# BIG BOX RETAIL/COMMERCIAL OPPORTUNITY

# 195 MARKET STREET

NEWARK, NJ

## PARAMOUNT THEATER REDEVELOPMENT

### PROPERTY DESCRIPTION:

**Size:** Ground Floor: 24,000 SF
Second Floor: 26,000 SF
(Divisible)

### PROPERTY HIGHLIGHTS:

- Mixed Use Project With 220 Residential Units
- Parking Within the Building
- Two Short Blocks From Newark Penn Station
- 1 Block to Prudential Center

### AREA HIGHLIGHTS:

- Adjacent to Gateway Center- 2.6MM SF Office Space
- Large student population
- 45,000 local students
- Rutgers University, Berkeley College, Essex County College, NJIT and Seton Hall Law
- New Jersey's largest employment center
- Daytime population - Over 400,000 people
- Workforce - Over 47,000 people within a .5 mile radius of development
- Prudential & Rutgers - approx. 10,000 employees combined

### SOME OF OUR NEIGHBORS:

DUNKIN' DONUTS · MERCATO TOMATO PIE · DINOSAUR BAR-B-QUE · CHIPOTLE MEXICAN GRILL · GameStop POWER TO THE PLAYERS

For further information please contact:

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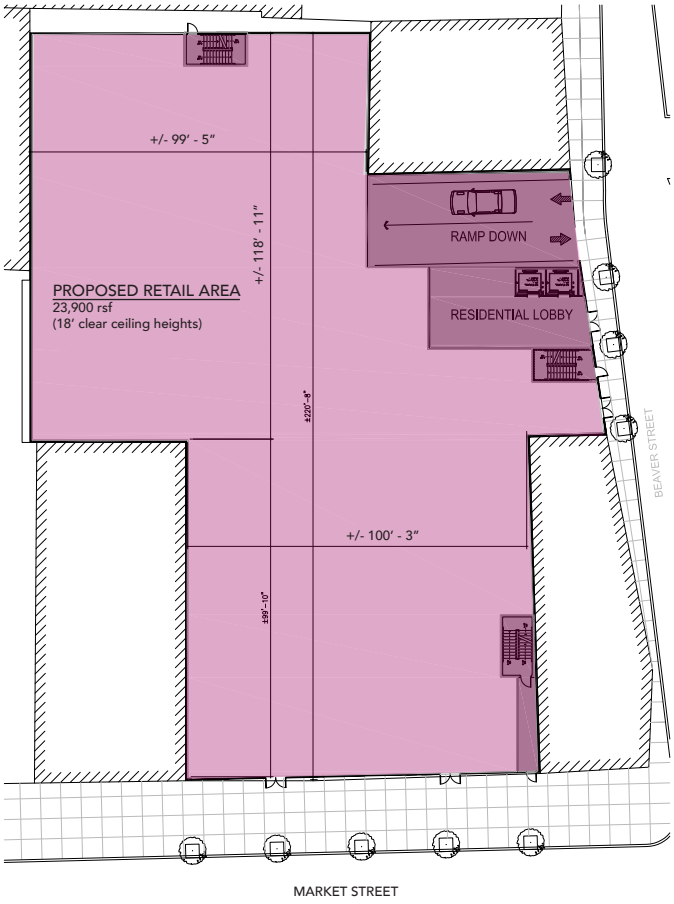
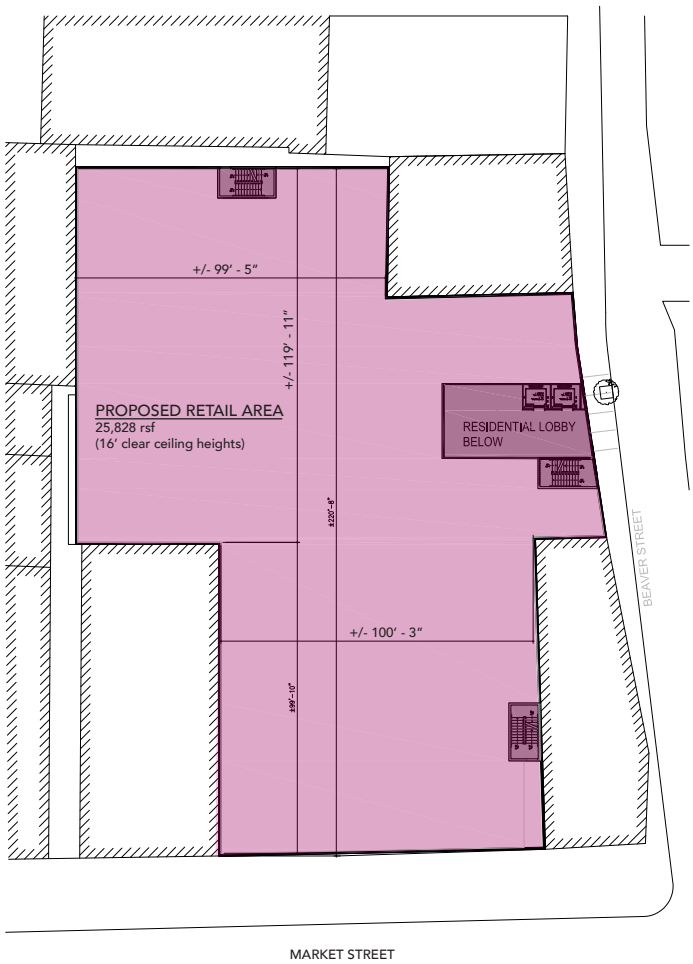
## FLOOR PLANS




GROUND FLOOR




SECOND FLOOR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MAP

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