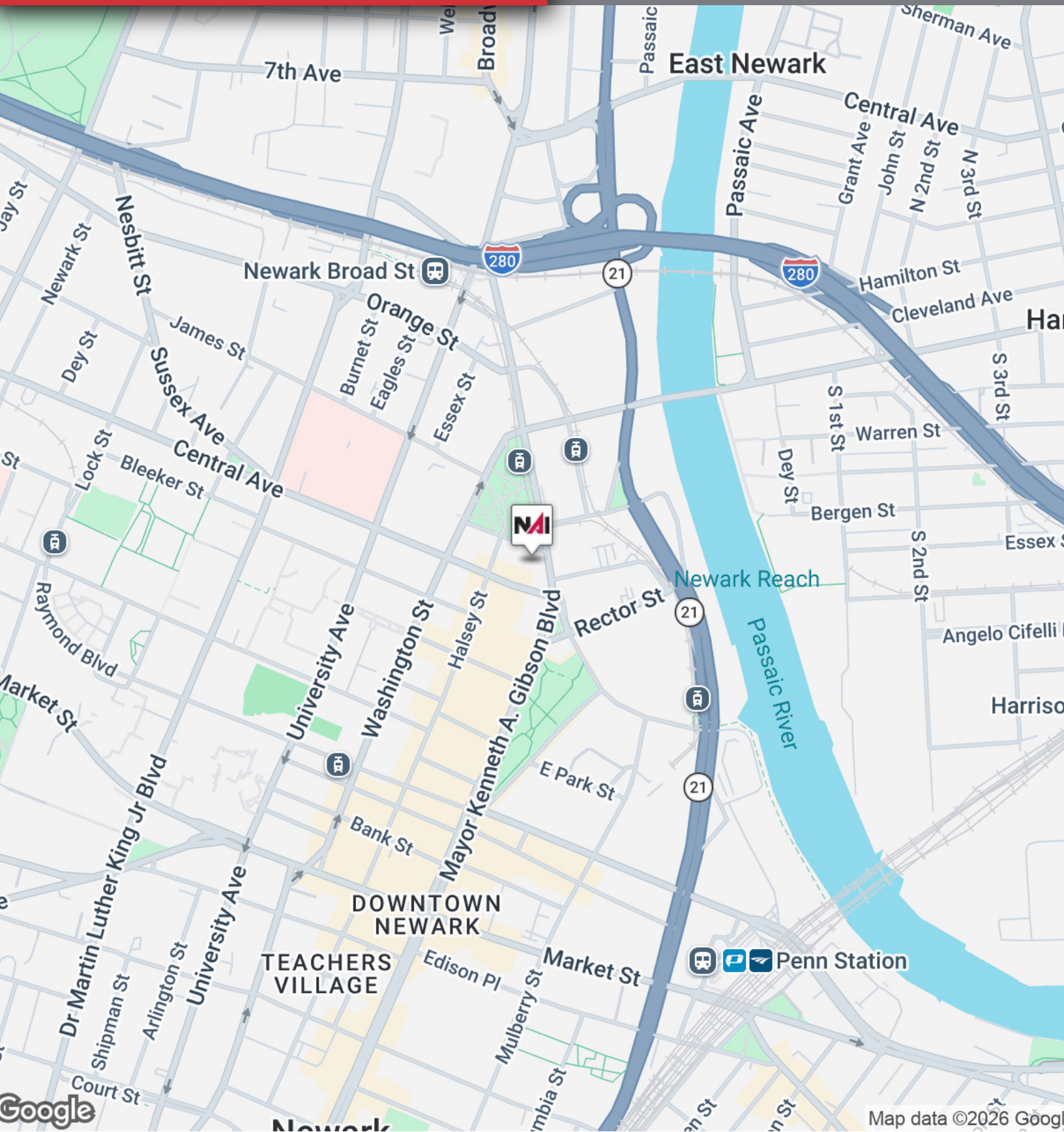
- Existing ground-floor retail occupancy
- Five vacant residential units
- Value-add redevelopment potential
- Potential tear-down/redevelopment scenario
- Adjacent to proposed 300+ unit Ark Tower project

