



WELCO REALTY, INC.
EXCLUSIVE BROKER
 2525 PALMER AVENUE
 NEW ROCHELLE, NEW YORK 10801
 WELCOREALTY.COM

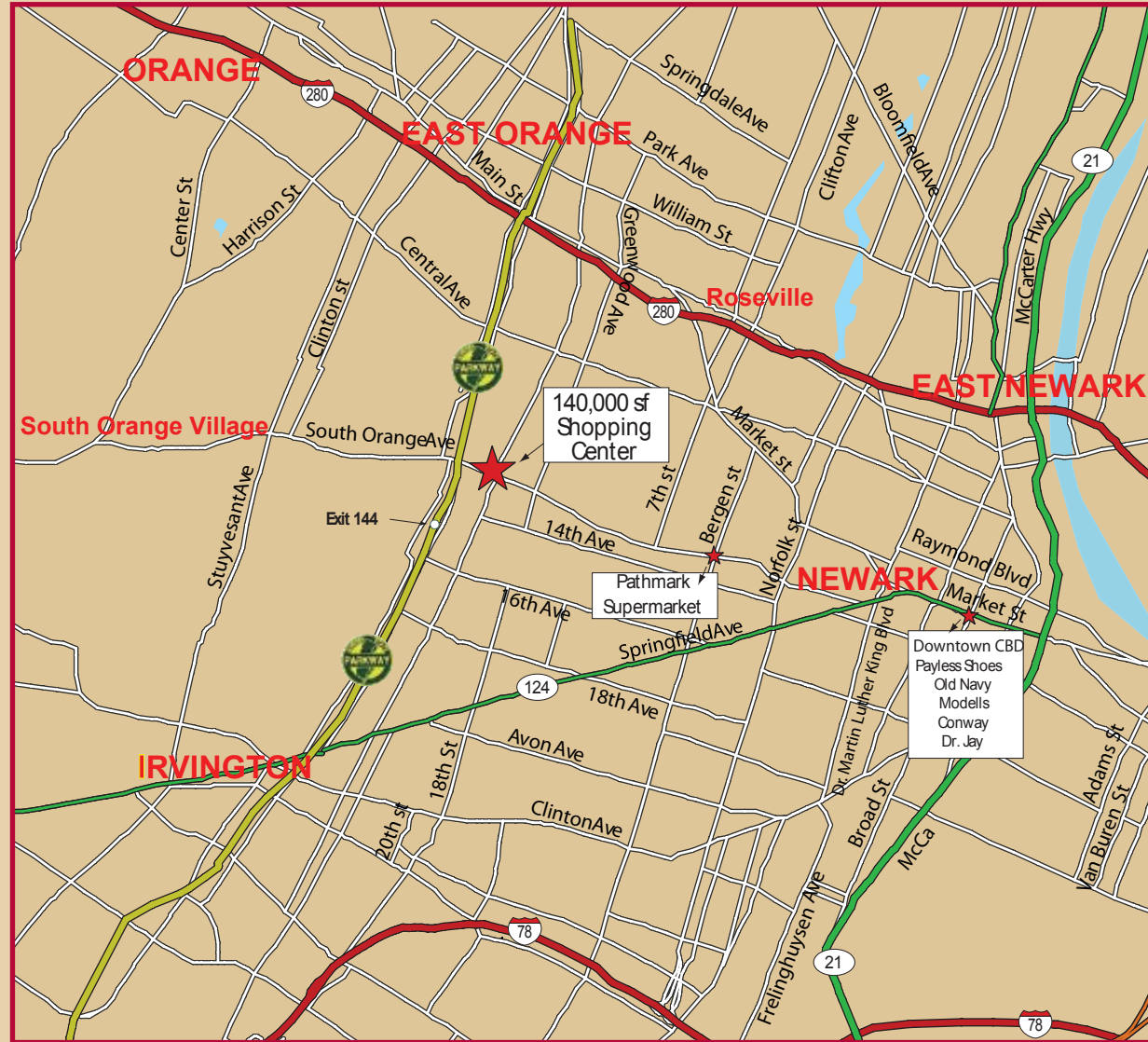
FOR INFORMATION CONTACT:
 914.576.7500 FAX: 914.576.7596
 JWELKIS@WELCOREALTY.COM

BLUE RIBBON SQUARE
 SOUTH ORANGE AVENUE & GROVE STREET
 NEWARK/IRVINGTON, NJ

REDEVELOPMENT

NEWARK/IRVINGTON, NJ
BLUE RIBBON SQUARE
 SOUTH ORANGE AVENUE & GROVE STREET

140,000 SF SHOPPING CENTER

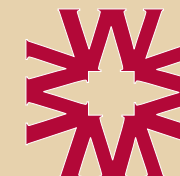


THE PROPOSED SHOPPING CENTER IS SITUATED ON SOUTH ORANGE AVENUE AND GROVE STREET JUST OFF THE GARDEN STATE PARKWAY AT EXIT 144, IN NEWARK, NEW JERSEY.

Demographics	1 mile	3 miles	5 miles
Population	59,257	452,998	765,658
Households	20,124	157,365	270,883
Average HH Income	\$40,098	\$47,306	\$57,543
Median Age	29.5	31.9	33.5

Available from 1,300 - 52,000 sf

BE A PART OF A MAJOR SHOPPING CENTER SERVING NEWARK AND IRVINGTON. BLUE RIBBON SQUARE IS LOCATED IN URBAN ENTERPRISE ZONE (SALES TAX 3%).

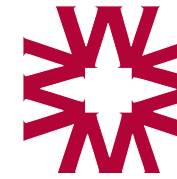


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Tenant List

Building 1	52,000 sf
Building 2	16,920 sf
Building 3	12,690 sf
Building 4	10,000 sf
Building 5	16,895 sf
Building 6	10,400 sf
Building 7	8,250 sf