

NEW MIXED-USE DEVELOPMENT

±20,000 SQUARE FEET OF RETAIL SPACE; RETAIL PADS

11 Franklin Avenue, Belleville, NJ



OWNER/DEVELOPER

LOCATED BETWEEN MILL STREET & FRANKLIN AVENUE



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jonathan Greenberg

VICE PRESIDENT

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(201) 731-8468

Property Overview

HIGHLIGHTS

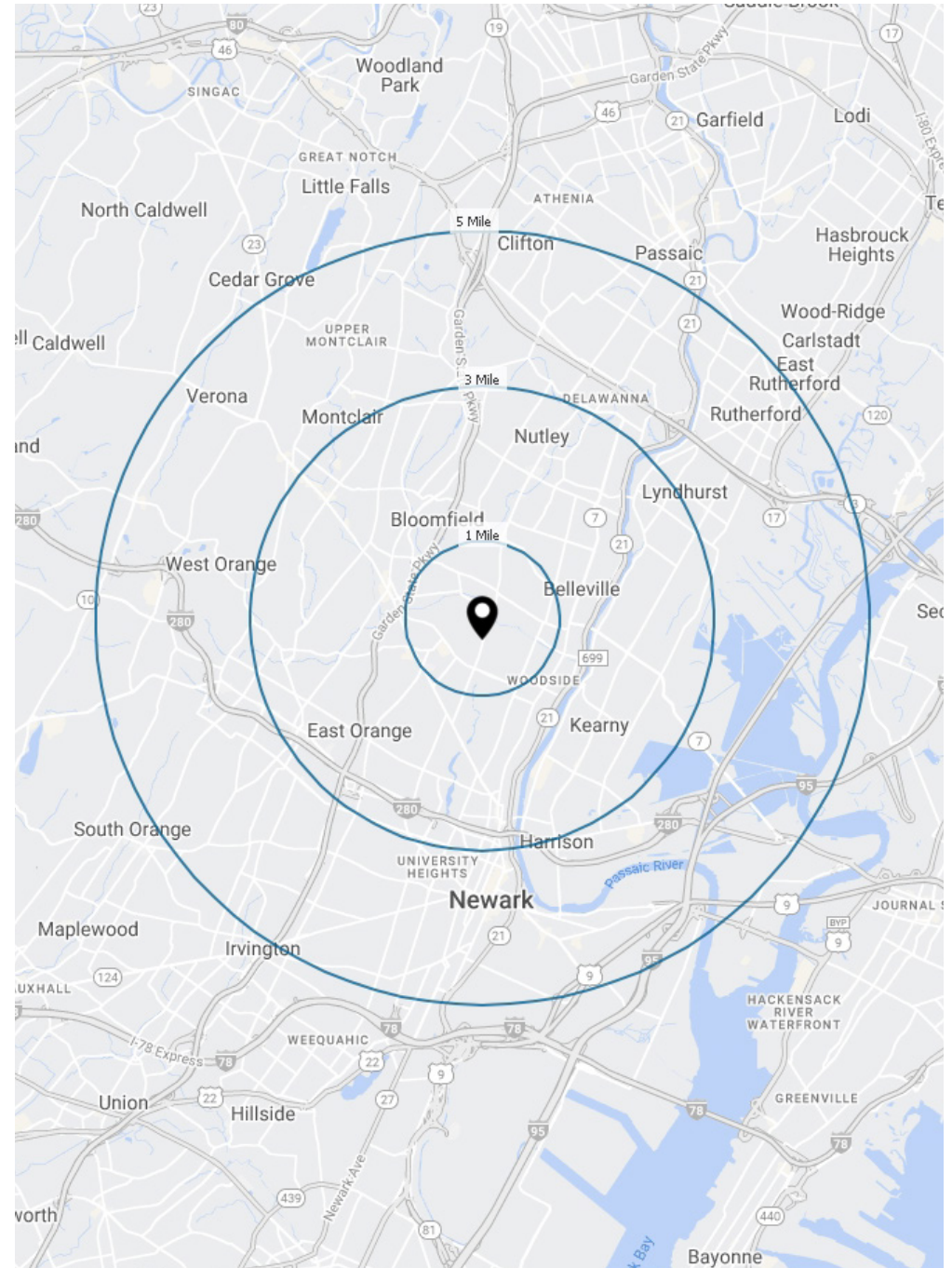
- 7,000 SF pad leased to Chipotle, Konala, and Loco Fries
- Leasing 40,000 square feet of retail space below 175 market rate unit apartments
- Phase I space available Q2 2028
- Master-planned development situated on the former 20-acre Roche Diagnostics site
- 2 retail pads adjacent to Starbucks and Wawa totaling close to 3 acres
- Steps from the Clara Maass Medical Center, one of the leading medical centers in the Northeast
- Easily accessible to the Garden State Parkway and Routes 21, 3, 17 and I-95
- Community green space with an open-air amphitheater at the heart of the project

