

152 NEWARK AVE

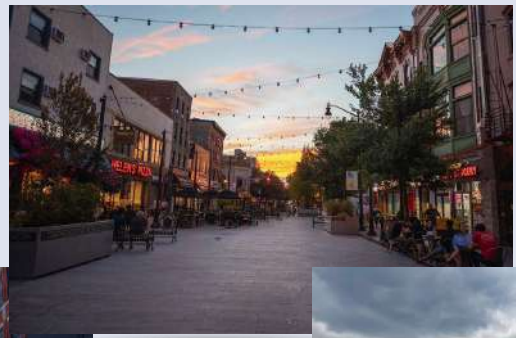
Newark Avenue Pedestrian Plaza

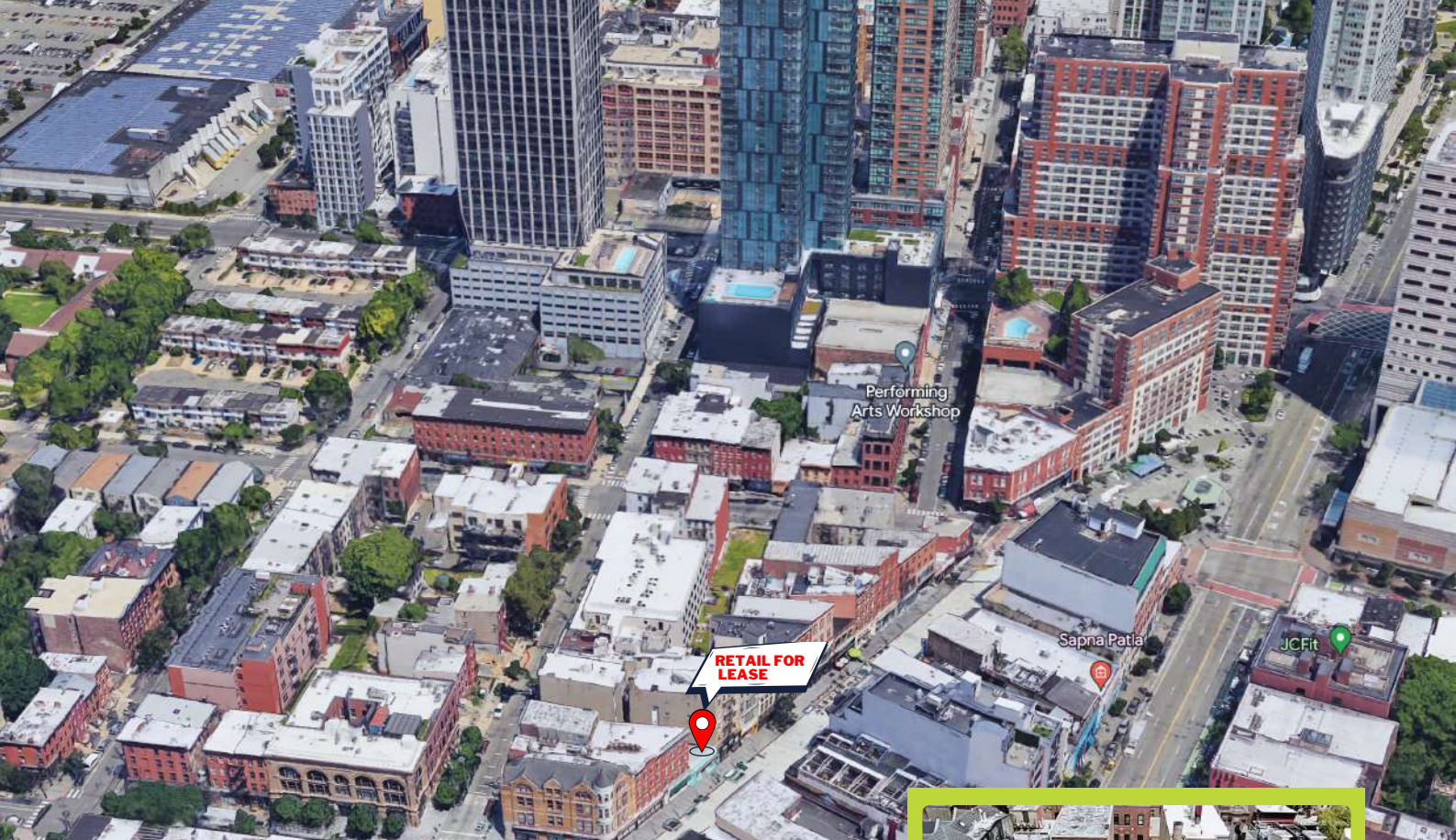


RETAIL FOR LEASE

ENTIRE BUILDING AVAILABLE!

