

MEDICAL/OFFICE SPACE

NEWARK, NJ

IRONBOUND/NEWARK

604-608 Market Street

SIZE

First Floor 5,000 SF - great for medical/urgent care
Second Floor 2,400 SF
Basement 5,000 SF - great for physical therapy/gym

**Contact Jennifer for other space available*

ASKING RENT

Upon Request

TERM

1, 3, 5, 10 years

CO-TENANTS

Friendly Dental Center, Elmys Special Services

NEIGHBORS

Dunkin'/Baskin Robbins, Mega Pizza, Capital One, Abra Dental, SB Beauty Spa, Coimbra Restaurant, Newark Police Department

COMMENTS

Secured office building with elevator

Great location for office space, medical, law firm, or technology services

Assigned parking available and on/off street parking available

Easy access to Route 280, Route 21, Route 1, Route 9, Garden State Parkway, and New Jersey Turnpike

CONTACT EXCLUSIVE AGENTS

JENNIFER CORRAO

jcorrao@ripconj.com

201.777.2311

COLBY PIPER

cpiper@ripconj.com

201.636.7497

RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

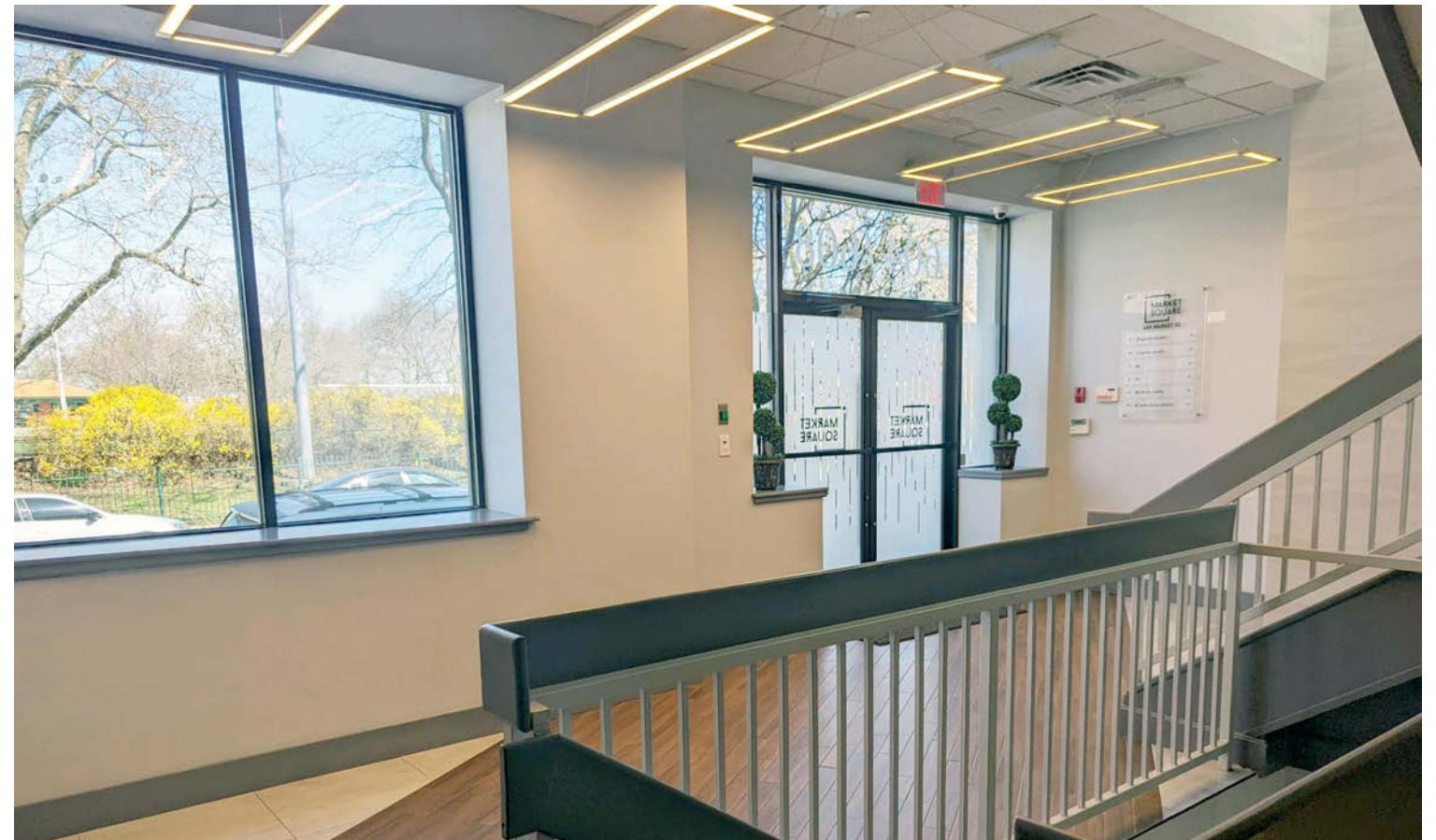
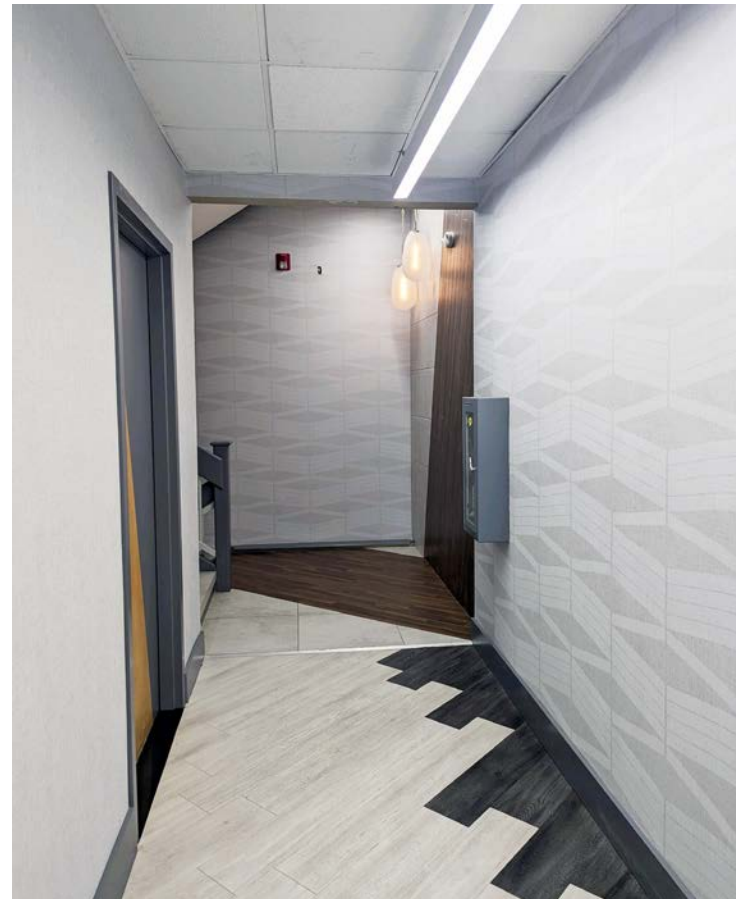
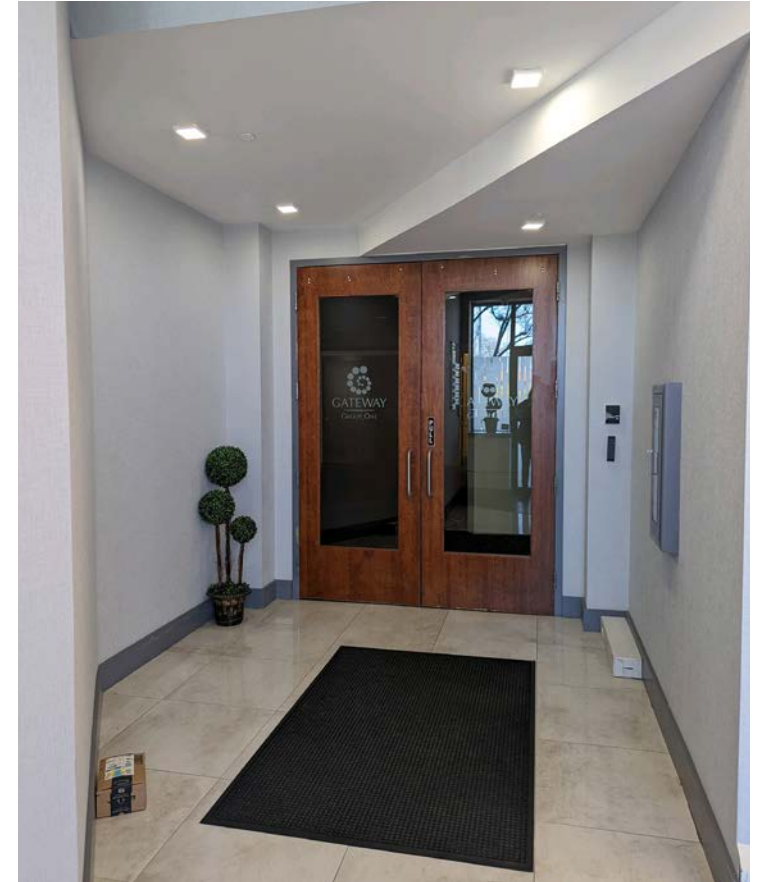
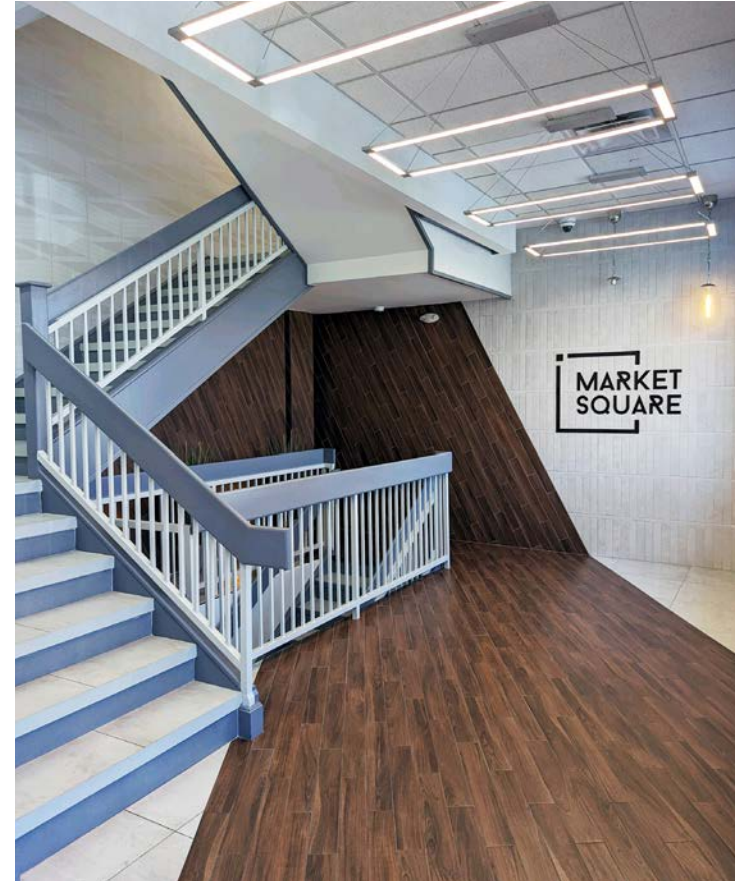
PHOTOS