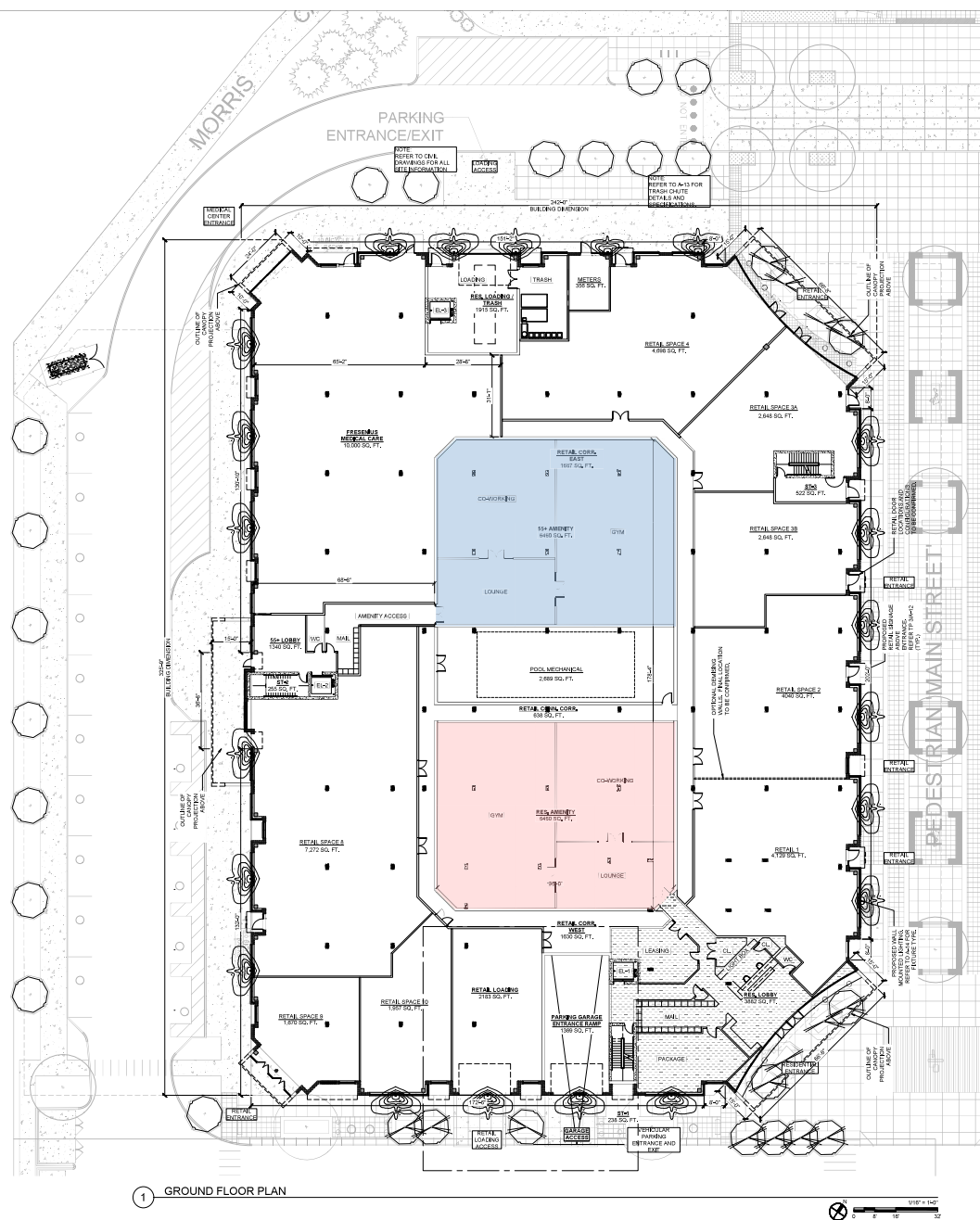
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	42,764	369,603	745,607
HOUSEHOLDS	16,367	136,739	275,488
EMPLOYEES	6,115	89,697	256,521
AVERAGE HH INCOME	\$88,632	\$95,418	\$99,462

