

431 Dr Martin Luther King Jr Boulevard

RIPCO
RETAIL LEASING

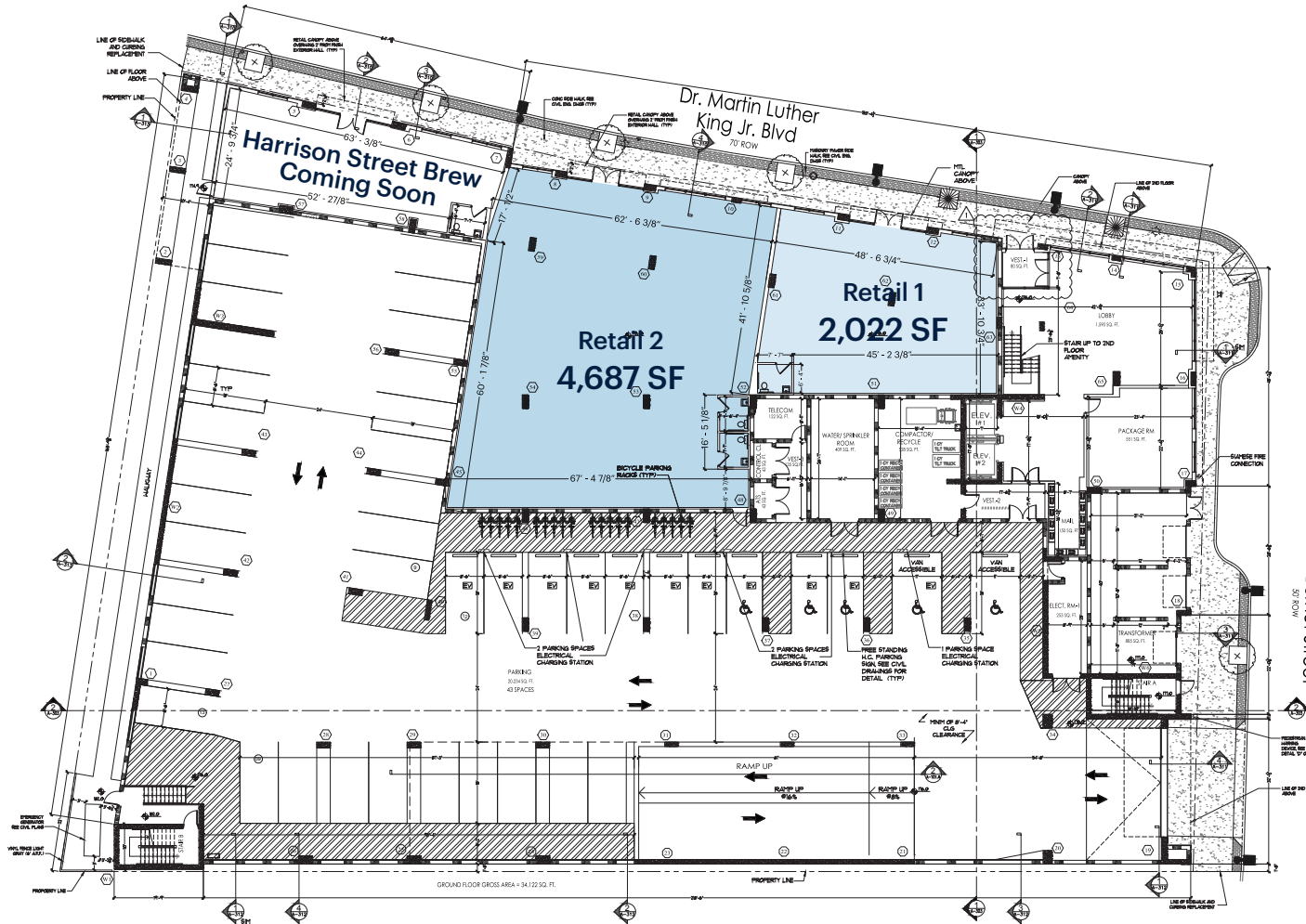
Hue Soul apartment building
East Orange, NJ



2,022 SF & 4,687 SF Available

Retail space at the base of a 116-unit newly constructed apartment building

Space Details



Size	Ground Floor	
Retail 1	2,022 SF	
Retail 2	4,687 SF	
Total	6,709 SF	

Rent \$25.00 PSF

NNN's \$2.00 PSF (est.)
Pilot Program

Possession Immediate

Ceiling Heights Approx. 12 FT

Co-Tenants Harrison Street Brew
(coming soon)

