

OFFICE/RETAIL FOR LEASE

Ground Floor Space In 70-Unit Apartment Complex

111 Mulberry Street, Newark, NJ 07102

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Ground floor office / retail space in apartment complex

PROPERTY HIGHLIGHTS

- Excellent visibility
- Heavy foot and auto traffic
- Formerly used as medical office, but suitable for any office or retail use
- Windows provide plenty of natural light
- Three separate entrances, including private entrance from Market
- Tenant signage
- Close to restaurants, banks, shopping, post office, and public transit

LOCATION DESCRIPTION

Located in the Central Business District of downtown Newark, with excellent access to public transit.

OFFERING SUMMARY

LEASE RATE:	\$2,850.00 per month (Gross)
AVAILABLE SF:	1,000 SF
BUILDING SIZE:	83,740 SF

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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ADDITIONAL PHOTOS



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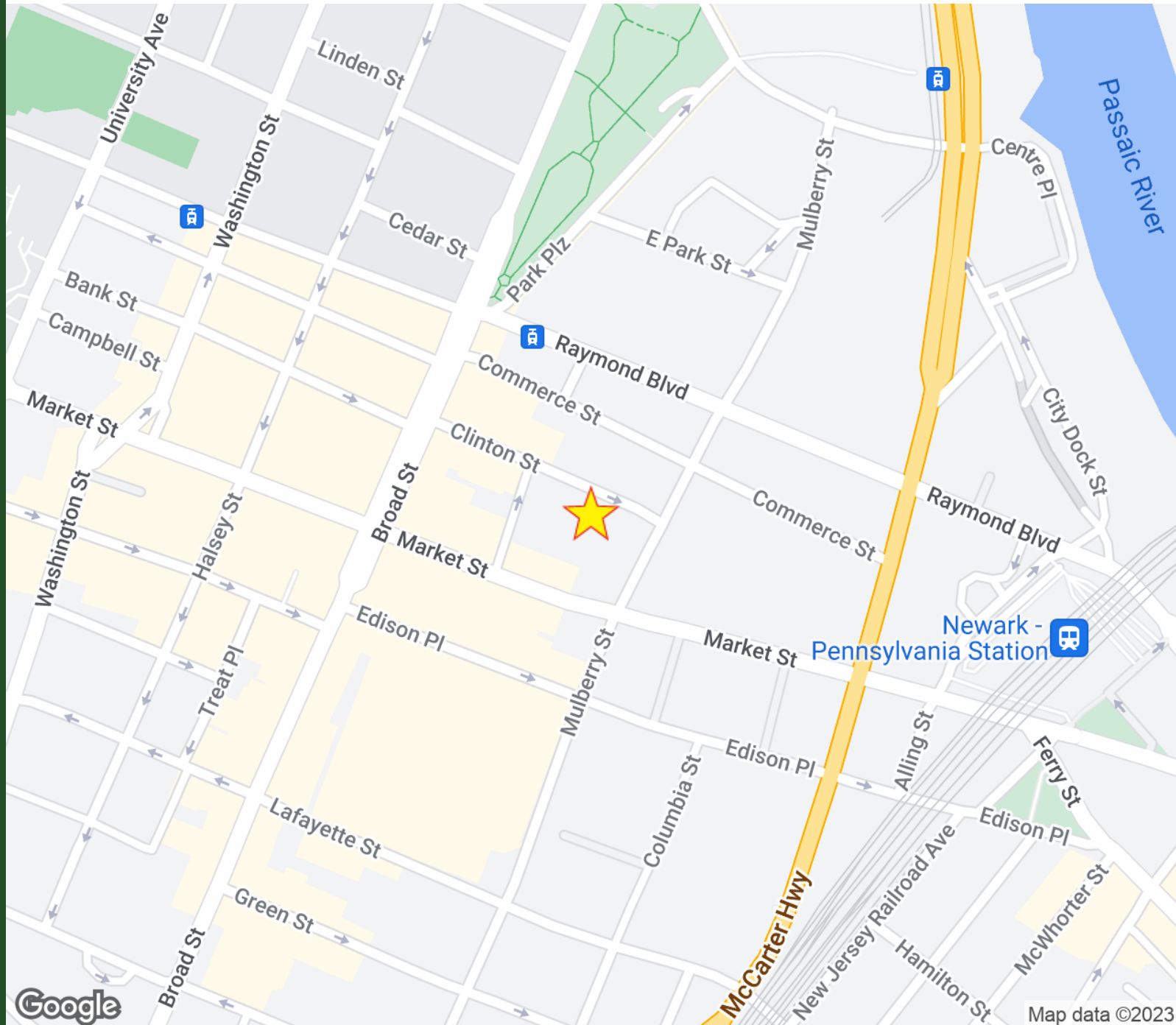
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LOCATION MAP



