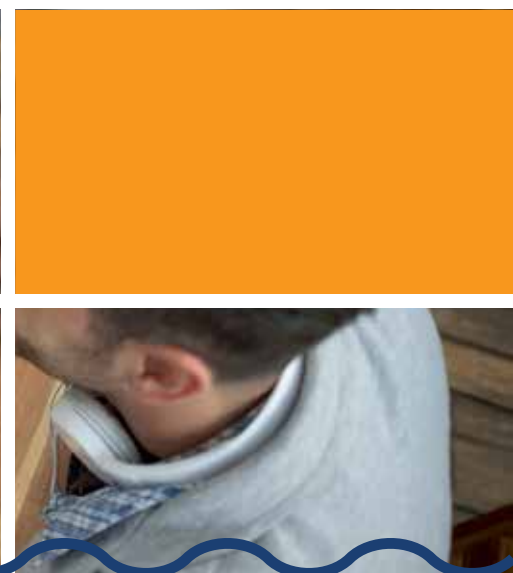
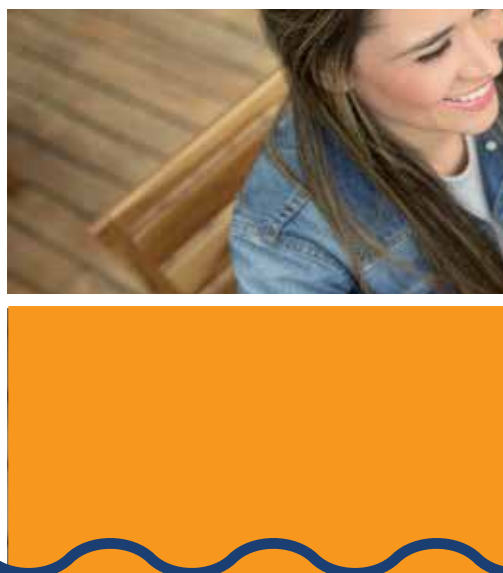


RETAIL AVAILABILITY

# ELIZABETH CENTER

ELIZABETH, NJ

OFF EXIT 134 OF THE NEW JERSEY TURNPIKE



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# ELIZABETH CENTER

Strategically positioned in the heart of Northern New Jersey with proximity to New York City, Staten Island, Newark Airport, major highways, and The Mills at Jersey Gardens, one of the highest performing outlet centers in the region.

## OVERVIEW

- Elizabeth Center is a partially developed 73-acre retail, restaurant and hospitality center anchored by a highly successful  $\pm$  350,000 square foot IKEA and a  $\pm$  150,000 SF Raymour & Flanigan showroom and customer service center.
- Elizabeth Center is located in Elizabeth, New Jersey, along the New Jersey Turnpike with  $\pm$  2,500' of frontage and directly off Exit 13A of the NJ Turnpike, across from Newark Liberty International Airport
- The Mills at Jersey Gardens is 1/2 mile away along Kapkowski Road with reported sales of more than \$985/sf second only to Sawgrass Mills (Sunrise, FL) within the Simon Mills portfolio.

## RETAIL OPPORTUNITIES

- **FOR LEASE:** Iconic former  $\pm$  98,000 SF Toys R Us/Babies R Us Building (LEASE OUT)
- **FOR LEASE:** Restaurant and retail pad sites along the NJ Turnpike on Parcel 2
- **FOR LEASE:** Restaurant and retail pad sites along North Avenue on Parcel 1
- **FOR SALE:**  $\pm$  4 acre land parcel

**Located at Interchange 13A off  
the New Jersey Turnpike with over  
220,000 cars passing daily**

**More than 2.7 million people living  
within a 45 minute drive**

**Newark Liberty International Airport:**  
Busiest airport in the metropolitan area

In 2014, Newark Airport handled over 35.6 million passengers

**The Mills at Jersey Gardens:**  
Largest outlet mall in New Jersey and closer to New York City than its largest outlet mall competitor, Woodbury Commons

Elizabeth is an Urban Enterprise Zone with a 3.5% tax rate which provides a potent lure for New York City residents paying over 8% in taxes and other New Jersey commuters paying 6.8%.



