

Springfield Avenue Marketplace

204-234 SPRINGFIELD AVENUE | NEWARK, NJ 07103



2.7M visits annually*
8 visit frequency*
33 min avg. duration*



Available Spaces

Small units available 807, 890, 1,847 SF

Property Highlights

- **\$94M Mixed-Use Development** on Springfield Avenue, Newark
- **Anchored by ShopRite** – Driving **2.7M annual visits**
- **New Popeyes with Drive-Thru – Coming Soon!**
- **Signalized Intersection** at Jones & Prince Streets for **high visibility & accessibility**
- **Minutes from Downtown Newark & Four Corners Historic District**
- **Dense Trade Area** – Servicing:
 - **63 public schools** (37,000 students)
 - **5 universities** (60,000 students)
- **152 On-Site Apartment Units** – Built-in customer base
- **629 Parking Spaces** – Convenient access for shoppers

Retailers

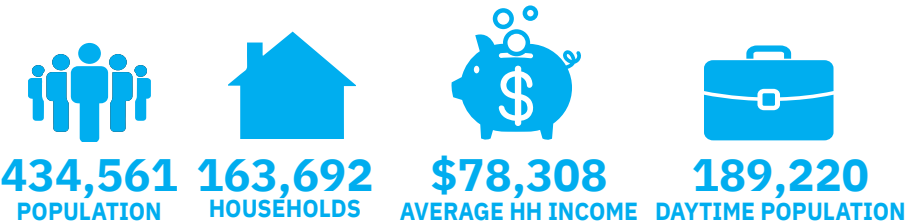


Average Daily Traffic

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

Demographics

3-mile radius



*Property Data by Placer.ai

Source: sitesusa.com

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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	New Restaurant Coming Soon!	1,800
12	Sarku Japan	1,800
13	Snap Back 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 <i>Opening Soon!</i>	3,878

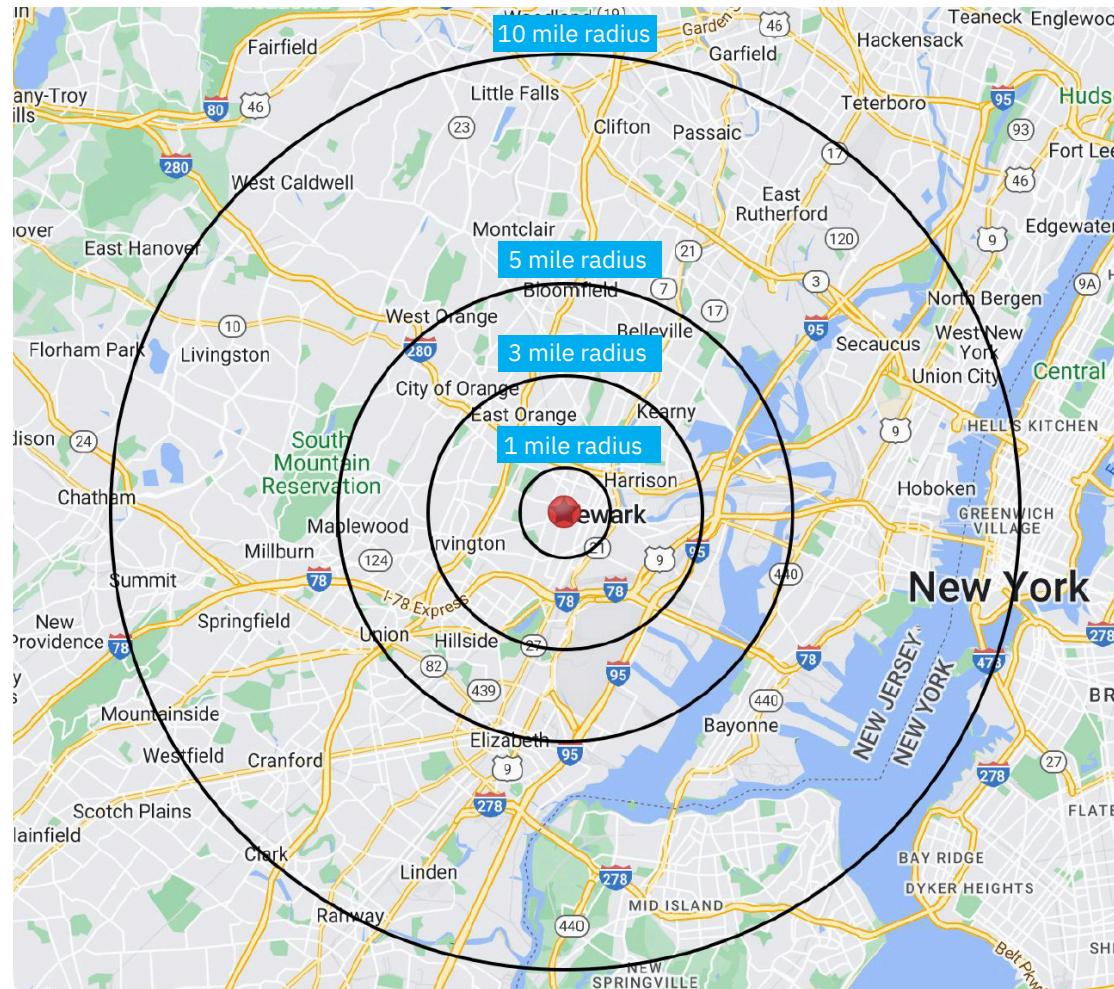
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DEMOGRAPHICS