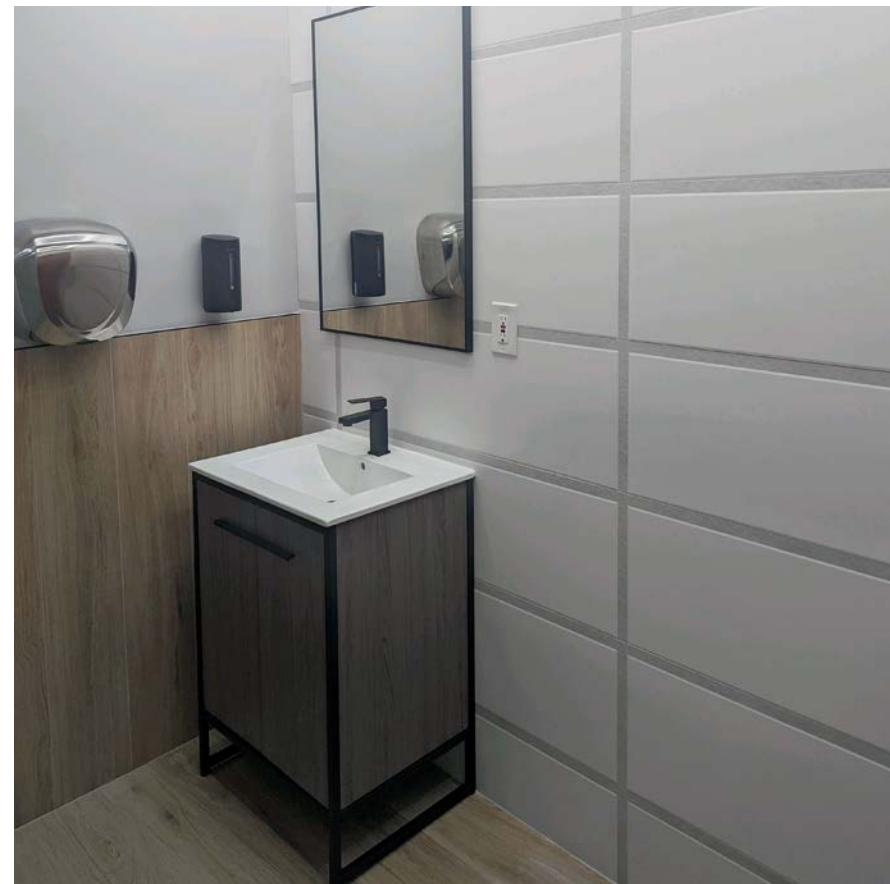
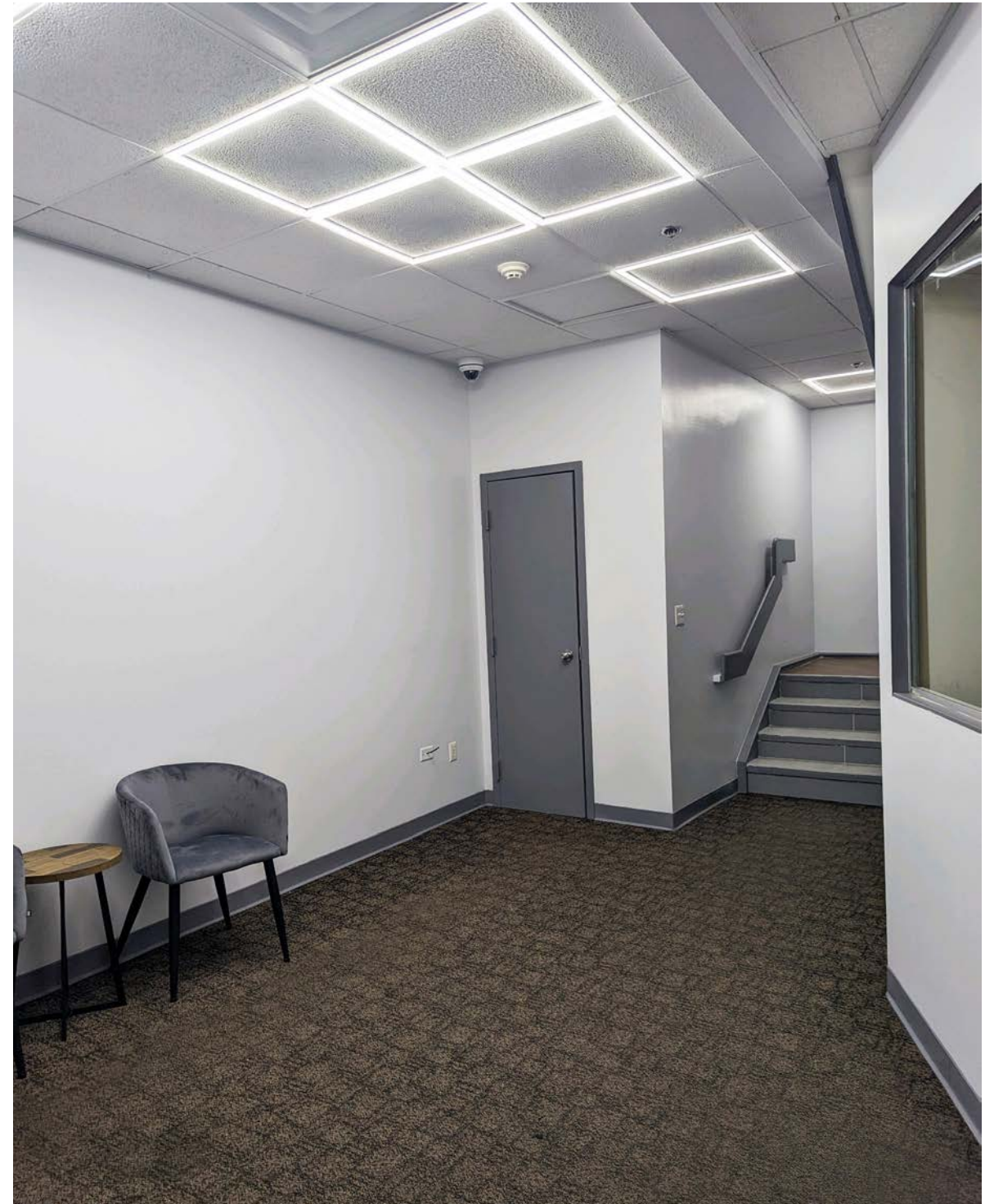
