

BRAND NEW RETAIL AVAILABLE FOR LEASE 10 COMMERCE STREET

Newark, NJ 07102

HIGHLIGHTS:

- **Prime Corner on Raymond Blvd:** Exceptional visibility at a signalized intersection directly across from Military Park Station, capturing heavy foot traffic and transit riders in vibrant downtown Newark.
- **High-Profile Corner at Commerce Street & Commerce Court:** Striking glass back wall with direct egress to the building lobby, ideal for a café or hospitality use serving residents and visitors.
- **Brand-New Mixed-Use Destination:** Ground-floor retail in The Mercer, a newly converted 12-story luxury apartment community with 110 modern residences and premium on-site amenities.
- **Unparalleled Downtown Connectivity:** Steps from Newark Penn Station, light rail, major bus lines, Military Park, and the city's cultural and dining hubs.
- **Captive & Affluent Audience:** Direct access to hundreds of new luxury residents plus daily office, transit, and park foot traffic in one of Newark's fastest-growing neighborhoods.
- **Modern, Flexible Retail Spaces:** Contemporary finishes in a thoughtfully designed building that blends historic character with upscale urban living.

SPACE AVAILABLE:

- Space 1: 1,359 SF / Corner of Commerce Street & Commerce Court
- Space 2: 2,389 SF / Corner of Commerce Court and Raymond Blvd

FRONTAGE:

- Space 1: 35 Feet on Commerce Court / 41 Feet on Commerce Street
- Space 2: 42 Feet on Commerce Court / 74 Feet on Raymond Blvd

RESTAURANT VENTING:

- Space 1:
 - Yes (Vent Shaft)
- Space 2:
 - Yes (Vent Shaft)

LEASE TYPE:

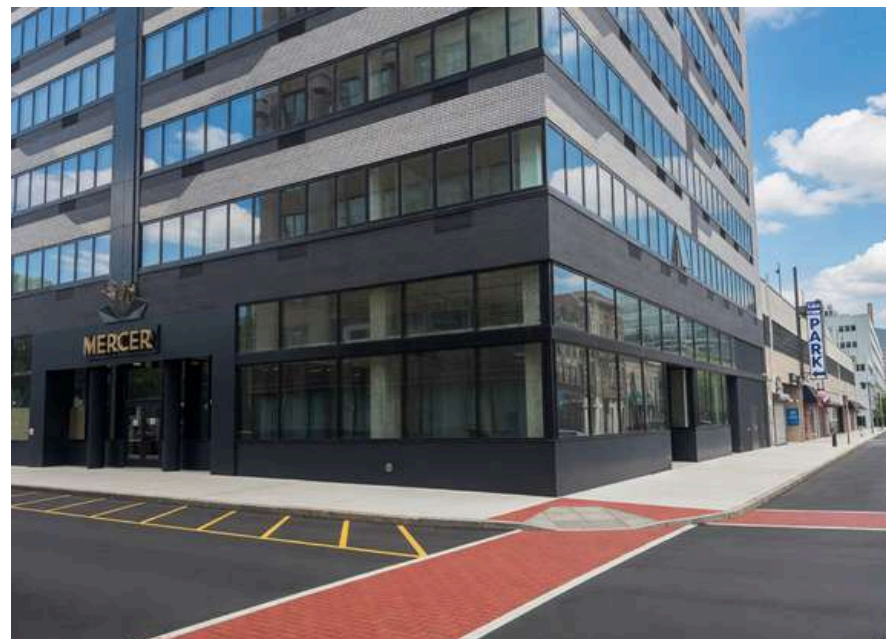
Modified Gross

ASKING RENT:

Upon Request



Corner of Raymond and Commerce Street



Corner of Commerce Court and Commerce Street



NEIGHBORING RETAILERS:

