

THE JUNCTION

Gateway Center - Newark, New Jersey

NEW FULLY BUILT-OUT
RESTAURANT

YOUR SIGN

Uncle Willie's
Wings



375
CHICKEN 'N FRIES

fresh
& CO

JAG-ONE
PHYSICAL THERAPY

魚市 KAMASU

Contact for Retail Leasing

Jason Pierson
Ph. 732-707-6902
jason@piersonre.com

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

www.piersonre.com • Licensed Real Estate Broker

WATCH
VIDEO



Owned and Managed by



THE JUNCTION

Gateway Center - Newark, New Jersey

Demographics / Market

- 300,000+ residential population within 3 miles - ranking it the largest city in the state of New Jersey
- 200,000+ daytime workforce/employee population
- 4 major universities totaling 60,000 students and faculty
- 14.5 million square feet of class A office space within the immediate trade area
- 60,000+ vehicles pass the site along McCarter Highway daily
- 2 blocks from the Prudential Center aka "The Rock"
 - Approximately 18,000 seat arena
 - 200+ events per year
 - Over 2,000,000 visitors per year
 - Home to the NJ Devils, Seton Hall Basketball, concerts, boxing and other premier events

Market Activators

- Newark Penn Station
- Mulberry Commons Park



njpac

NJLT

Panasonic



Prudential Center



Prudential



PSEG

RUTGERS

SETON HALL UNIVERSITY

WebMD

Co-Tenants (Just Signed)