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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LEVIN
MANAGEMENT

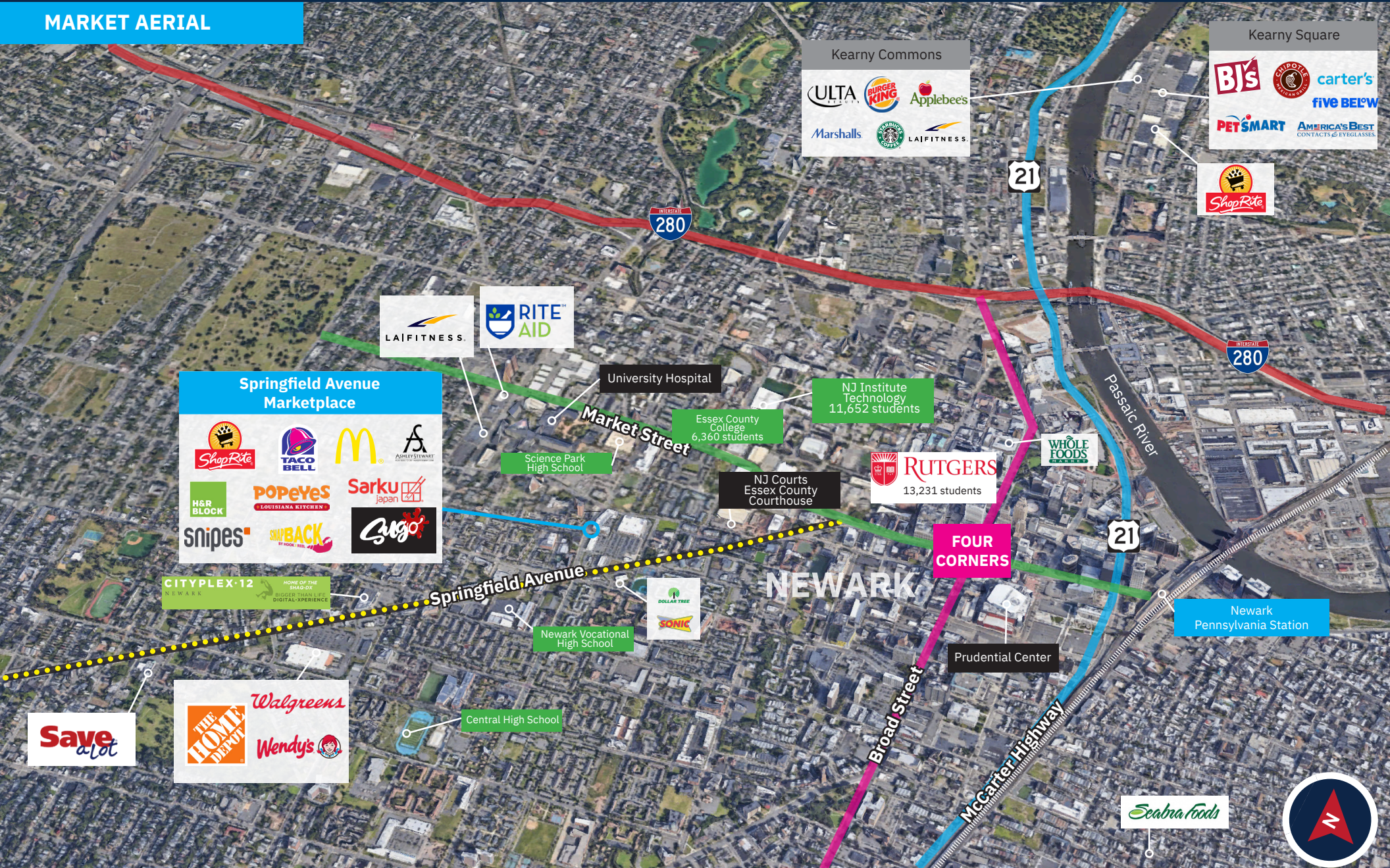
CLOSE-UP AERIAL



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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