

# Springfield Avenue Marketplace

204-234 SPRINGFIELD AVENUE | NEWARK, NJ 07103



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



Annual Visits  
166.1K\*

1,847 SF  
Upper Level



Annual Visits  
548.1K\*



Annual Visits  
1.8M\*

24 JONES  
Residential  
152 units

JONES STREET

NEW!  
POPEYES

SPRINGFIELD AVENUE - 14,000 VPD

PRINCE STREET



Small  
Spaces  
807 & 890

## 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



**434,561**  
POPULATION



**163,692**  
HOUSEHOLDS



**\$78,308**  
AVERAGE HH INCOME



**189,220**  
DAYTIME POPULATION

\*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	Shah's Halal Food <i>Coming soon!</i>	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

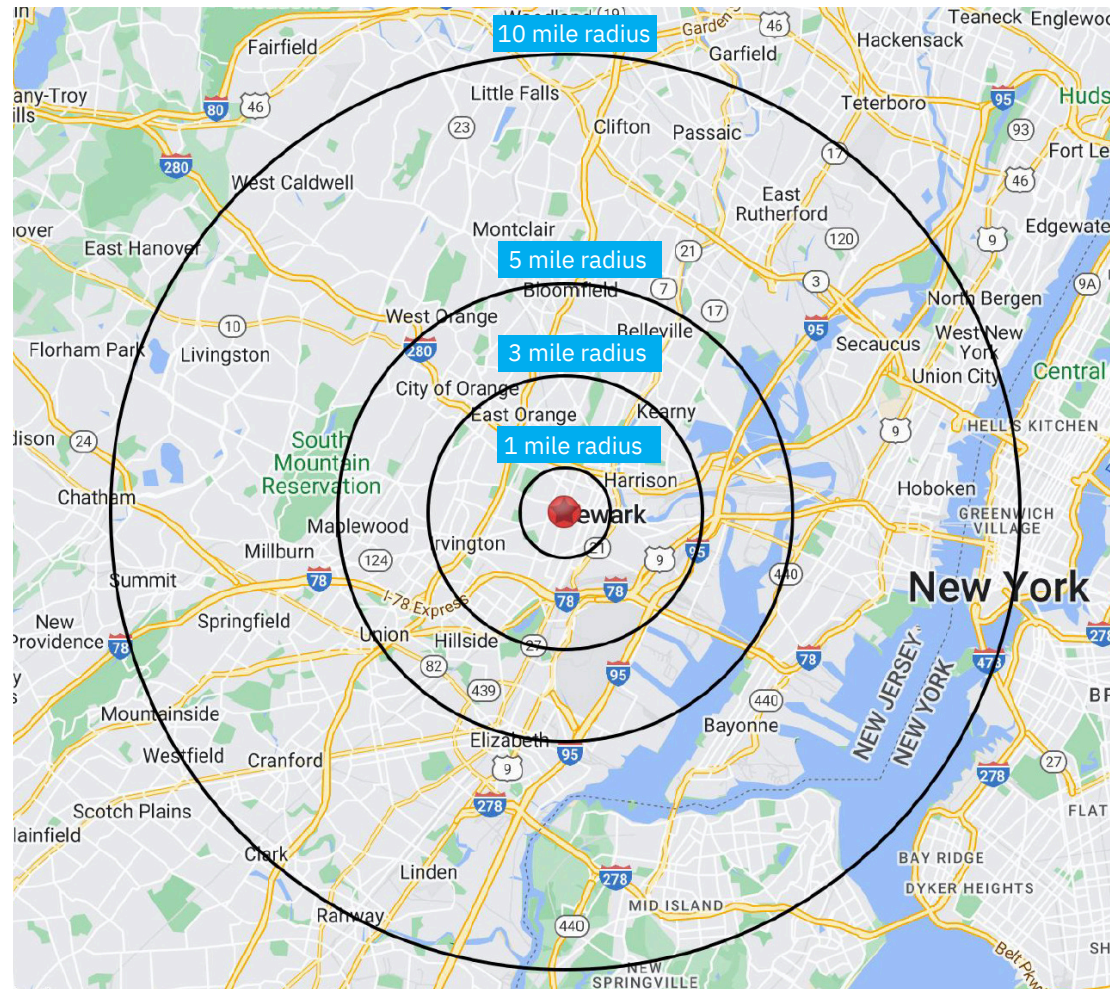
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## DEMOGRAPHICS