152 Newark Ave
Jersey City, NJ 07302





Performing Arts Workshop

Sapna Pata

JCFit

RETAIL FOR LEASE



152 NEWARK AVE

Jersey City, NJ 07302

HIGHLIGHTS:

- Rare opportunity to lease an entire building on Newark Avenue.
- Located on Newark Avenue less than 1 block from the Grove Street PATH.
- Unbelievable foot traffic on the Pedestrian Plaza.
- Surrounded by thousands of residential units with hundreds more under construction.
- Surrounded by the best restaurants in Jersey City.
- Rear egress to Bay Street.

LOCATION:

Grove Street Neighborhood
 Located between Grove Street and Erie Street
 Restaurant Row

PREVIOUS USE:

Pharmacy / Dry Use

FRONTAGE:

40 Ft on Newark Avenue

SIZE:

+/- 3,400 SF
 Basement Space

TERM:

Negotiable

LEASE TYPE:

NNN

ASKING RENT:

Upon Request

NEIGHBORING TENANTS:



MORE INFORMATION



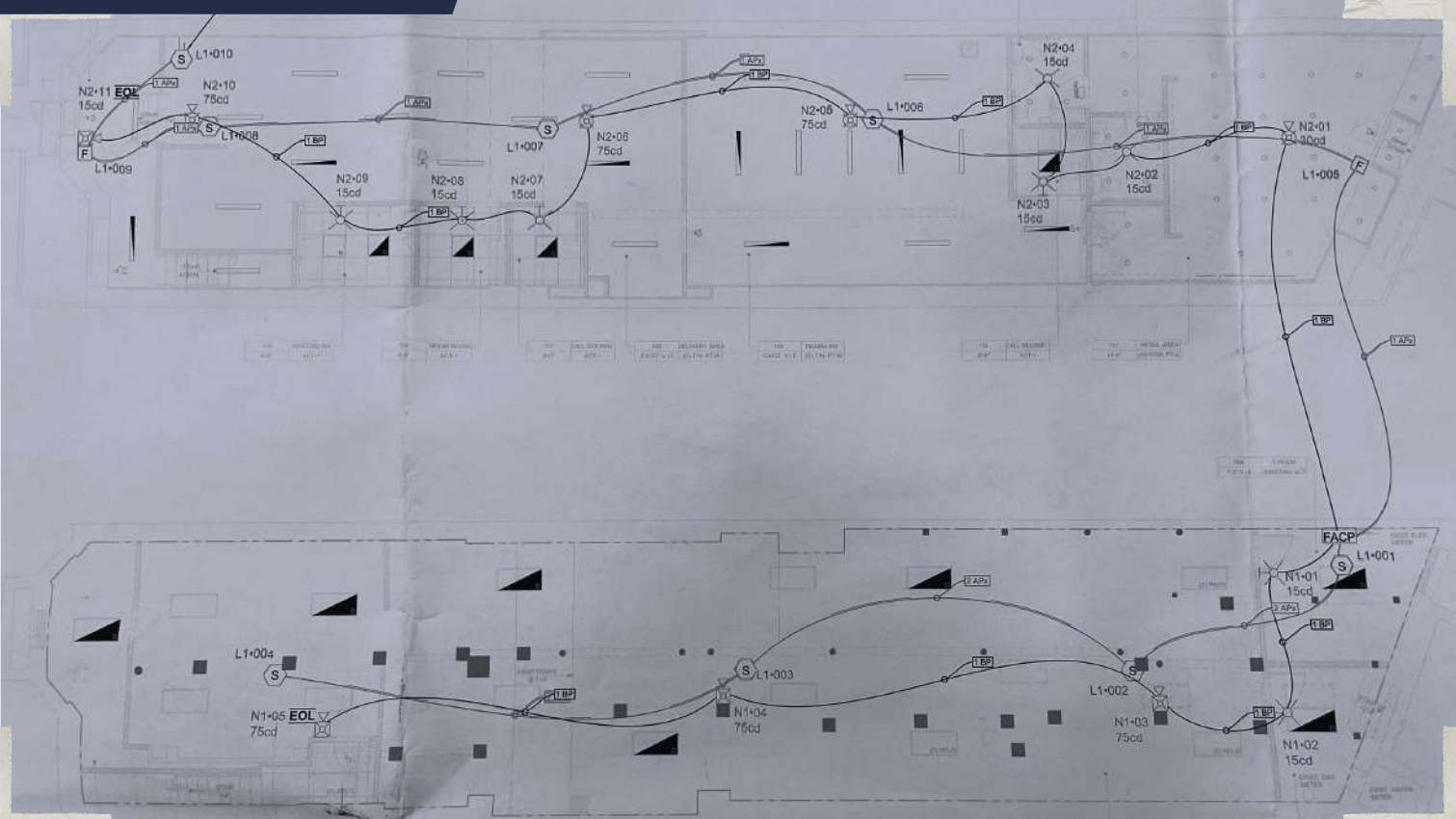
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 201 Marin Blvd., Unit 106,
 Jersey City, New Jersey, 07302

