

13-23 NORTH HARRISON STREET, EAST ORANGE, NJ 07017

FOR LEASE

# 3,000 SF PRIME EAST ORANGE STOREFRONT WITH 40 FT FRONTAGE

Between William Street & Main Street



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**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located in East Orange, New Jersey.

### HIGHLIGHTS

- Close Proximity to Public Transit / Subway
- Surrounded by National Retailers
- Ideal for Furniture Stores, Apparel Stores, Medical Users, and Fitness Users

### SPACE DETAILS

- 40 FT of Frontage
- Commercial Range
- Excellent Street Frontage, Visibility, and Storefront Signage Opportunity
- More Than One Means of Egress
- Vented with Access to Gas and Hood Infrastructure
- Plumbing in Place

### TRANSPORTATION

Gladstone Branch and Morris & Essex Trains at Brick Church

97 79 24 73 71 21 94 Bus Lines

### NEIGHBORS

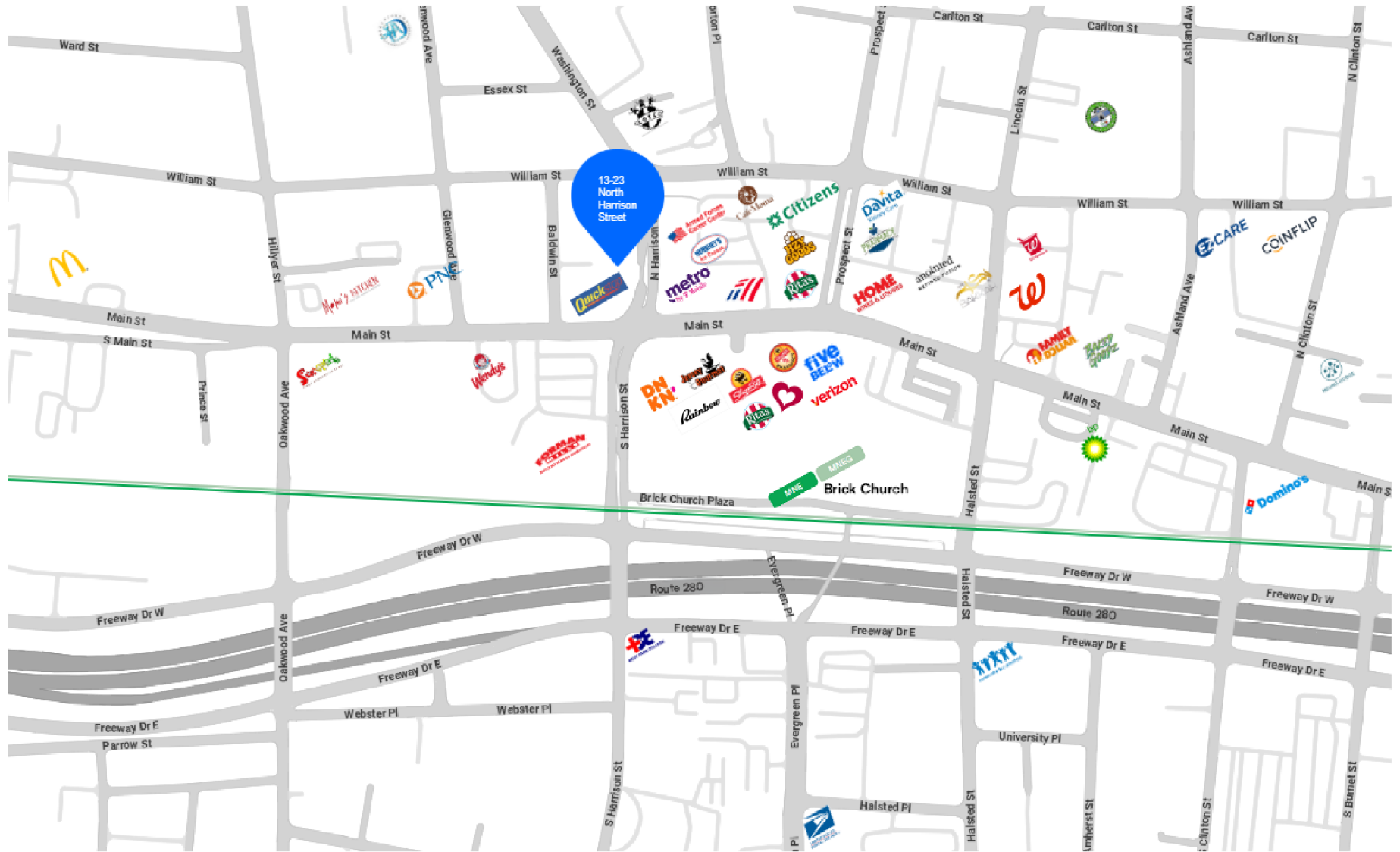
Wendy's, Rita's Italian Ice & Frozen Custard, PNC Bank, Bank of America, Walgreens, Metro by T-Mobile, Family Dollar, Advance Auto Parts, Playa Bowls, Domino's Pizza, Fatu's Kitchen, Newark Community Health Center, ShopeRite, Forman Mills, Tropical Deli Food Market, Tropical Sun, Limin's Cafe Caribe, and more!