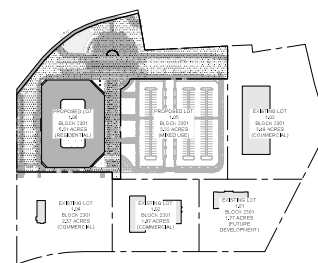
TRAFFIC COUNTS

BELLEVILLE AVENUE	18,890 AADT
FRANKLIN AVENUE	15,469 AADT





1 GROUND FLOOR PLAN



2 KEY PLAN

PROJECT SUMMARY	
TOTAL LOT AREA	233,850 SF
GROSS FLOOR AREA	402,843 SF
RESIDENTIAL UNIT COUNT	176
AVERAGE SF PER UNIT	1,829 SF
TOTAL RETAIL/COMMERCIAL	39,982 SF
TOTAL PROJECT AREA (GROSS)	402,843 SF
PAUL	1.00
BUILDING HEIGHT	55-4F

TOTAL GROSS AREA CALCULATION	
CELLAR/PARKING GARAGE	106,647 SF
FLOOR 1	70,878 SF
FLOOR 2	54,531 SF
FLOOR 3	54,532 SF
FLOOR 4	54,582 SF
FLOOR 5	54,589 SF
ENTIRE ROOF DECK	7,204 SF
BALCONIES (NOT INCLUDED)	6,984 SF
TOTAL PROJECT AREA	402,843 SF

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2	10-16-2024	SITE PLAN APP.
1	8-29-2024	SITE PLAN APP.
#	DATE	ISSUE