FLOOR PLAN



NOT TO SCALE

DEMOGRAPHICS TRAFFIC COUNT PATH RIDERSHIP

ESTIMATED TOTAL POPULATION

.5 mile	37,201
1 miles	67,888
1.5 miles	117,887

MEDIAN HOUSEHOLD INCOME

.5 mile	\$136,584
1 miles	\$132,580
1.5 miles	\$115,342

AVERAGE HOUSEHOLD INCOME

.5 mile	\$162,967
1 miles	\$160,415
1.5 miles	\$142,866

DAYTIME POPULATION

.5 mile	32,074
1 miles	58,227
1.5 miles	99,476

TOTAL HOUSEHOLDS

.5 mile	19,389
1 miles	34,032
1.5 miles	55,867

TOTAL BUSINESSES

.5 mile	1,615
1 miles	2,885
1.5 miles	5,236

TOTAL EMPLOYEES

.5 mile	28,093
1 miles	49,298
1.5 miles	73,004

PATH RIDERSHIP REPORT Grove Street - 2022 Year to Date

YTD Average Weekday	11,978
YTD Average Saturday	9,034
YTD Average Sunday	6,296
YTD Average Holiday	7,047
YTD Grand Total	3,866,363

TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	LAST MEASURED	DISTANCE
Newark Ave.	Erie St.	10,934	2022	0.1 mi
Erie St.	1st St.	3,829	2022	0.1 mi
Newark Ave.	Grove St.	15,077	2022	0.1 mi
Grove St.	Columbus Dr.	18,947	2022	0.1 mi



MORE INFORMATION



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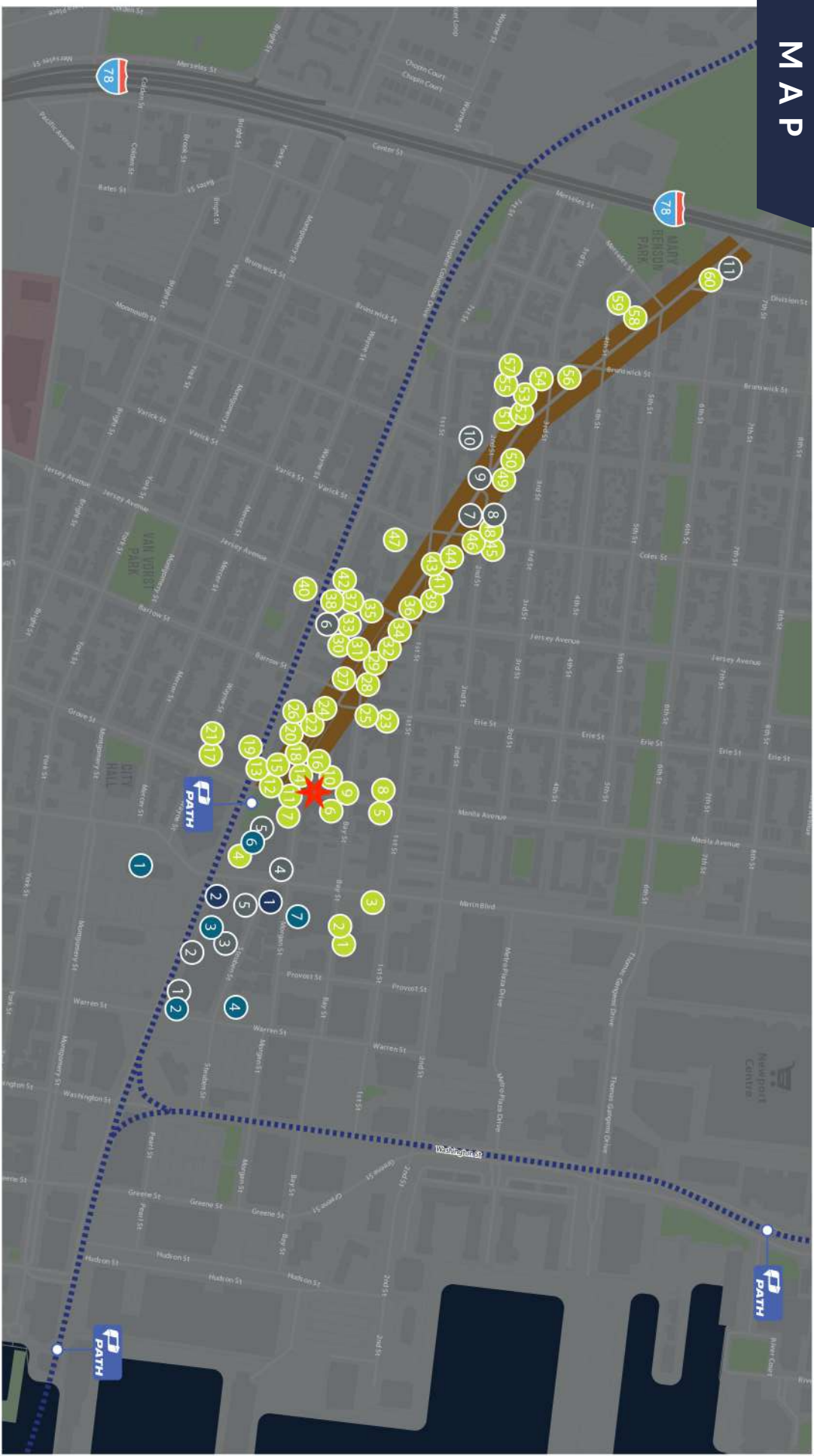
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RETAIL MAP



