



RETAIL PROPERTY

FOR LEASE

±5,000 SF DAYCARE CENTER

195 West Market Street, Newark, NJ 07103

For More Information, Contact the Exclusive Brokers

JUAN DISLA

Director

jd@blauberg.com
973.379.6644

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com
973.379.6644 x118



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

±5,000 SF DAYCARE CENTER

195 West Market Street, Newark, NJ 07103



LOCATION DESCRIPTION

Approx. 0.7 Miles to I-280

Approx. 1.9 Miles to I-78

Approx. 2.5 Miles to Garden State Parkway Exit 142

Approx. 5 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Lease Rate:	Please Call for Lease Rate
Available SF:	5,000 SF
Building Size:	5,000 SF



PROPERTY HIGHLIGHTS

- ±5,000 SF Freestanding Building
- Previously Used as a Licensed Daycare Center
- 5 Classrooms / Office
- Onsite Parking, Large Playground Area
- Ideal for Daycare, Medical, Office, Community Center, Event Space

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	932	4,436	20,610
Total Population	2,569	11,831	48,985
Average HH Income	\$59,815	\$42,796	\$43,871

For More Information, Contact the Exclusive Brokers

JUAN DISLA

Director

jd@blauberg.com

973.379.6644

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

RETAIL PROPERTY

FOR LEASE

±5,000 SF DAYCARE CENTER

195 West Market Street, Newark, NJ 07103



For More Information, Contact the Exclusive Brokers

JUAN DISLA

Director

jd@blauberg.com

973.379.6644

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

RETAIL PROPERTY

FOR LEASE

±5,000 SF DAYCARE CENTER

195 West Market Street, Newark, NJ 07103



For More Information, Contact the Exclusive Brokers
JUAN DISLA
Director
jd@blauberg.com
973.379.6644

CHRISTIAN BENEDETTO, JR.
Director of Business Development
cmbenedetto@blauberg.com
973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

RETAIL PROPERTY

FOR LEASE

±5,000 SF DAYCARE CENTER

195 West Market Street, Newark, NJ 07103



For More Information, Contact the Exclusive Brokers

JUAN DISLA

Director

jd@blauberg.com

973.379.6644

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

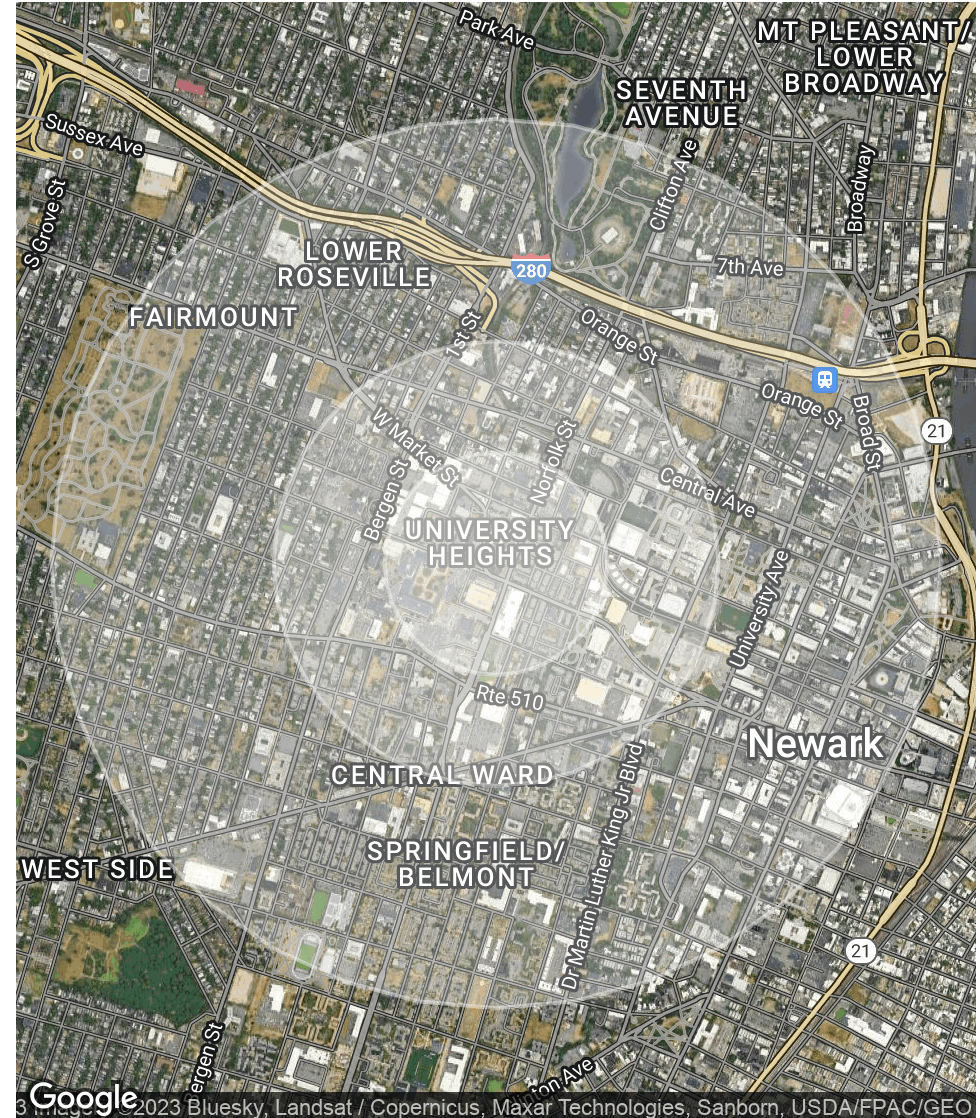


±5,000 SF DAYCARE CENTER

195 West Market Street, Newark, NJ 07103

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,569	11,831	48,985
Average Age	27.7	30.9	33.7
Average Age (Male)	24.6	26.7	29.9
Average Age (Female)	29.9	33.7	36.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	932	4,436	20,610
# of Persons per HH	2.8	2.7	2.4
Average HH Income	\$59,815	\$42,796	\$43,871
Average House Value	\$236,920	\$135,381	\$119,321

* Demographic data derived from 2020 ACS - US Census



For More Information, Contact the Exclusive Brokers

JUAN DISLA

Director

jd@blauberg.com

973.379.6644

CHRISTIAN BENEDETTO, JR.

Director of Business Development

cmbenedetto@blauberg.com

973.379.6644 x118

830 Morris Turnpike
Suite 201
Short Hills, NJ 07078

www.blauberg.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.