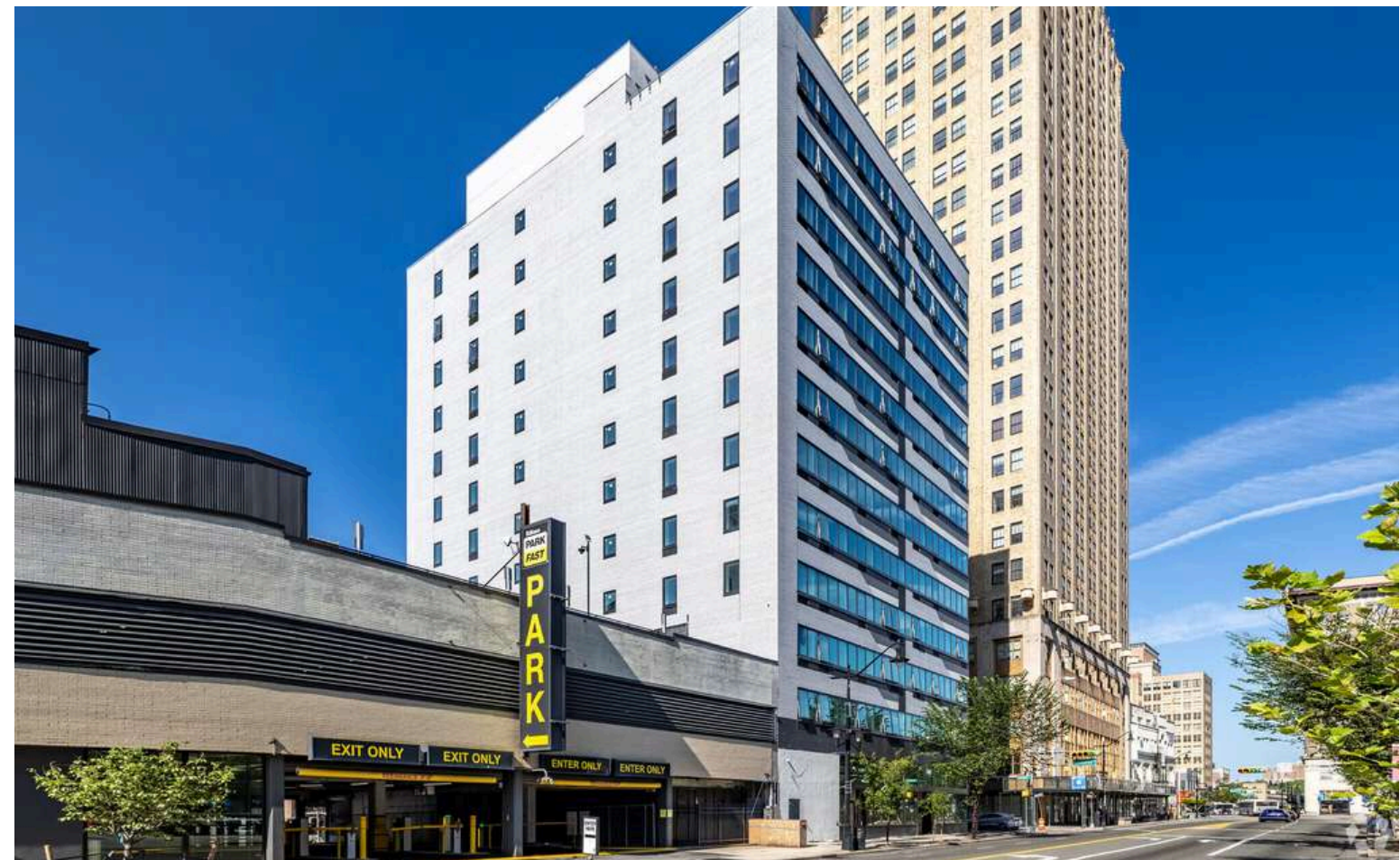


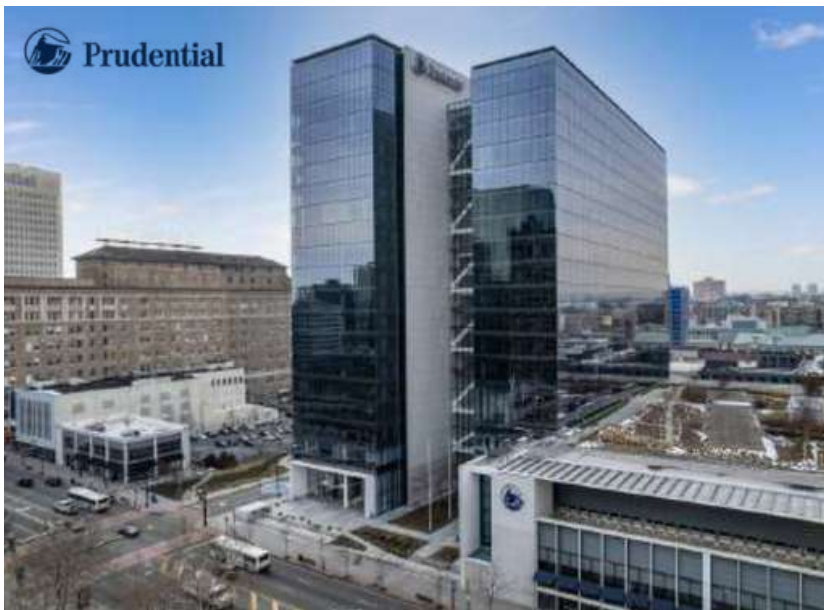
BOBBY ANTONICELLO JR., CCIM

Licensed Real Estate Broker & Principal

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POPULATION:

RADIUS:	POPULATION:	EMPLOYEE POPULATION:	MEDIAN AGE:
.5 Mile	8,327	2,546	28.4
1 Mile	46,102	91,487	33.7
2 Mile	210,431	163,777	33.4
3 Mile	381,444	213,378	34.1

SURROUNDING OFFICE TENANTS:



COLLEGES IN THE IMMEDIATE AREA:

- 1,053 Seton Hall University School of Students and Faculty.