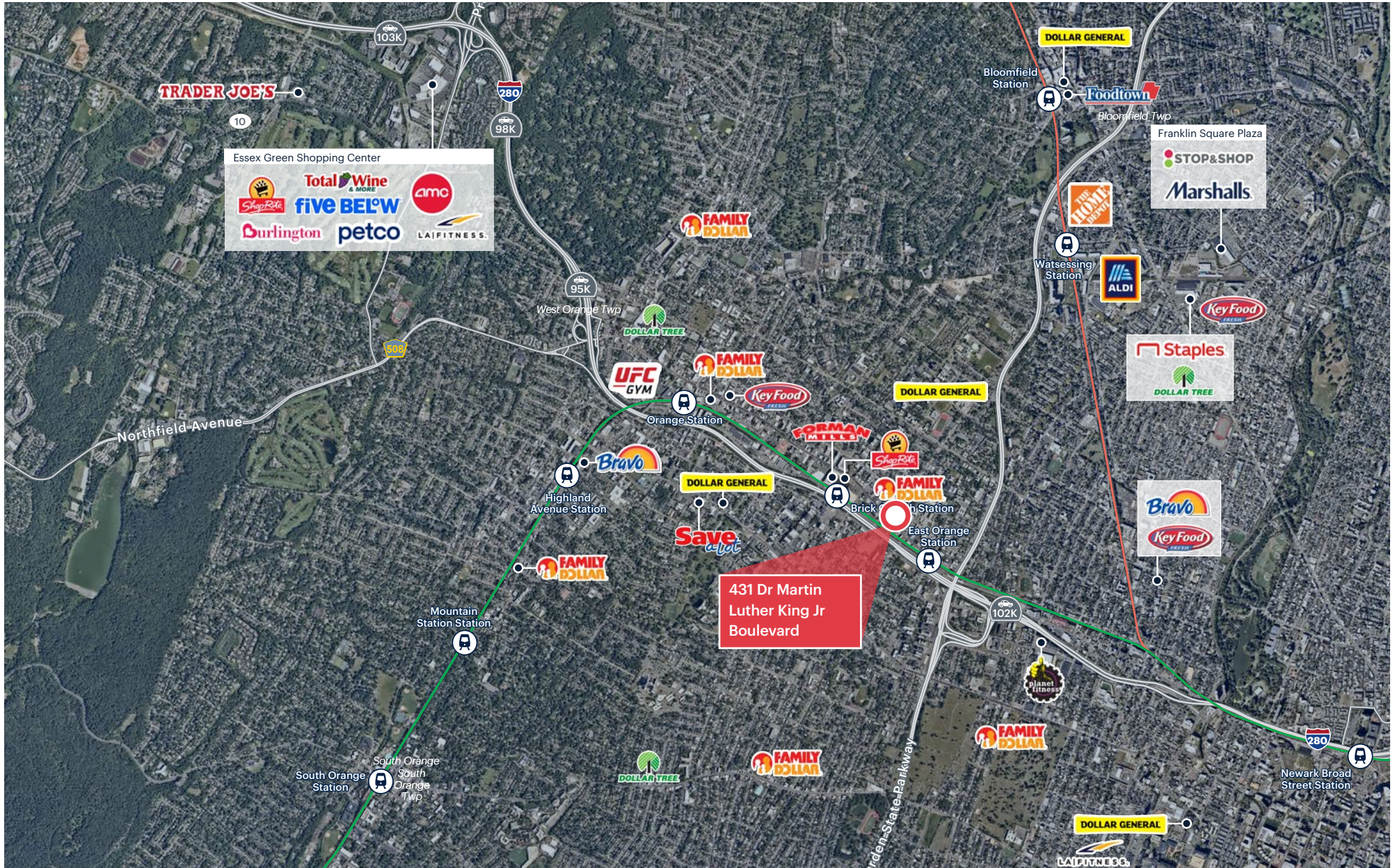
Comments Retail space at the base of Hue Soul, a modern, newly constructed residential community, creating built-in foot traffic

On-site apartment residents provide a consistent daily customer base for food, service, wellness, and convenience retail