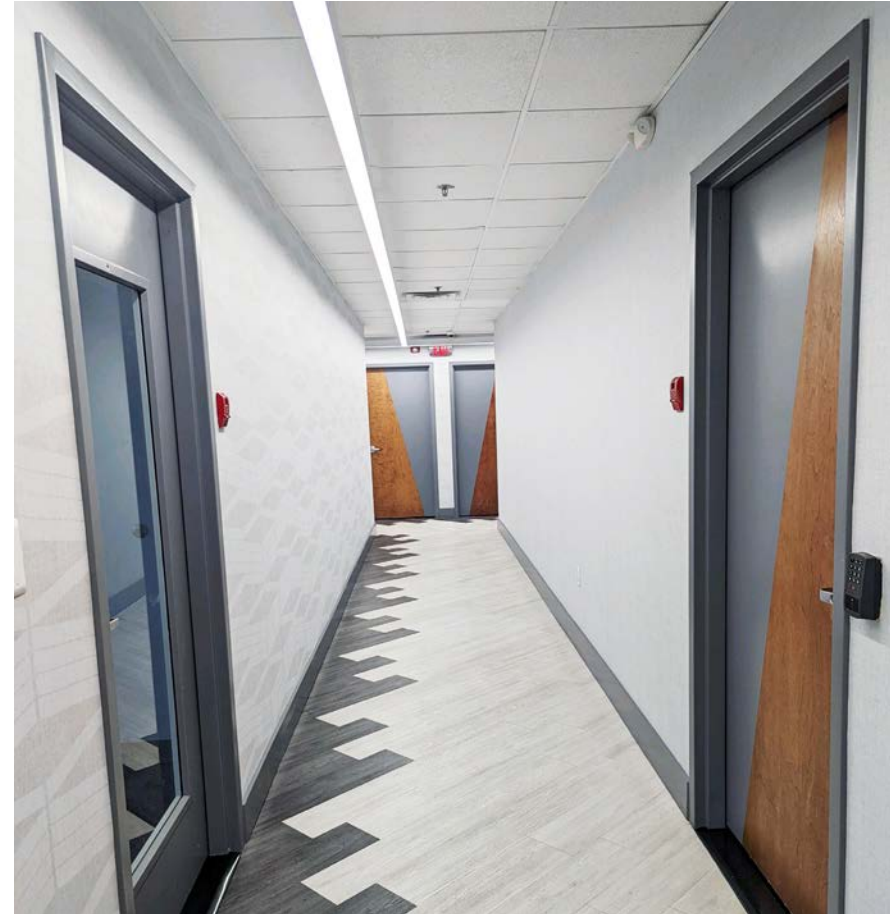
INTERIOR PHOTOS