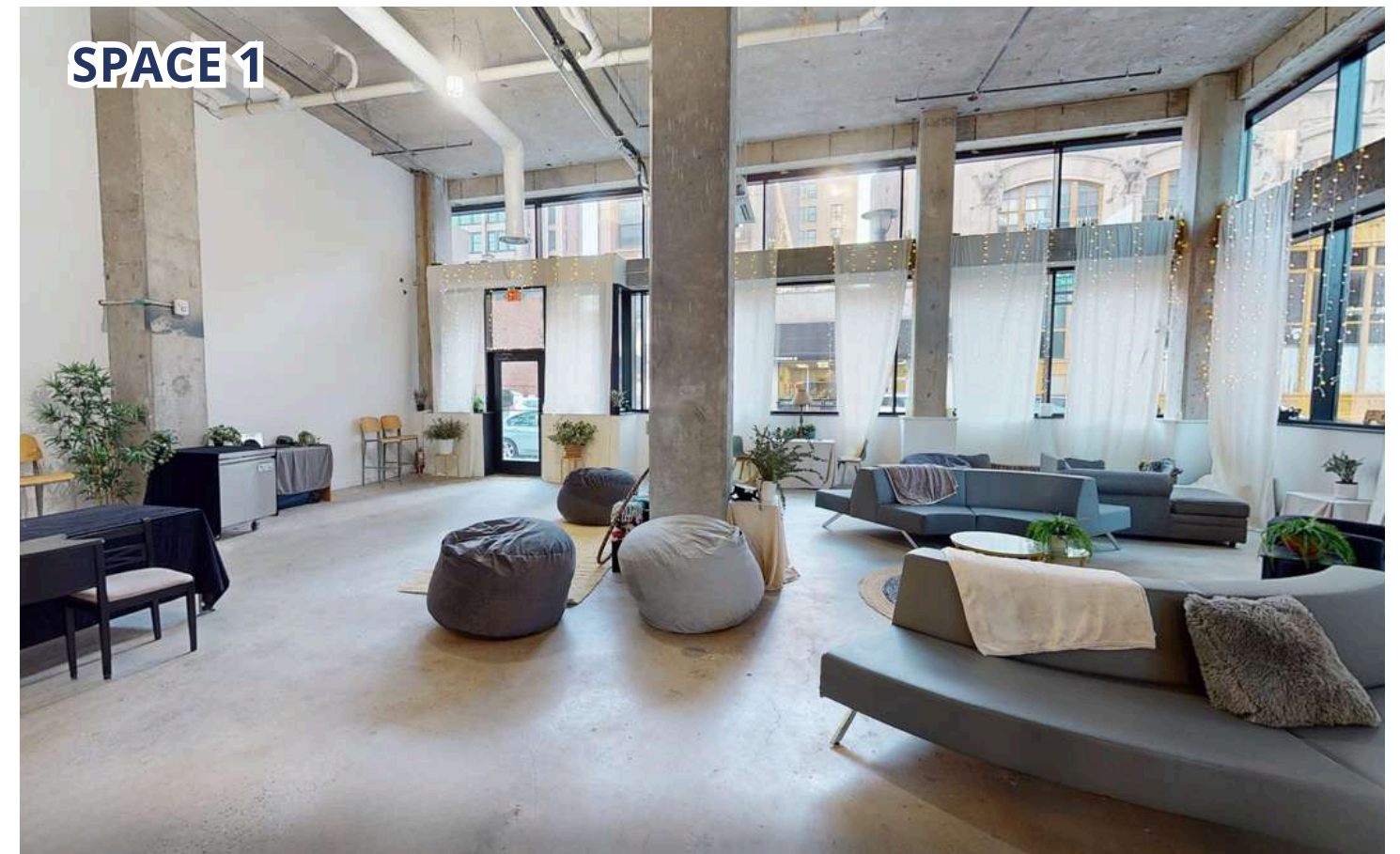
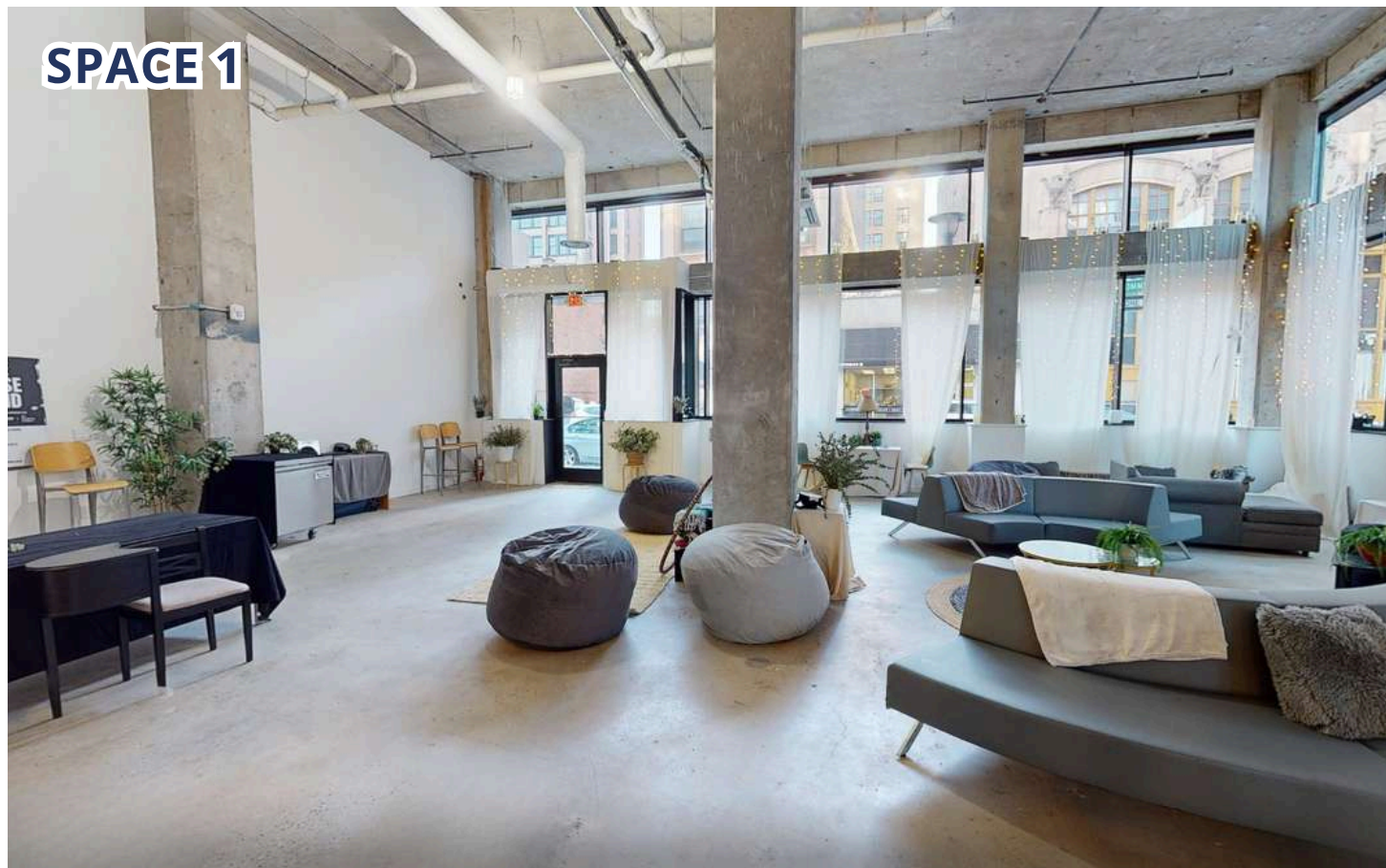