## INQUIRE FOR INFORMATION

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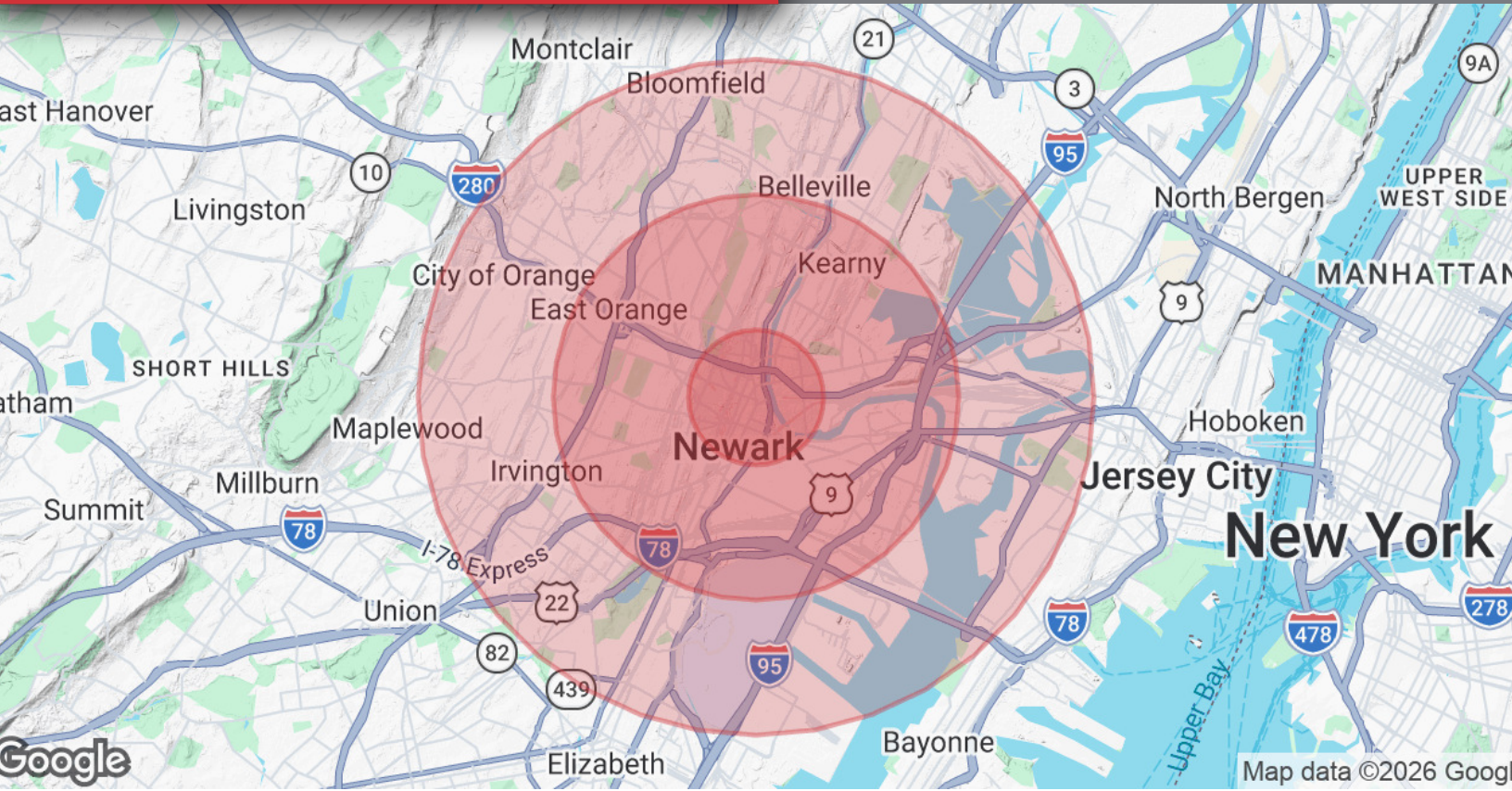
# 565 BROAD STREET NEWARK, NJ 07102

# LOCATION MAP



# 565 BROAD STREET NEWARK, NJ 07102

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	48,684	388,039	801,154
Average Age	36.2	36.0	37.0
Average Age (Male)	35.9	34.8	35.7
Average Age (Female)	36.1	36.7	38.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	20,626	146,781	299,872
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$81,536	\$73,902	\$91,059
Average House Value	\$286,024	\$342,448	\$398,048

2023 American Community Survey (ACS)