COMMON AREAS - NEWLY RENOVATED



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MARKET DRIVERS



**RUTGERS
UNIVERSITY**

**NJ PERFORMING
ARTS CENTER**

Harrison
Station

NJ Path Station
Harrison

Don Pepe
Restaurant

**RED
BULL
ARENA**

**PRUDENTIAL
CENTER**

**NEWARK
PENN
STATION**

**604-608
MARKET STREET**

**IRONBOUND
DISTRICT**

Newark Police
Station

Newark
Symphony Hall

Lafayette Street
School

Wilson Avenue
School

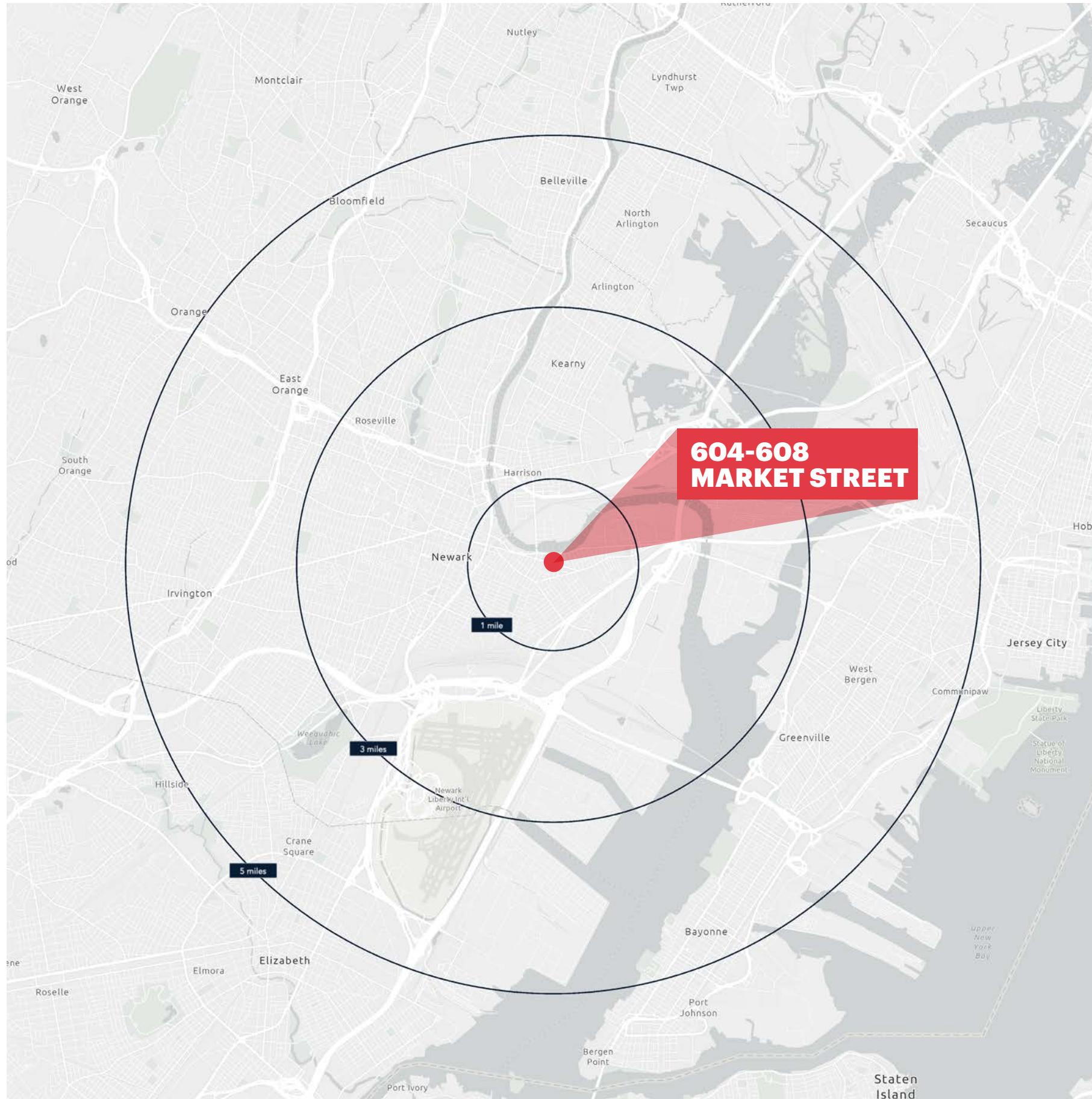
East Side
High School

**NEWARK
AIRPORT
(4.6 MILES SOUTH)**

FRANK E. RODGERS BLVD 18,692 VPD

MARKET STREET 14,400 VPD

DEMOGRAPHICS



1 MILE RADIUS

POPULATION

52,333

HOUSEHOLDS

20,222

MEDIAN AGE

36.5

COLLEGE GRADUATES (Bachelor's +)

8,536 - 24.0%

TOTAL BUSINESSES

2,053

TOTAL EMPLOYEES

32,248

AVERAGE HOUSEHOLD INCOME

\$86,014

3 MILE RADIUS

POPULATION

260,273

HOUSEHOLDS

90,994

MEDIAN AGE

34.1

COLLEGE GRADUATES (Bachelor's +)

37,166 - 22.0%

TOTAL BUSINESSES

8,134

TOTAL EMPLOYEES

154,722

AVERAGE HOUSEHOLD INCOME

\$73,866

5 MILE RADIUS

POPULATION

850,529

HOUSEHOLDS

312,202

MEDIAN AGE

35.8

COLLEGE GRADUATES (Bachelor's +)

158,990 - 28.0%

TOTAL BUSINESSES

20,430

TOTAL EMPLOYEES

316,915

AVERAGE HOUSEHOLD INCOME

\$83,387

*2022 estimates