

FORMER DUANE READE 325 SPRINGFIELD AVENUE

At Morris Avenue
Newark, New Jersey 07103



As exclusive agents for the sublessor, we are pleased to offer the following retail opportunity:

RETAIL

- SIZE:** 10,800 SF Ground Floor
- RENT:** \$360,000 Gross
- POSSESSION:** Immediate
- TERM:** Through September 30, 2020
- FRONTAGE:** Freestanding Building with 120 Feet on Springfield Avenue
- COMMENTS:**
- Heavy Vehicular Traffic
 - Dominant Pylon Sign on Springfield Avenue
 - Oversized Parking Field
 - Ten (10) Year Sublease with Additional Term Possible
- NEIGHBORS:** Auto Zone, Dunkin Donuts, RS Strauss, Home Depot, US Postal Service, Applebee's, TD Bank, Newark Screens

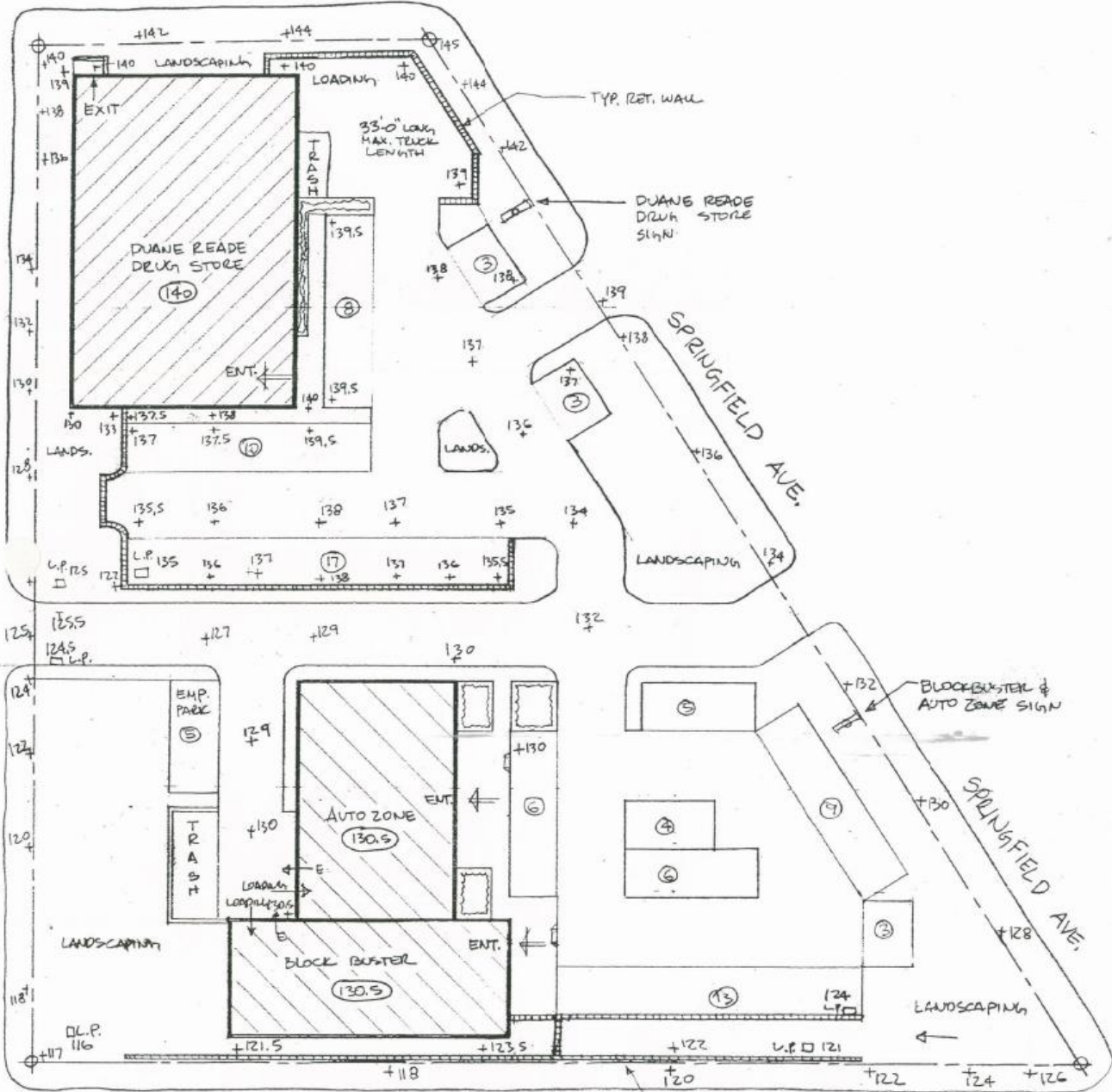
FOR FURTHER INFORMATION PLEASE CONTACT:

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MORRIS AVENUE



SAYRE STREET

TYP. RETAINING WALL

BLOCK BUSTER & AUTO ZONE SIGN

DUANE READE DRUG STORE SIGN

SPRINGFIELD AVE.

SPRINGFIELD AVE.

DUANE READE DRUG STORE (140)

AUTO ZONE (130.S)

BLOCK BUSTER (130.S)

EXIT

ENT.

33'-0" LONG
MAX. TRUCK
LENGTH

TRASH

TYP. RET. WALL

FB

134

132

130

128

126

124

122

120

118

116

114

112

110

108

106

104

102

100

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80

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76

74

72

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68

66

LANDS.

LANDS.

LANDSCAPING

LANDSCAPING

L.P. 125

L.P. 124.5

L.P.

D.L.P. 116

L.P. 121

+140

+139

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