fresh&co



JAG-ONE PHYSICAL THERAPY



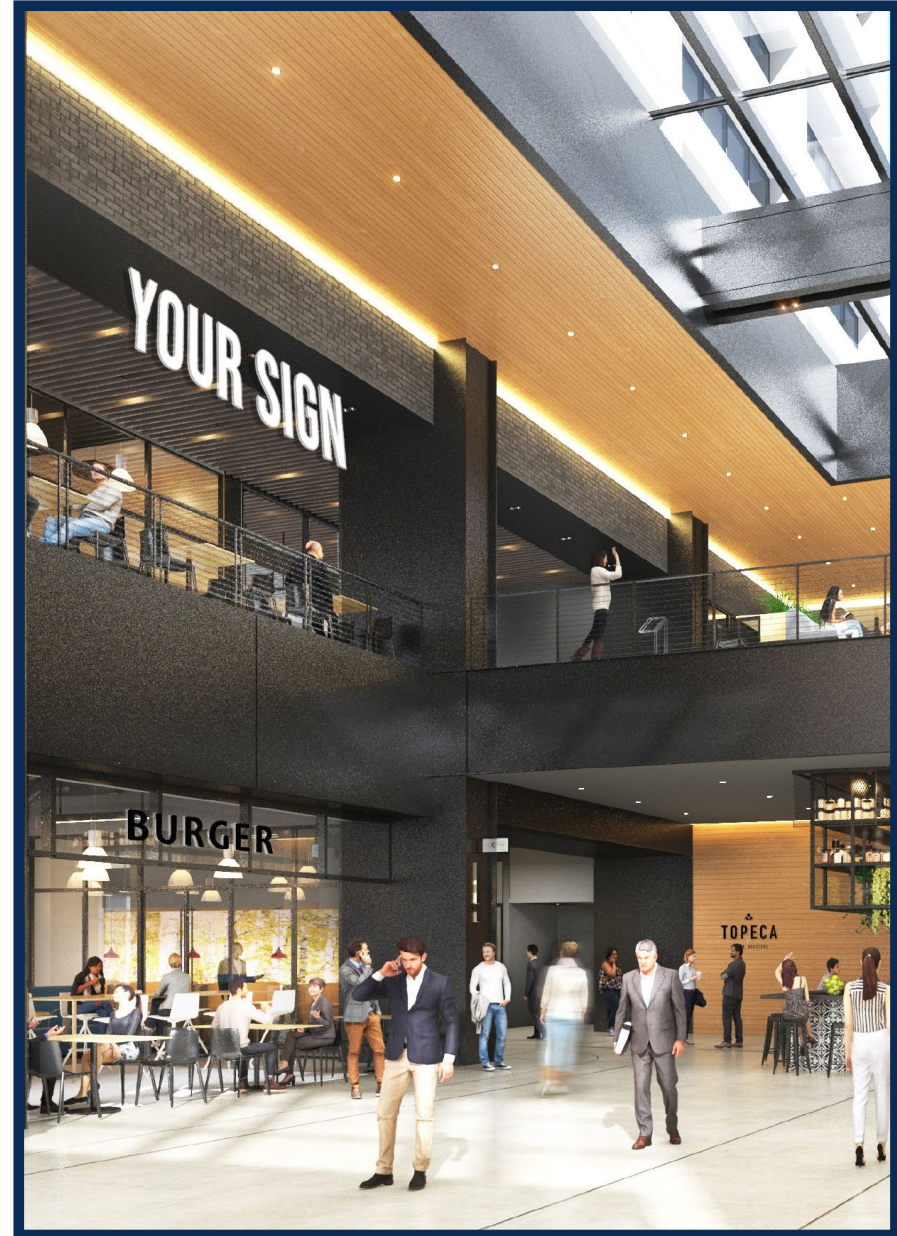
Uncle Willie's Wings



魚市 KAMASU by KISSAKI

Radius	Population	Employee Population	Median Age	Total Daytime Population
.5 Mile	8,218	50,693	36.7	54,723
1 Mile	55,632	82,159	34.7	112,657
2 Mile	172,594	151,322	34.3	252,680
3 Mile	313,511	192,690	34.7	378,722