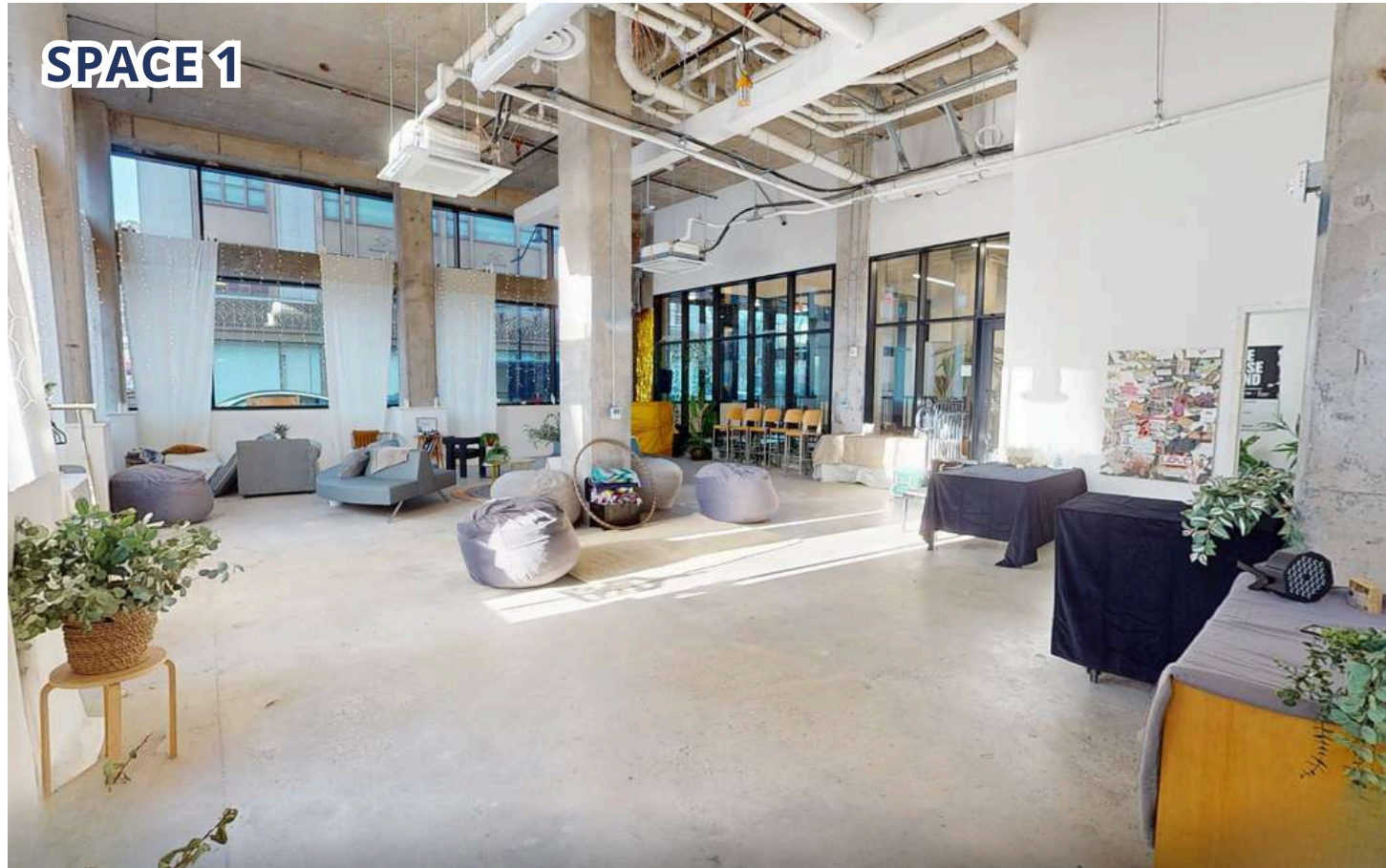
- 6,300 Community College Students and Faculty.