Conveniently located to transit rail and bus lines. Just two blocks from Brick Church Train Station

Within close proximity to I-280, Garden State Parkway, and Route 21

Area Retail



Local Retail

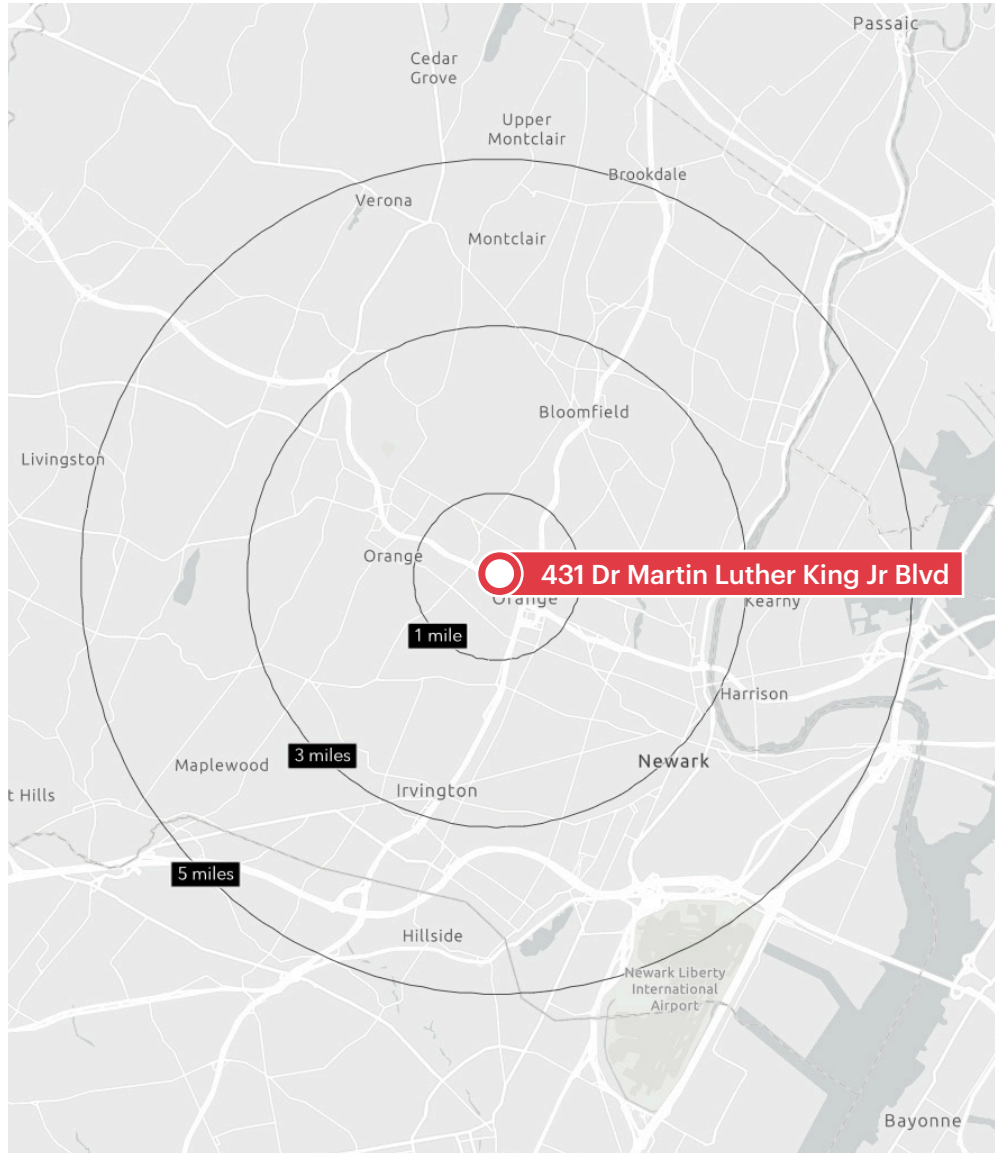


Apartment Common Area Photos



Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	62,510	435,511	840,895
Total Households	25,028	162,485	313,122
Average Household Income	\$81,365	\$98,594	\$118,639
Daytime Population	51,140	393,223	763,691
Total Daytime Employees	16,071	125,480	280,518