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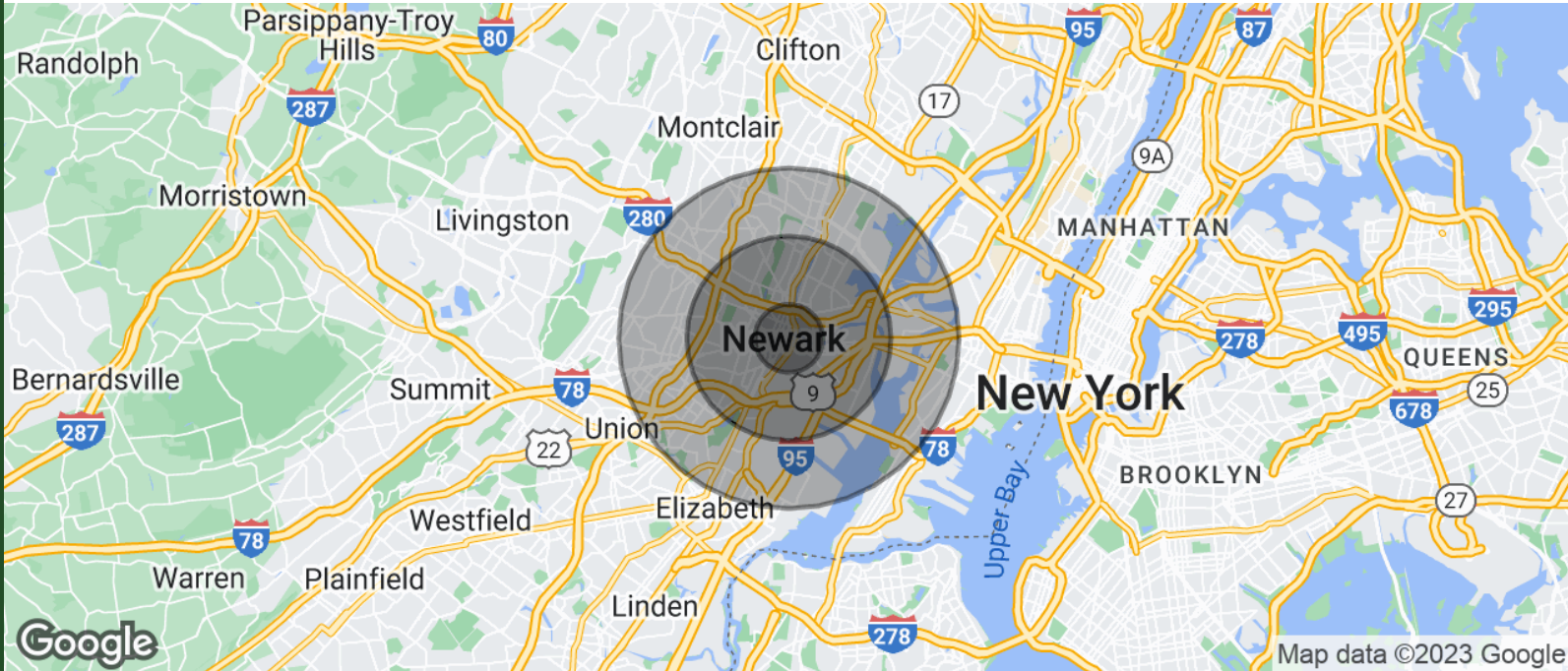
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	53,258	334,402	760,154
AVERAGE AGE	35.2	34.7	36.3
AVERAGE AGE (MALE)	34.5	33.2	34.7
AVERAGE AGE (FEMALE)	35.9	35.6	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	22,397	134,615	303,392
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$57,957	\$53,040	\$66,098
AVERAGE HOUSE VALUE	\$262,803	\$221,229	\$242,995

* Demographic data derived from 2020 ACS - US Census

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OUR SERVICES

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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