- 11,500 full-time New Jersey Institute of Technology Students.
- 1,400 New Jersey Institute of Technology Students and Faculty.

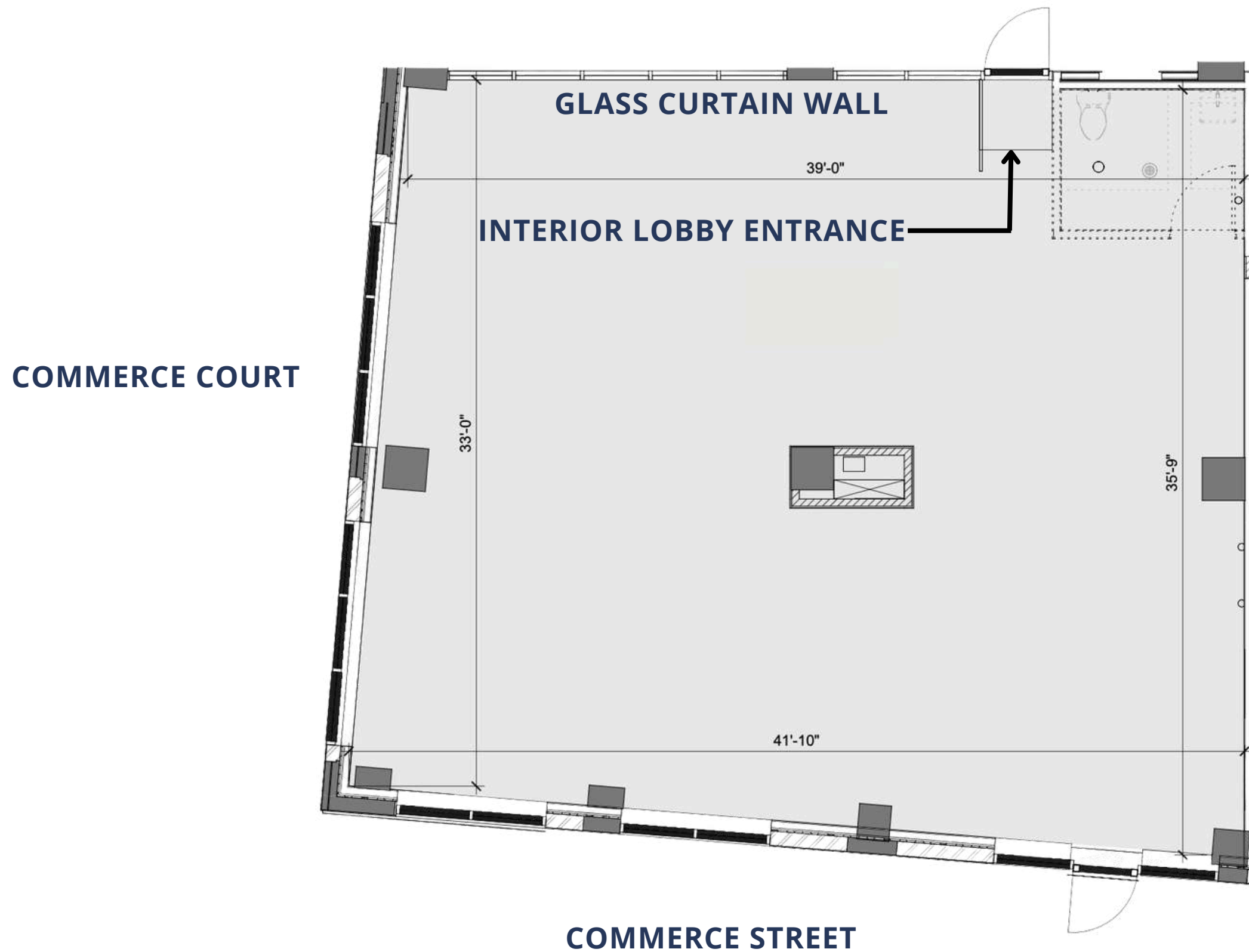


- 12,000 full-time Rutgers University Newark Students.
- 1,400 Rutgers University Newark Students and Faculty.
- 1,000 full-time Rutgers University Newark Students.

Space 1: 1,359 SF / Corner of Commerce Street & Commerce Court (Interior Images)