PIERSON
COMMERCIAL REAL ESTATE®



THE JUNCTION

Gateway Center - Newark, New Jersey

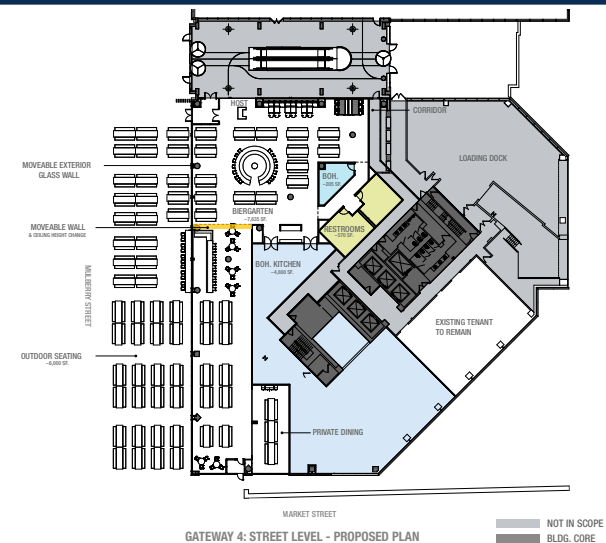
Gateway 4 - Street Level Retail



Opportunity

Up to 17,000 SF Available

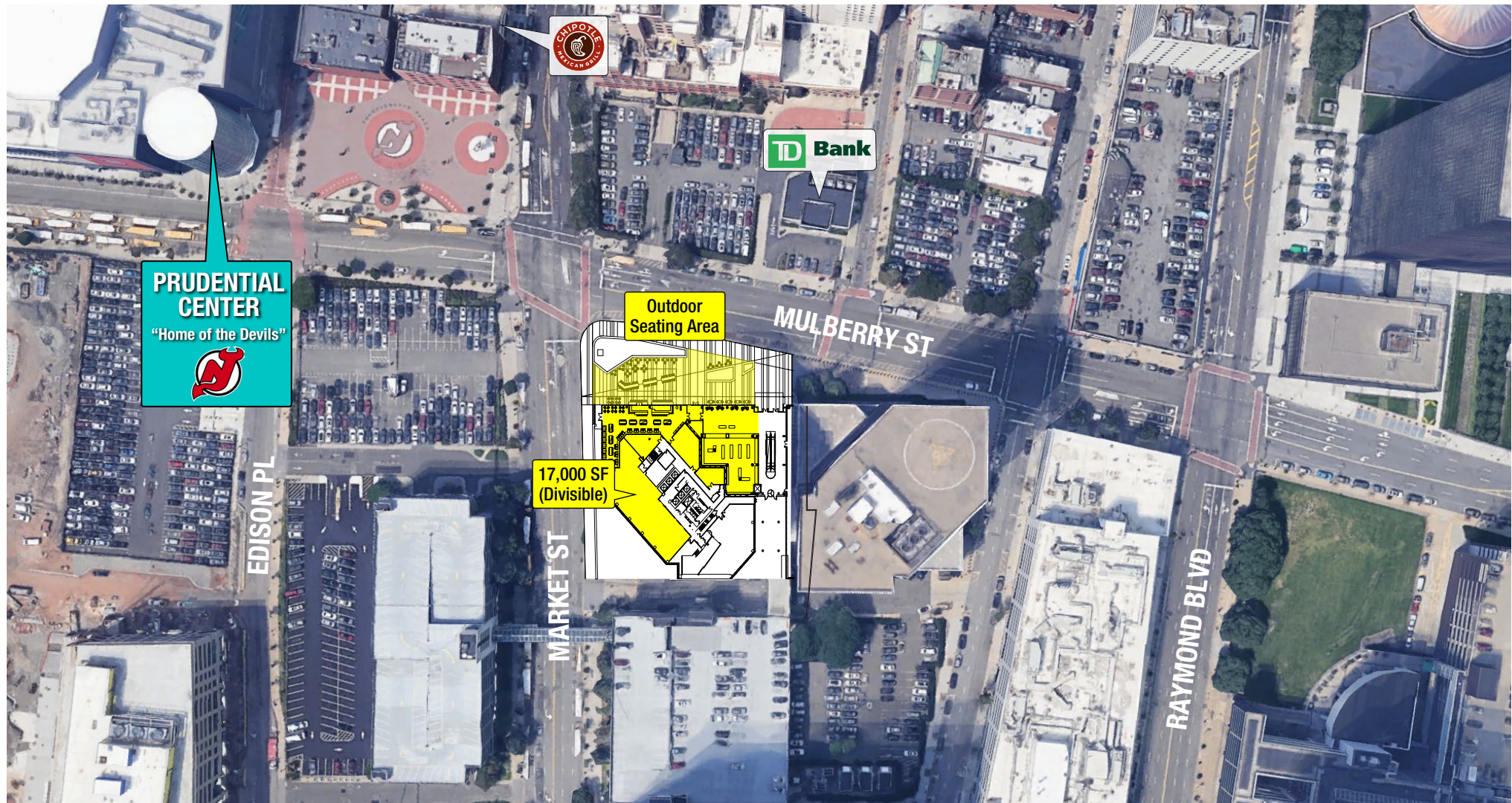
- Prominent street retail redevelopment opportunity at one of the most prime corners in New Jersey located at the intersection of Mulberry and Market Streets
- Largest contiguous space at The Junction available for Food Hall opportunity, sports bar/lounge F&B user, junior anchor or possible division
- Both interior and exterior access
- Over 10,000 SF of outdoor seating to be made available with additional exterior redevelopment
- Over 25,000 vehicles per day
- Adjacent to the Prudential Arena with visibility to the attendees
- At the base of the “Newark Entrance” to the Gateway Center



