

**STRIP CENTER FACADE RENOVATIONS
COMING LATE 2023**



GROCERY-ANCHORED SHOPPING CENTER

NEWARK, NJ

LYONS PLAZA

467 Lyons Avenue

SIZE

Inline 1,088 SF - Restaurant Ready Kitchen with Exhaust

Inline 1,167 SF

Inline 1,280 SF

ASKING RENT

Upon Request

CO-TENANTS

Superfresh, Rent-a-Center, Golden Krust, Popeyes, Snipes, MetroPCS, Dollar Store, Pizza Hut

NEIGHBORHOOD TENANTS

AutoZone, White Castle, Burger King

COMMENTS

Strong position in densely populated metropolitan market

Growing population in 3 mile radius: +/- 365,000

Regional access from GSP exit 143B, I-78 exit 55 interstate highways

Lyons Avenue major secondary artery

26,000+ vehicles pass per day

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.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.

OBLIQUE AERIAL WITH SITE PHOTOS



RETAIL AERIAL WITH SITE PHOTOS



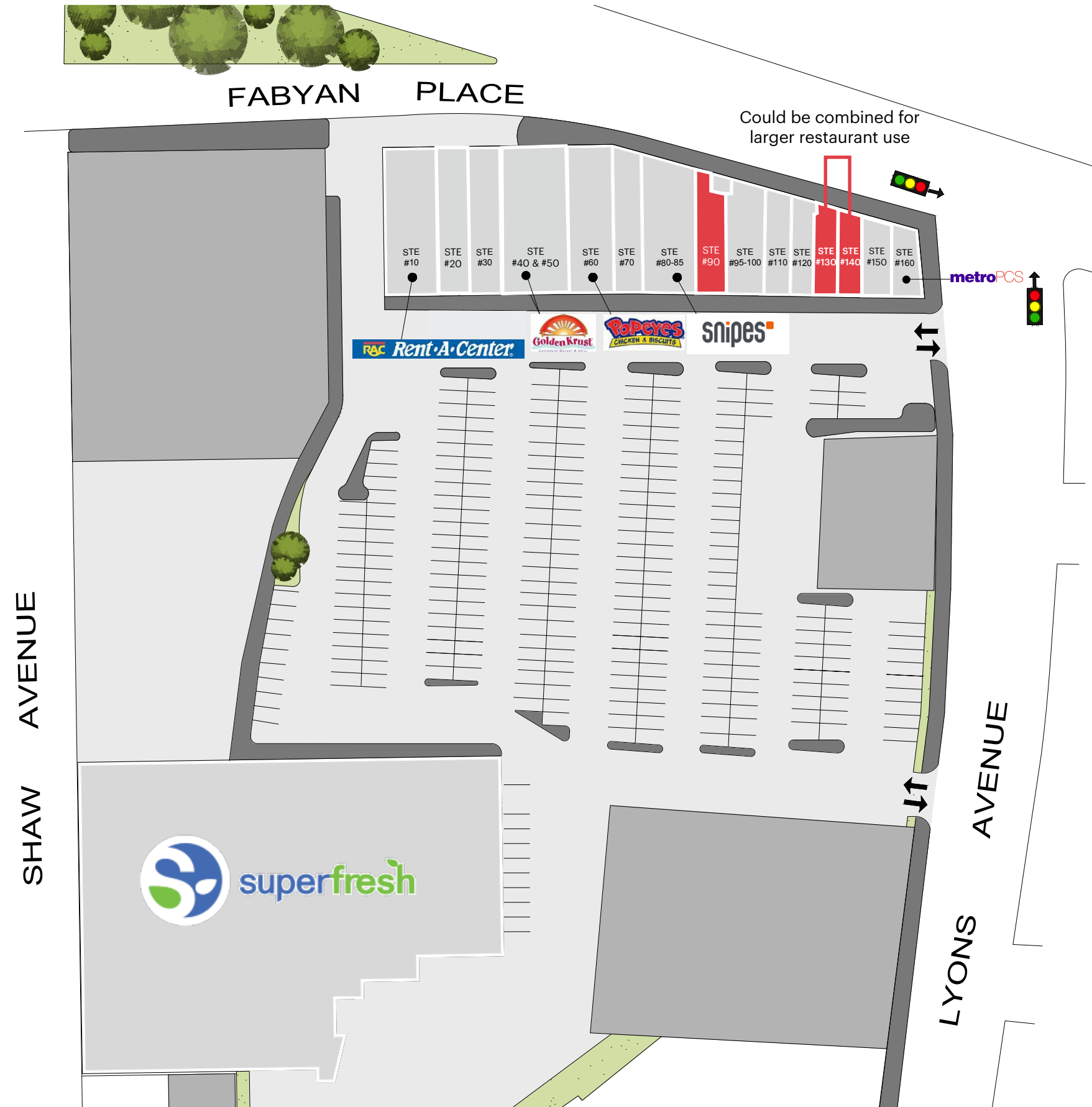
Join SuperFresh!



FACADE RENOVATIONS LATE 2023



SITE PLAN



LEASE LEGEND		
Suite #	Use	Area (SF)
10	Rent-A-Center	3,500
20	Coming Soon	2,100
30	Dollar Store	1,912
40 & 50	Golden Krust	3,500
60	Popeyes	2,977
70-85	Snipes	5,585
90	AVAILABLE	1,167
95-100	Beauty Supply	2,585
110	Pizza Hut	1,125
120	Nails	1,045
130	AVAILABLE - RESTAURANT OPERATION READY	1,088
140	AVAILABLE	1,280
150	Greeting cards & notions store	1,000
160	Metro PCS	1,003

Could be combined for larger restaurant use

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
57,289

HOUSEHOLDS
20,315

MEDIAN AGE
36.3

COLLEGE GRADUATES (Bachelor's +)
21%

TOTAL BUSINESSES
1,114

TOTAL EMPLOYEES
16,128

TOTAL DAYTIME POPULATION
49,874

AVERAGE HOUSEHOLD INCOME
\$68,693

3 MILE RADIUS

POPULATION
374,180

HOUSEHOLDS
131,251

MEDIAN AGE
35.6

COLLEGE GRADUATES (Bachelor's +)
26%

TOTAL BUSINESSES
8,488

TOTAL EMPLOYEES
133,789

TOTAL DAYTIME POPULATION
349,534

AVERAGE HOUSEHOLD INCOME
\$84,601

5 MILE RADIUS

POPULATION
858,311

HOUSEHOLDS
304,597

MEDIAN AGE
35.9

COLLEGE GRADUATES (Bachelor's +)
28%

TOTAL BUSINESSES
23,753

TOTAL EMPLOYEES
337,507

TOTAL DAYTIME POPULATION
822,743

AVERAGE HOUSEHOLD INCOME
\$90,295

*2023 estimates