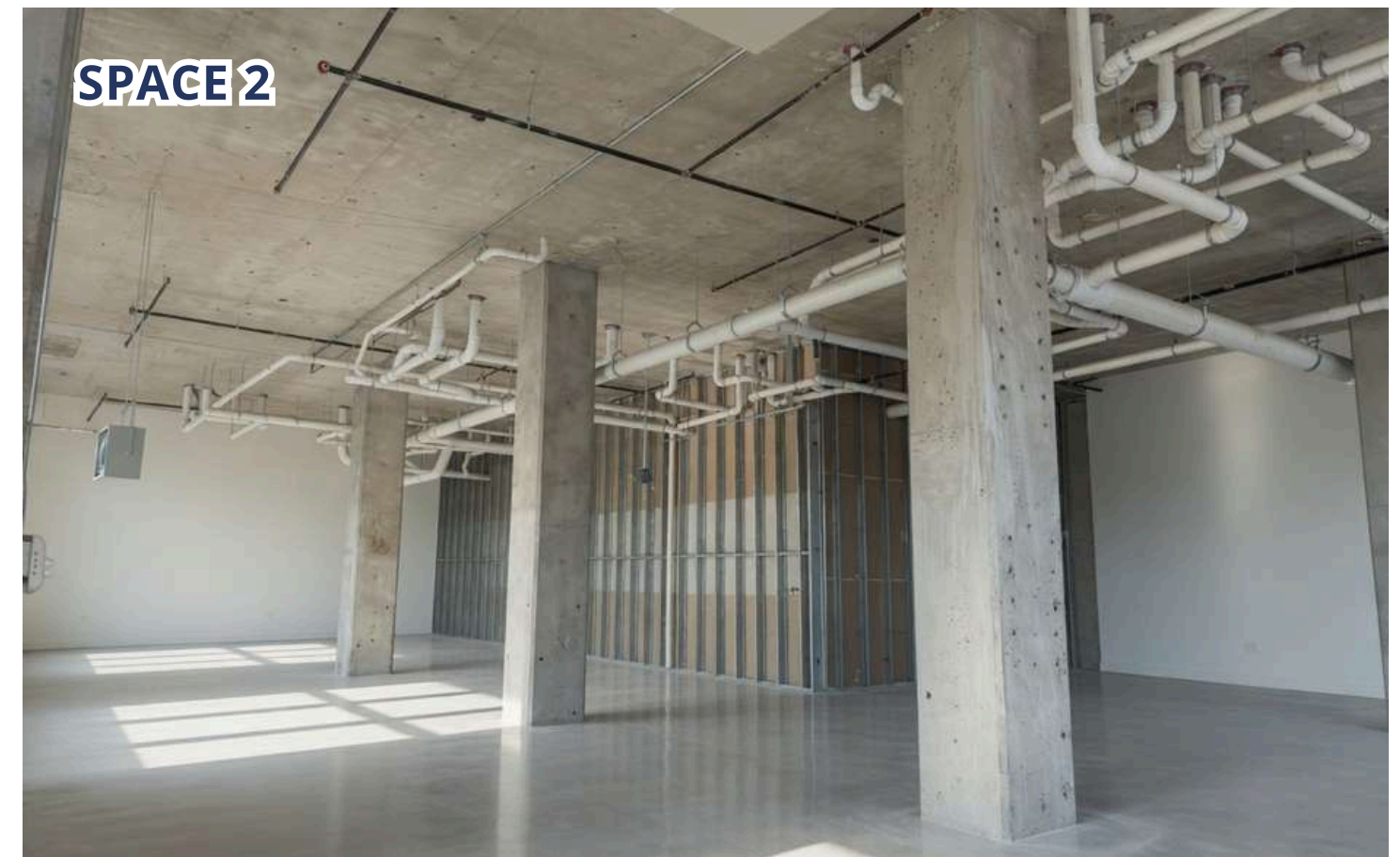
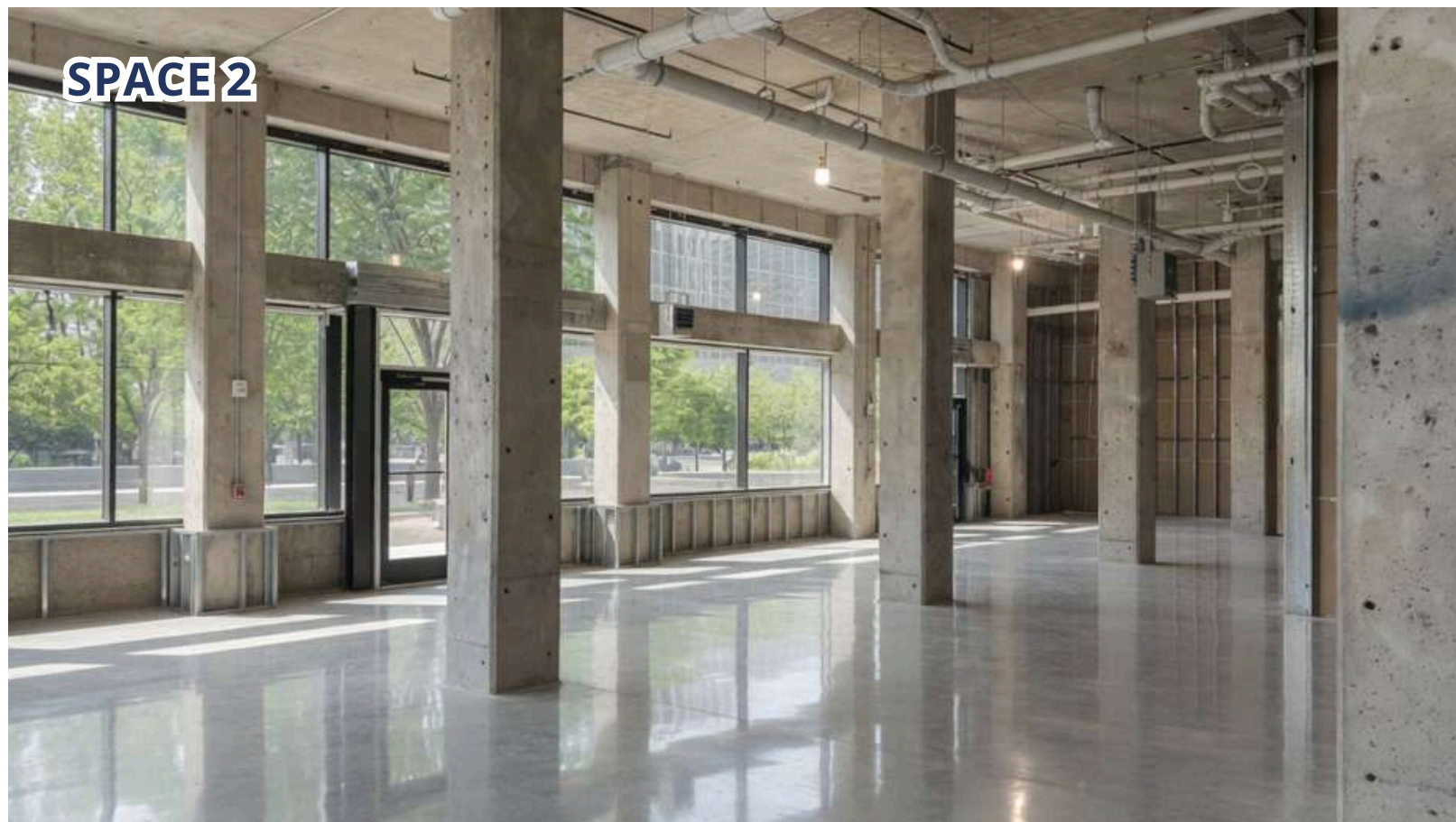
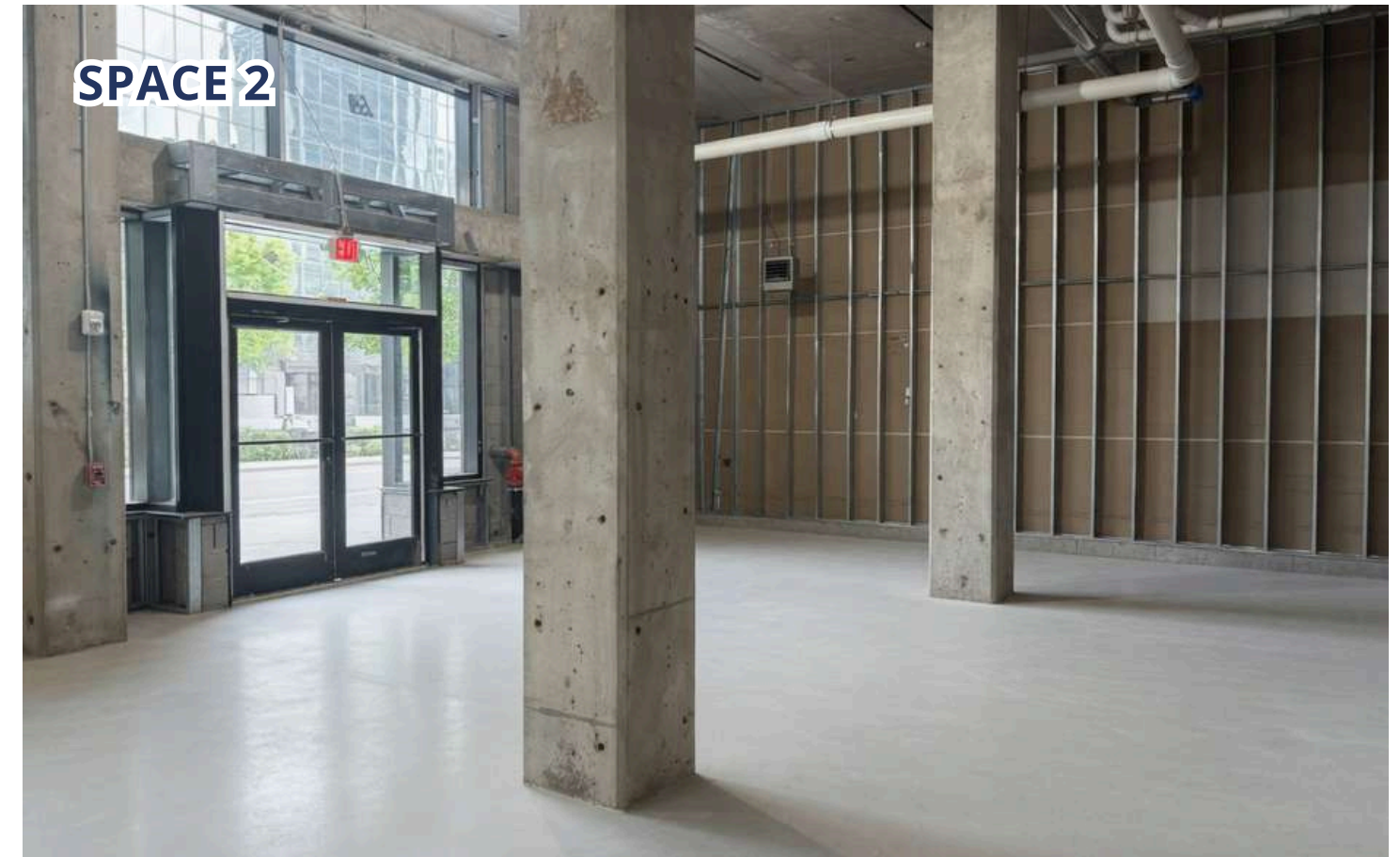
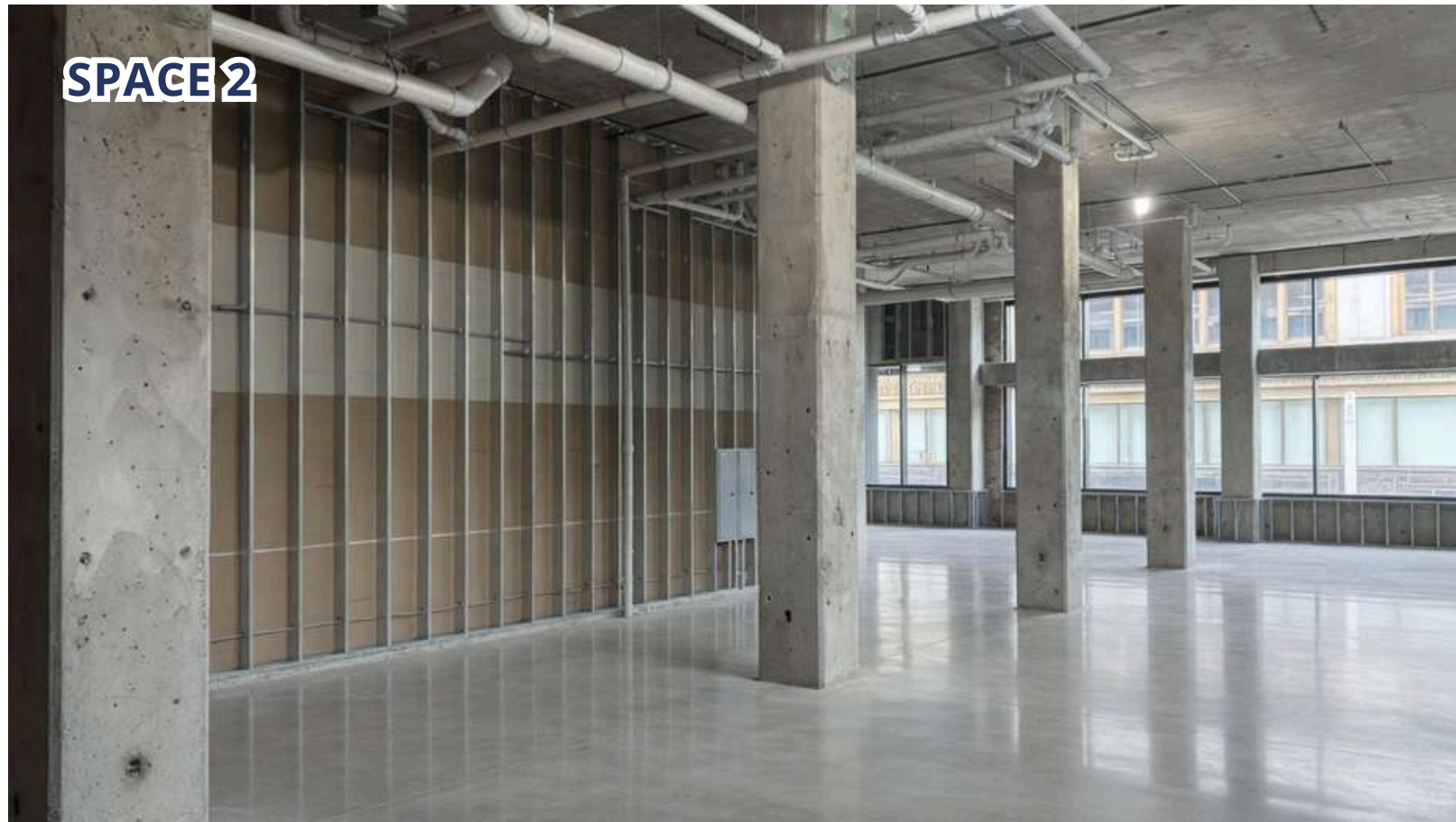
