

# 55 JORDAN, JERSEY CITY

RETAIL / OFFICE  
OPPORTUNITY

MCGINLEY SQUARE  
NEIGHBORHOOD



## SPACE DETAILS

### LOCATION:

Located in McGinley Square Neighborhood  
Between Mercer St and Montgomery ST  
3 Blocks from St. Peter's University  
1 Block from Hudson Catholic

### Size:

SPACE A: +/- 1,865 SF  
SPACE B: +/- 1,838 SF

### Ceiling Height:

Unit 1: 22 FT // Unit 2: 26 FT  
Mezzanine: 13 FT

### Delivery:

Vanilla Box

### Term:

Negotiable

### Asking Rent:

Upon Request

### Possession:

Immediate

### Lease Type:

Modified Gross

### Frontage:

Unit 1: 72 FT on Jordan Ave  
Unit 2: 33 FT on Jordan Ave  
55 FT on Mercer Street

## HIGHLIGHTS

55 Jordan is a 300-unit residential development on the corner of Mercer Street and Jordan Avenue in Jersey City's McGinley Square neighborhood.

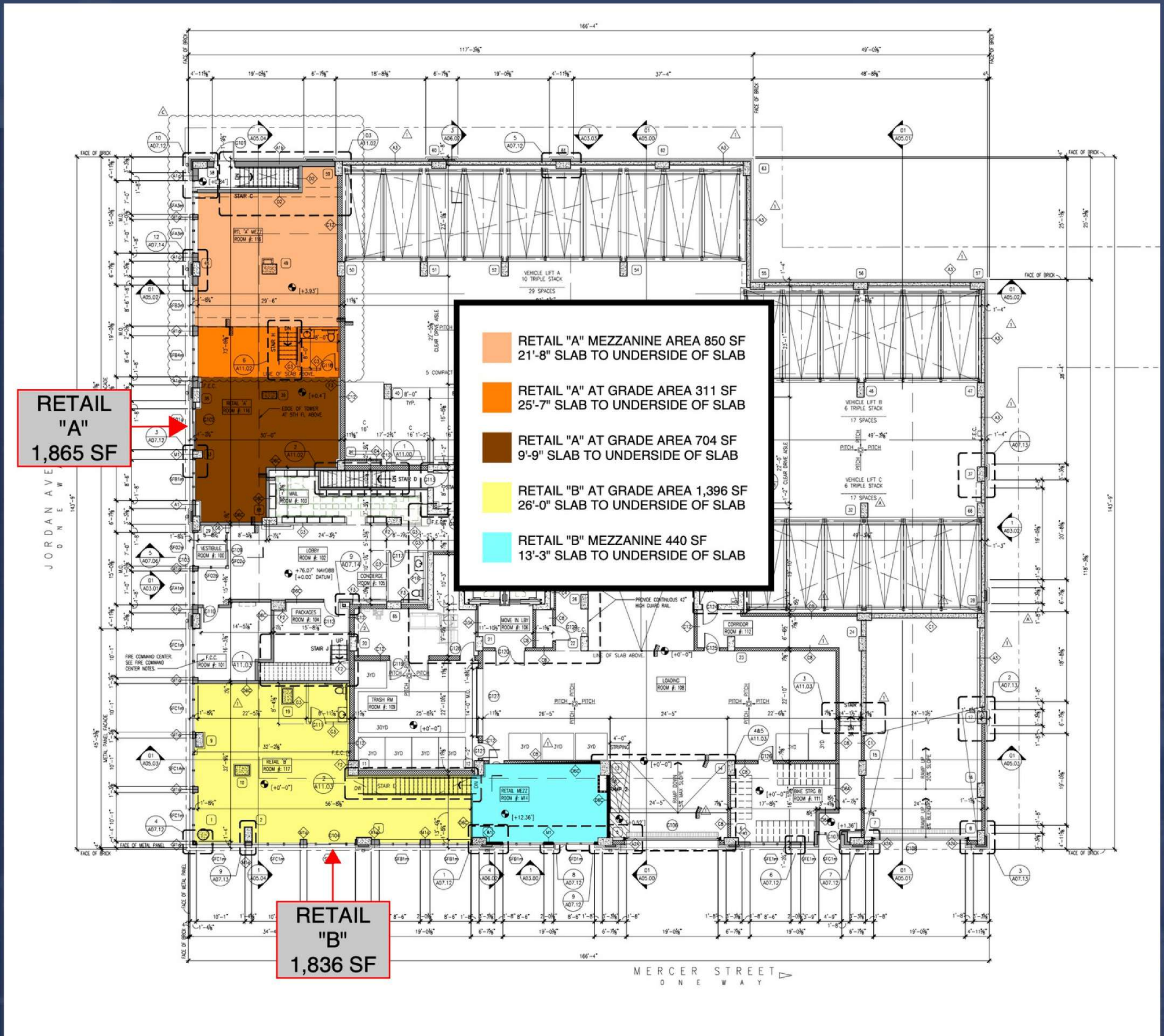
The site is located steps from Saint Peter's University, Hudson Catholic High School, and the Journal Square PATH station.

Highly desirable location at the crossroads of Jersey City's Montgomery Street and Bergen Avenue, just across the Hudson River and four miles from New York City.

Neighborhood conveniences include cafés, banking, coffee houses, grocery and mini-mart stores, upscale dining, pubs, and nightlife.

Top neighborhood targeted for smart-growth redevelopment anchored by 55 Jordan.





## DEMOGRAPHICS

	1/4 mile	1/2 mile	1 mile	1 1/2 mile
ESTIMATED DAYTIME POPULATION	7,703	27,463	68,773	134,234
TOTAL POPULATION	5,787	26,339	79,450	152,117
AVERAGE HOUSEHOLD INCOME	\$59,880	\$64,409	\$67,278	\$77,485
MEDIAN AGE	34.5	35.0	34.8	34.3
AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS	\$2,385	\$2,541	\$2,659	\$3,073



## MCGINLEY SQUARE NEIGHBORHOOD



### SURROUNDING AREA TENANTS


### NEIGHBORING SCHOOLS

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