

124

LYONS AVENUE NEWARK, NEW JERSEY

Corner of Lyons Avenue & Parkview Terrace

RETAIL FOR LEASE

APPROXIMATE SIZE

Space A: 7,000 SF
Space B: 3,000 SF

ASKING RENT

Upon Request

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

50 FT Wraparound

COMMENTS

- Stand-alone corner building
- Previous daycare/pre-school
- Child-friendly features; bathroom and kitchenette
- Multiple offices in place
- Located across from the Newark Beth Israel Hospital
- High foot traffic

NEIGHBORS

Newark Beth Israel Hospital • Boost Mobile •
Manuel Construction • Level One Bakery • Royal
Liquors • Domino's Pizza • J&C Days Laundromat

TRANSPORTATION



PROPERTY INFORMATION

STEPHEN LIGAMBI

Senior Associate

212.468.5985

sligambi@meridiancapital.com

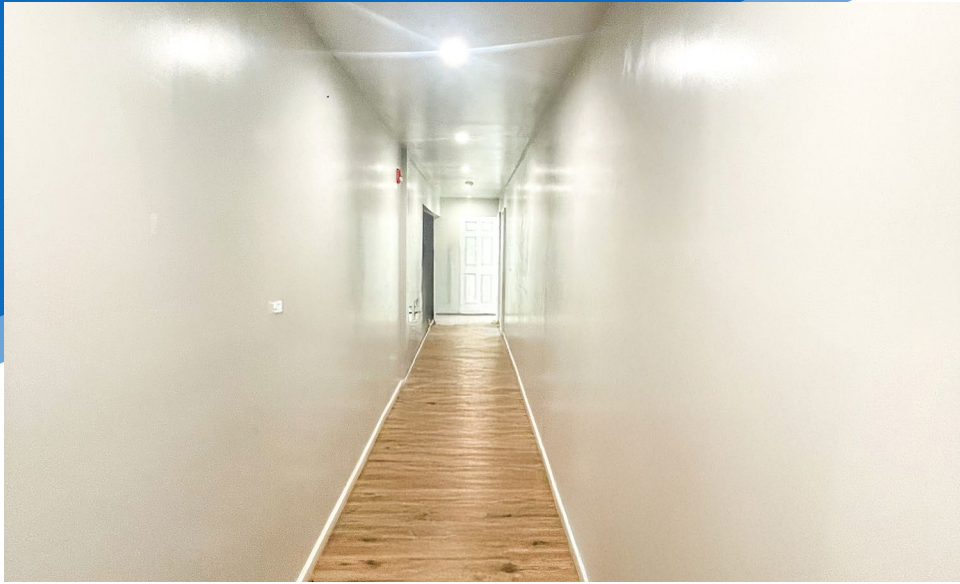


MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

124 LYONS AVENUE
NEWARK, NEW JERSEY | Corner of Lyons Avenue and Parkview Terrace

RETAIL FOR LEASE



INTERIOR

STEPHEN LIGAMBI

Senior Associate

212.468.5985

sligambi@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

124 LYONS AVENUE

NEWARK, NEW JERSEY | Corner of Lyons Avenue and Parkview Terrace

RETAIL FOR LEASE

NEIGHBORS



STEPHEN LIGAMBI

Senior Associate

212.468.5985

sligambi@meridiancapital.com



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.