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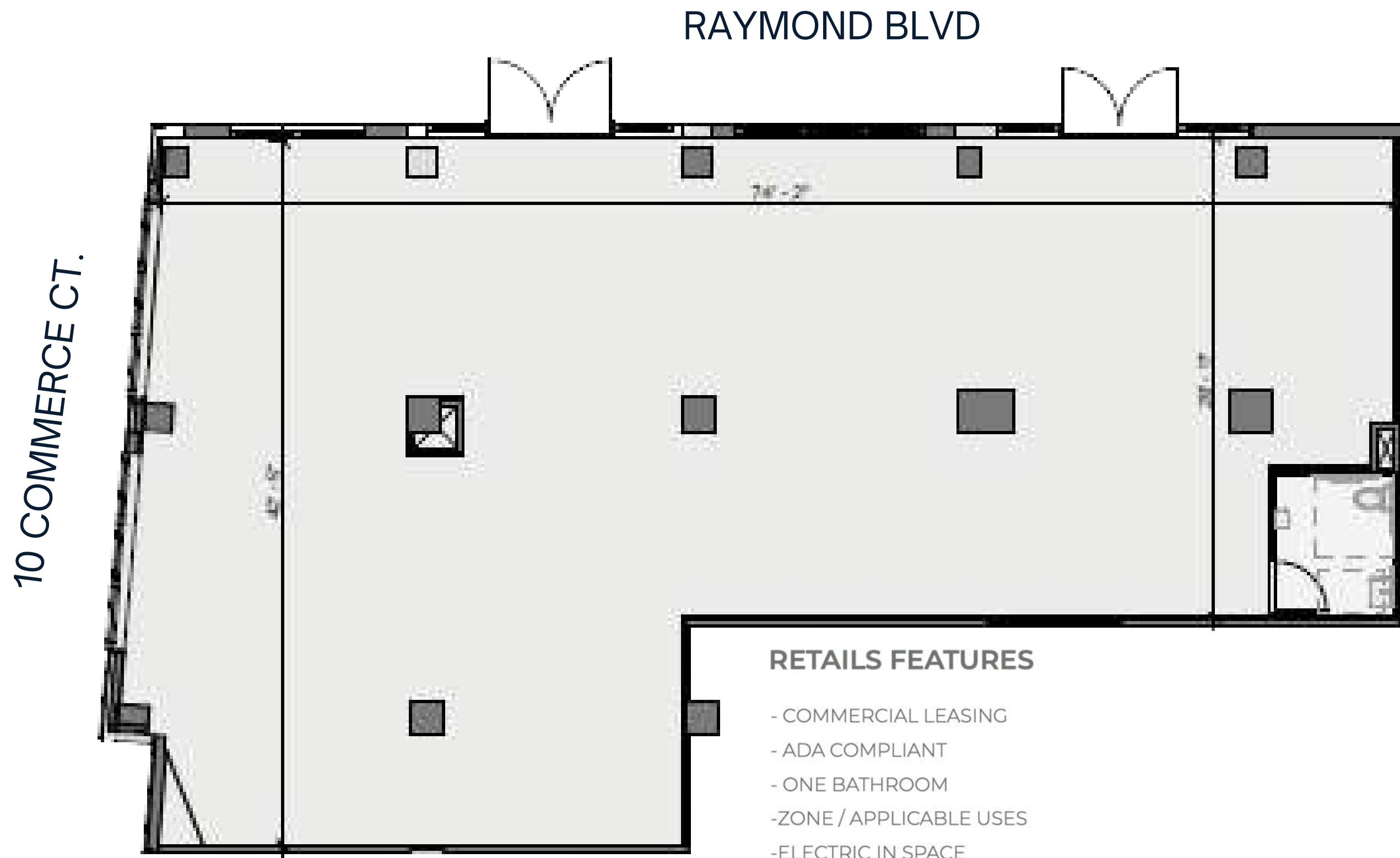
RETAILS FEATURES

- COMMERCIAL LEASING
- ADA COMPLIANT
- ONE BATHROOM
- ZONE / APPLICABLE USES
- ELECTRIC IN SPACE

Space 2: 2,389 SF / Corner of Commerce Court and Raymond Blvd



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The
MERCER



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