RESTAURANTS

- 1 Departed Soles Brewing
- 2 Prato Bakery
- 3 Hudson Hall
- 4 Starbucks
- 5 Duliboy
- 6 Gale & Lodi
- 7 Grove Corner Bar
- 8 Tony Baldone's Jersey City
- 9 Matthews Food and Drink
- 10 Oracle Mexican Kitchen
- 11 Downtown Yogurt
- 12 McDonald's
- 13 Dunkin'
- 14 Tamborin Bar & Grill
- 15 Roman Nose
- 16 Brick Lane Curry House
- 17 Jimmy's Brooklyn Pizza & Deli
- 18 Two Boots Pizza
- 19 Tibos Peri Peri
- 20 Porta Jersey City
- 21 Pirt
- 22 The Ashford
- 23 The Ball - Jersey City
- 24 South House
- 25 Hudson Hound Jersey City
- 26 Six26 - Lounge and Rooftop
- 27 Barcade
- 28 Bonchon Jersey City
- 29 The Archer
- 30 Milk & Cream Cereal Bar
- 31 Helen's Pizza
- 32 Gyros Grill
- 33 Miso Ramen
- 34 Saigon Cafe
- 35 Koro Koro Rice Ball Cafe
- 36 Left Bank Burger Bar
- 37 Choco Pan Bakery and Cafe

RESTAURANTS

- 38 Atomic Wings
- 39 Just BeClaws
- 40 WURSTBAR
- 41 Hard Grove Restaurant
- 42 Nicole's Caribbean Restaurant
- 43 Future
- 44 Ani Ramen
- 45 Lucky 7 Tavern
- 46 Cafe Madeline
- 47 Ginggo's
- 48 Carmen Bonas Bakery
- 49 Sub Culture
- 50 Tea NJ
- 51 Pecoraro Antique Bakery
- 52 Gio Gelato & Cafe
- 53 POKAY
- 54 Clove Garden Of India
- 55 El Ranchero Taqueria
- 56 Sen Hal
- 57 2nd Street Deli
- 58 Cillar 535
- 59 Madame Claude Bis
- 60 Healy's Tavern

RETAIL

- 1 Chase Bank
- 2 Base
- 3 Spruce Market Place
- 4 JAG-ONE Physical Therapy
- 5 Walgreens
- 6 Grove Street Bicycles
- 7 Metropolis Music
- 8 Darka Pines
- 9 Jersey City Tattoo
- 10 NJ Skateshop
- 11 The Little Gym of Jersey City

DEVELOPMENTS

- 1 Metropolis Towers Apartments
- 2 50 Columbus
- 3 70 Columbus
- 4 The Lively Apartments
- 5 90 Columbus
- 6 Grove Pointe Apartments
- 7 The Morgan at Provost Square

HOTEL

- 1 Canopy by Hilton Jersey
- 2 Residence Inn by Marriott

**MORE
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