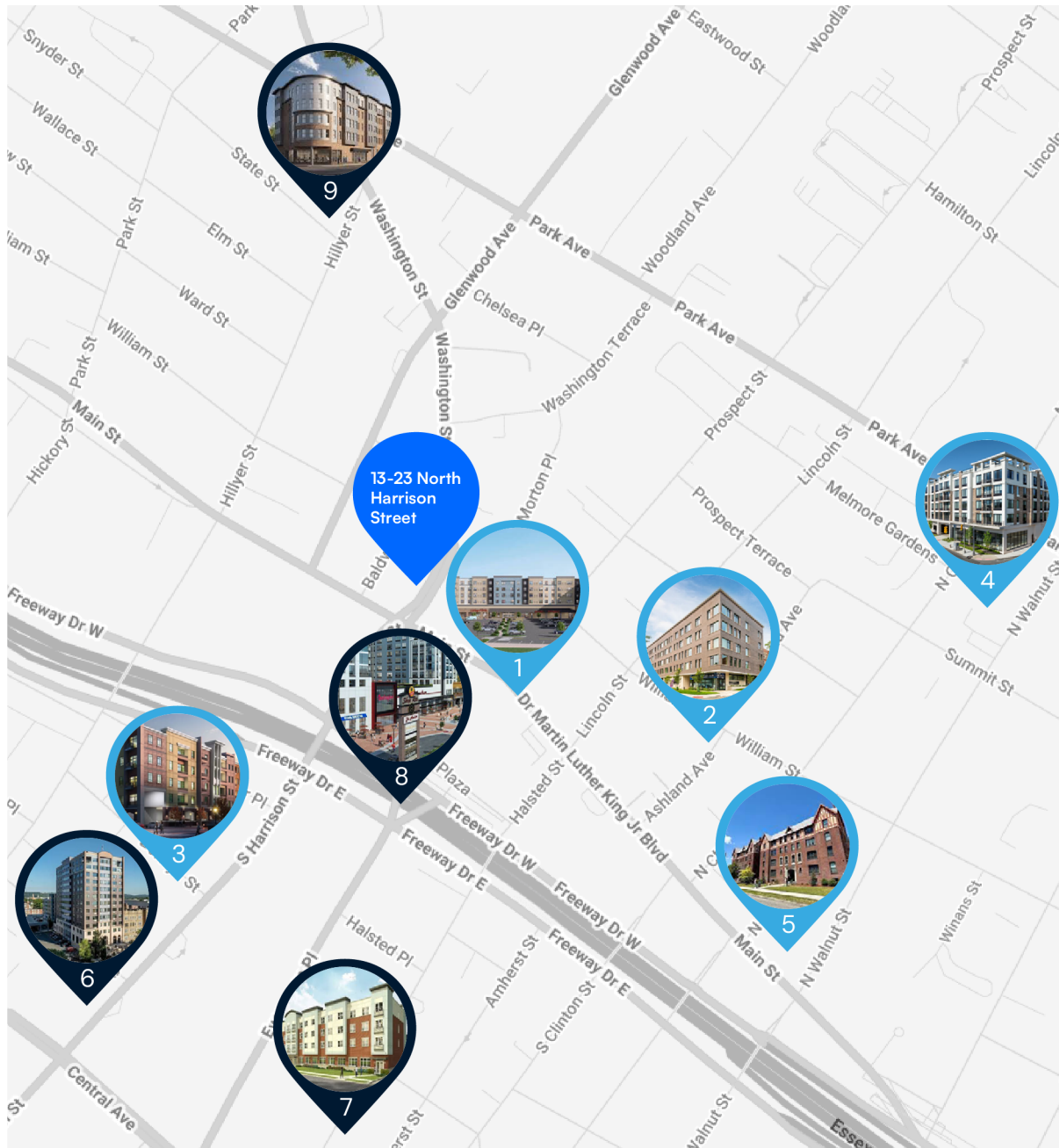
# PROPERTY PHOTOS



# RETAIL MAP



## DEVELOPMENTS IN THE AREA



### CURRENTLY UNDER CONSTRUCTION

1. Embark (533 Main St) Features residential and retail space adjacent to Brick Church Station.
2. 475 Williams Street I includes one- and two-bedroom units, parking, modern finishes, and is located less than three blocks from Brick Church Station.
3. 125 South Harrison Street (The Harrison) Luxury multifamily building with studio, 1-bedroom, and 2-bedroom units.
4. 158 North Walnut Street Mid-size multifamily project contributing to the revitalization of the Walnut Street corridor.
5. 103–105 North Walnut Street Small apartment development focused on workforce housing and commuter-oriented residents.

### FUTURE PIPELINE PROJECTS

6. 141 South Harrison Street Mid-rise multifamily development located directly along the Harrison Street corridor, within walking distance of Brick Church Station.
7. 160 Halstead Street New apartment building in the Halstead Street corridor, contributing to residential density near downtown East Orange.
8. Brick Church Plaza Large-scale transit-oriented redevelopment surrounding Brick Church Station. Includes multifamily housing, retail, public spaces, and structured parking. One of the largest projects in East Orange.
9. 31–33 Washington Street Infill apartment development in the downtown redevelopment zone, aimed at workforce and commuter housing.



ADVISORS  
BEFORE  
BROKERS