THE JUNCTION

Gateway Center - Newark, New Jersey

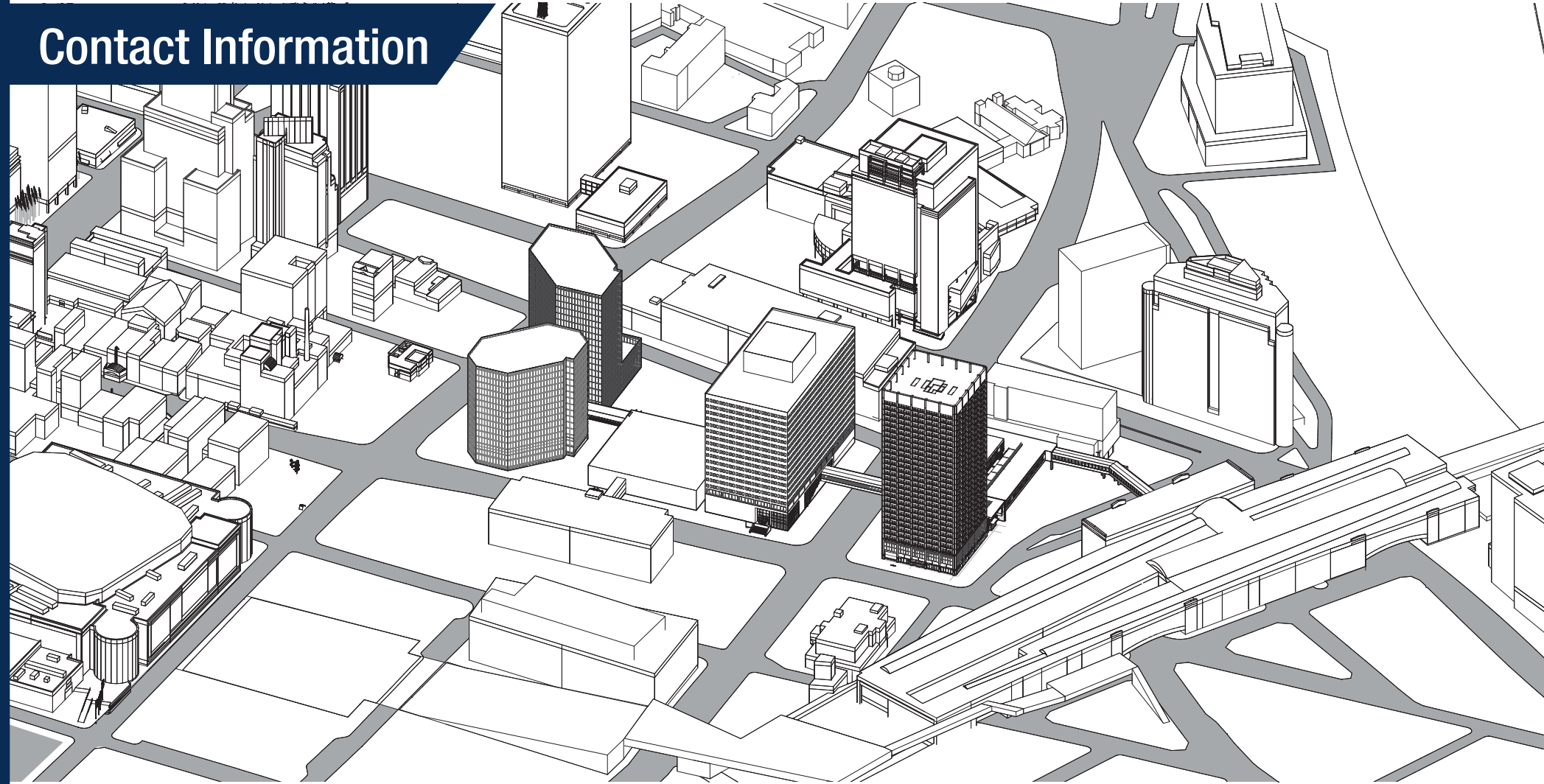
Gateway 4 - Street Level Retail



THE JUNCTION

Gateway Center - Newark, New Jersey

Contact Information



Contact for Retail Leasing

Jason Pierson
Ph. 732-707-6902
jason@piersonre.com

Ryan Starkman
Ph. 732-724-4501
ryan@piersonre.com

PIERSON
COMMERCIAL REAL ESTATE®

Owned and Managed by



© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance or final design of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.