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

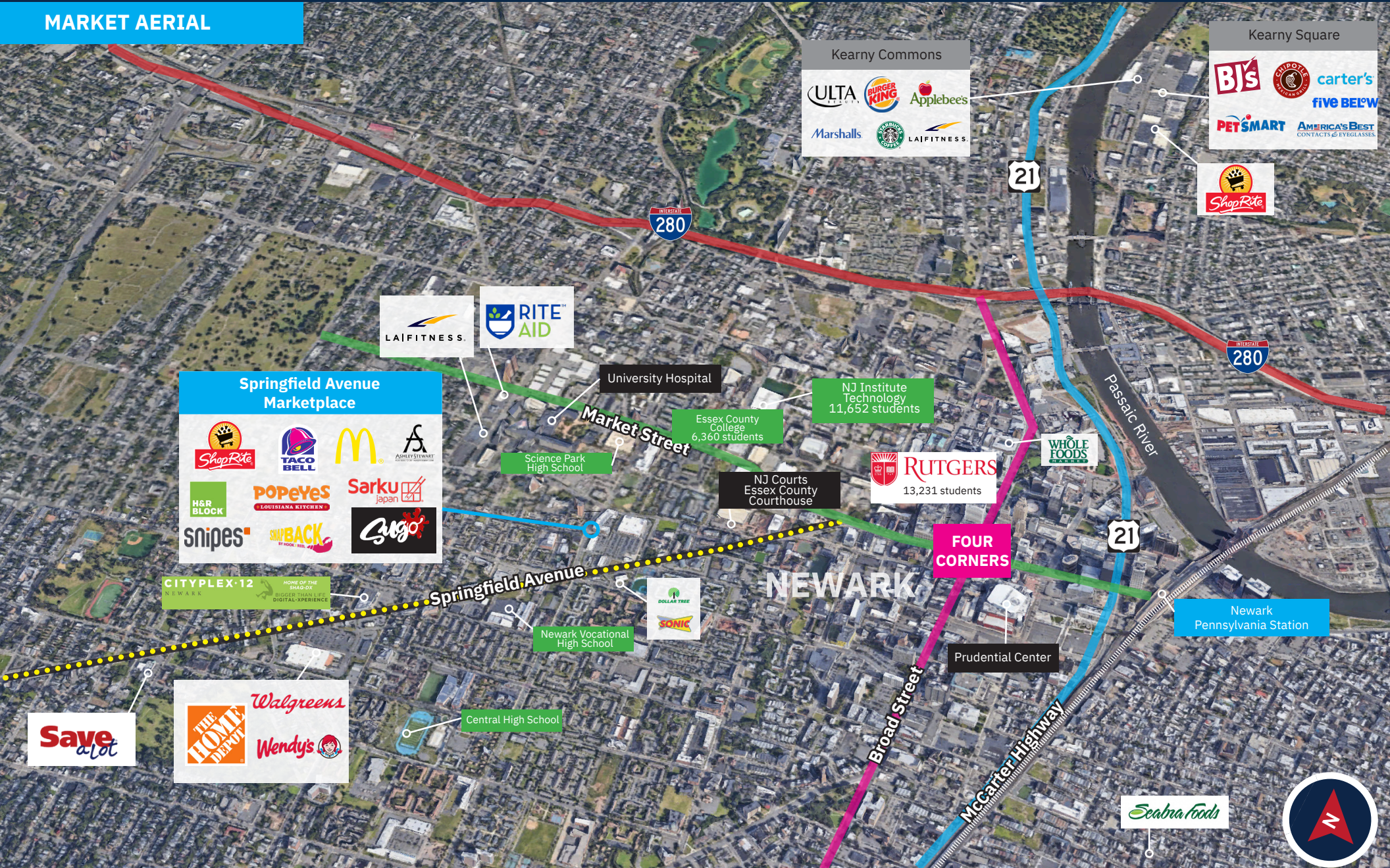
CLOSE-UP AERIAL



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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

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