

# 402 Broad Street

Newark, NJ



**Property Description:** Corner brownstone building located at the intersection of Broad Street and Grant Street with visibility from I-280. 1,900 SF available on first floor with 15' ceiling height for local retail tenant or office. Divisible into two spaces. Asking rent \$14/sf. Walls ready for fit out. Building newly pointed. New storefront windows on order. Renovated apartments above fully leased.

**Exclusive Broker:** Marta Person Villa, 973-715-8385

 **SQUARE FOOT**  
NJ Licensed Real Estate Broker

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**Area Description:** The north end of Broad Street has tremendous investment ongoing from the planned Liberty Plaza mixed-use development to the development at the 5 acres across from this site with residential over retail. The already stable neighborhood lacks goods and services. This corner is perfect for a local café, green grocer or office user.