## LOCATION OVERVIEW

### EAST ORANGE

Located within one of East Orange’s most ambitious redevelopment districts, the area surrounding 13–23 North Harrison Street is positioned at the center of a transformative mixed-use destination known as The Crossings at Brick Church Station. Designed to reconnect downtown East Orange with one of New Jersey’s busiest commuter rail hubs, the neighborhood combines new residential development, retail investment, and public gathering spaces in a walkable, transit-oriented environment. Anchored by Brick Church Station’s direct rail service to Newark and Manhattan, the district benefits from a growing residential population, strong commuter traffic, and significant public and private investment. With modern infrastructure, expanded shopping options, and enhanced pedestrian connectivity, The Crossings is emerging as a vibrant live-work-play destination that supports retailers, service businesses, restaurants, and community-focused enterprises alike.

### LOCATION HIGHLIGHTS

- Direct access to Brick Church Station with approximately 25-minute service to Manhattan
- Transit-oriented mixed-use redevelopment bringing new residents, retail, and commercial activity to the district
- New ShopRite-anchored shopping destination with national retailers and neighborhood services
- Pedestrian-friendly streetscapes, public plazas, and gathering spaces designed to increase foot traffic
- Strategic access to Interstate 280, the Garden State Parkway, Newark, and regional employment centers

### DEMOGRAPHICS

*Within a one-mile radius of the property*

35,618	92,796	\$73,625
Total Households	People	Avg Household Income

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**TSC.**