PROJECT TITLE
11 FRANKLIN AVENUE
BELLEVILLE, NJ 07109

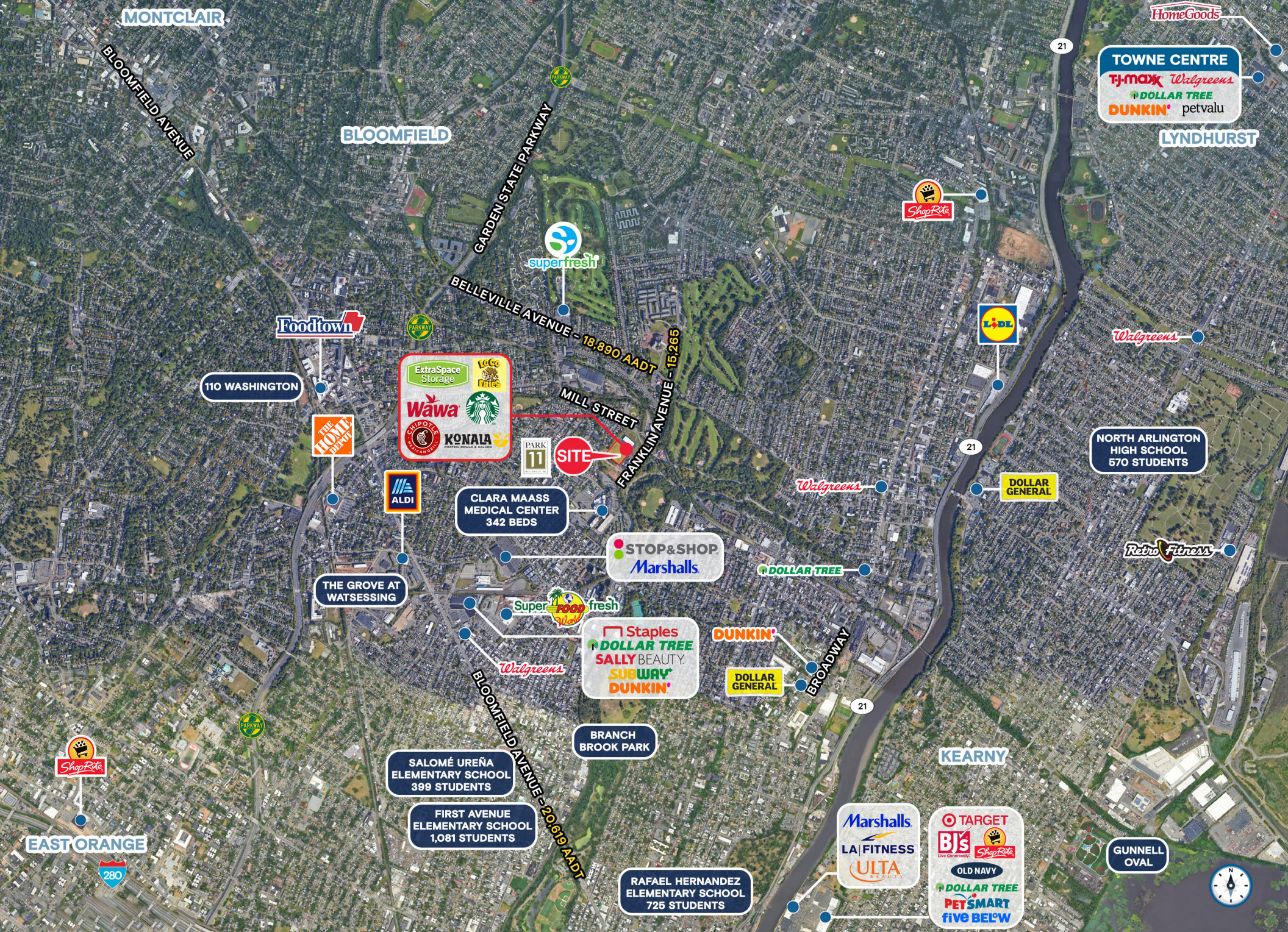
PROJECT DESCRIPTION
PROPOSED MIXED USE
DEVELOPMENT WITH 176
RESIDENTIAL UNITS OVER RETAIL
AND PARKING

APPLICANT
ULTRA REAL ESTATE
87 W PASSAIC STREET, FLR.2
ROCHELLE PARK, NJ 07862

PROJECT NO.
DRAWN BY
CHECKED BY
SCALE AS NOTED

SHEET TITLE
GROUND FLOOR PLAN

SHEET NUMBER
A-5





PHASE 2

CLARA MAASS
MEDICAL CENTER
342 BEDS

PAD 2
UP TO 40,000 SF
AVAILABLE

3.32 AC

ExtraSpace
Storage

1.77 AC
AVAILABLE

FRANKLIN AVENUE - 15,265 AADT

Contact Broker

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