**MARKET OVERVIEW**



# Newark Liberty International Airport

35+ Million Annual Passengers



±2 Million Annual Visitors  
±72% NJ, ±23% NY  
±53% on weekends  
±53% from 0-40 minute drive time

## Port Elizabeth

As part of the Port of New York and New Jersey, its one of the busiest shipping ports in the US. In 2016, the Port of NY & NJ handled more than 3,600,000 containers valued at nearly \$200 billion.

## ELIZABETH CENTER



679 Businesses  
21,481 Employees  
Both Port Elizabeth and Newark Airport have 24/7 Operations

65,270 Residents  
2,524 Businesses  
34,416 Employees

33,102 ADT

3 Miles

## Ruby Tuesday

One of the highest grossing Ruby Tuesday Restaurants in the NJ trade areas

## THE MILLS AT JERSEY GARDENS A SIMON CENTER

Landlord: Simon Properties  
Type: Outlet (NJ's largest outlet center)  
GLA: 1,304,000 SF  
Happenings: \$30 Million renovation and rebranding in 2014 and proposed 418,000 SF expansion in 2018-2019  
REPORTED SALES: \$985 per Sq Ft

SALES: \$852 per Sq Ft

↑ NEWARK LIBERTY INTERNATIONAL AIRPORT ↑

±220,000 AVERAGE DAILY TRAFFIC

NEW JERSEY TURNPIKE

# ELIZABETH CENTER SITE PLAN

CONCEPT PLAN

- AVAILABLE PADS
- PROPOSED RETAIL
- OPEN & OPERATING

CONCEPT PLAN

±98K SF  
LEASE OUT

±350K SF  
IKEA

IKEA Drive

±4 ACRES  
LAND  
FOR SALE

Raymour & Flanigan  
FURNITURE | MATTRESSES

UNDER  
RENOVATION  
±155K SF

OUT  
LOT

33,063 ADT

North Ave

GRAPHIC SCALE



( IN FEET )  
1 inch = 150 ft.

0.5 MI

THE MILLS AT  
JERSEY GARDENS  
A SIMON CENTER



# Demographics

## RADIUS

3 Miles	5 Miles	7 Miles	10 Miles
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171,933	637,699	1,267,139	2,957,107
57,890	220,170	443,268	1,102,164
180,364	675,683	1,223,281	3,247,179
90,686	335,192	540,180	1,600,913

## POPULATION

### Population

### 2017 Households

### Daytime Population

### Employees

## DRIVE TIME

15 Minutes	30 Minutes	45 Minutes	60 Minutes
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242,207	2,485,261	8,287,948	14,098,211
81,285	895,673	3,140,367	5,260,969
258,972	2,459,509	9,679,645	14,857,306
140,150	1,194,772	5,263,505	7,235,923

## INCOME

### Median Household Income (2017)

### Average Household Income (2017)

\$44,659	\$49,011	\$50,898	\$62,835	\$39,777	\$62,124	\$66,947	\$63,888
\$62,079	\$68,566	\$71,914	\$96,907	\$54,566	\$92,373	\$105,003	\$100,024

## RACE

### White

### African American

### Asian

### Other

### Hispanic

50.3%	42.4%	40.6%	52.2%	39.6%	50.3%	55.4%	52.8%
24.4%	34.4%	35.1%	19.9%	38.5%	22.3%	15.5%	18.8%
3.5%	5.8%	7.8%	14.0%	1.9%	12.0%	13.5%	12.7%
16.2%	12.6%	12.0%	9.7%	14.8%	11.1%	11.2%	11.3%
50.4%	35.1%	31.4%	25.9%	45.4%	30.7%	28.1%	27.7%

## EDUCATION

### % of Population with Bachelors Degree or Higher

16.7%	21.6%	24.4%	36.9%	13.3%	34.3%	42.0%	39.9%
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