

J² JOURNALSQUARED

KRE
Kushner Real Estate Group

National
REAL ESTATE ADVISORS



UNBELIEVABLE RETAIL OPPORTUNITY

**JOURNAL SQUARED
TOWER III**
605 Pavonia Ave, Jersey City

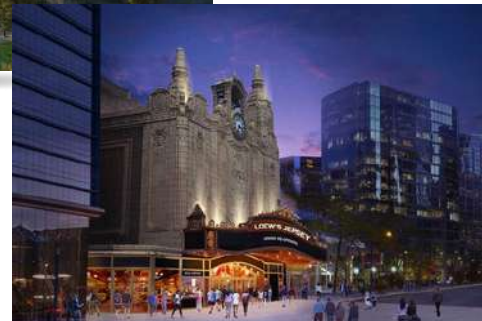
- Centre Pompidou Museum (2 Blocks)



- Frank Guarini Justice Center (2 Blocks)



- URBY (1 Block)



- Loew's Theatre (1 Block)

JOIN:



JOURNAL SQUARED

605 Pavonia Ave, Jersey City, NJ

HIGHLIGHTS:

- 4,100 SF of ground floor retail located at the base of Journal Squared Tower III, a 60 story residential tower located directly above the vibrant Journal Square PATH.
- The third and final tower of this 3 phase development will be wrapping up construction in Mid 2024 with a completed total of 1,870 residential units.
- The 4,100 SF space fronts on Pavonia and Summit Ave, the absolute best corner in Journal Square. The space is located across from the Hudson County Superior Court House and 2 new 20 story towers along with the new 3 Acre Journal Square Park.

LOCATION:

- Located directly above the Journal Square PATH.
- Positioned at the core of the Journal Square Central Business District.
- Directly across from the Hudson County Superior Court House and the Magnolia St. PATH Station Entrance.

FRONTAGE:

- 100 FT

SPACES AVAILABLE:

Space can be combined:

- Retail A Space: 2,300 SF
 - Retail B Space: 1,810 SF
- Retail A and B can be combined
Retail A and B can be vented

TERM:

- Negotiable

LEASE TYPE:

- NNN

ASKING RENT:

- Upon Request



- Under Construction - Q4 2023 Delivery

NEIGHBORING RETAILERS:



MORE INFORMATION

Bobby Antonicello Jr.
 Bobby@gridrealestate.biz
 (201) 300 - 6489

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 www.gridrealestate.biz
 Licensed Real Estate Broker



August 2023



2021




2017



**MORE
INFORMATION**

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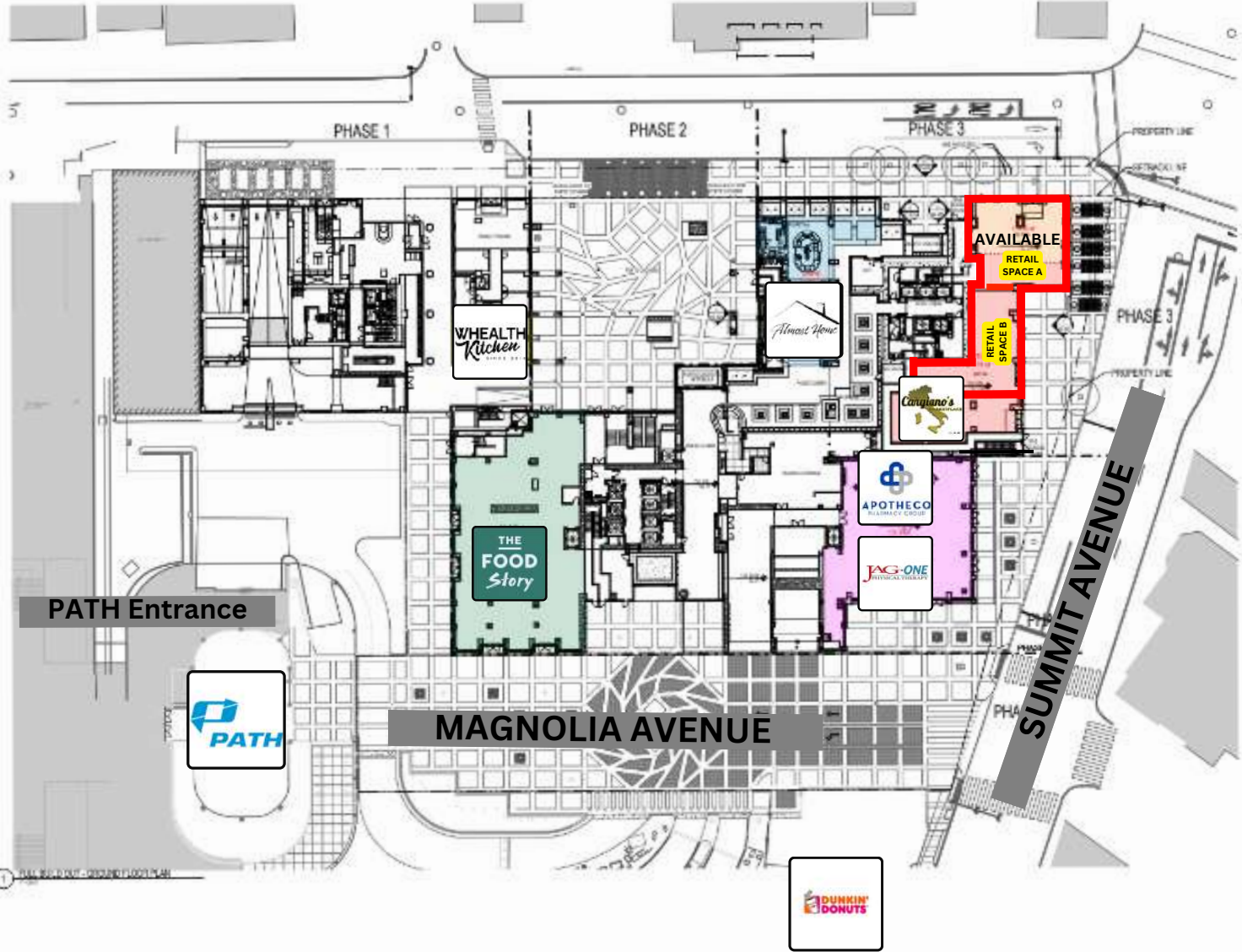
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FLOOR PLAN LAYOUT

PAVONIA AVENUE



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201 MARIN BLVD UNIT 106, JERSEY CITY, NJ 07302

OWNER	GRID REAL ESTATE
PROJECT	201 MARIN BLVD UNIT 106
DATE	08/15/2023
SCALE	AS SHOWN
DESIGNED BY	GRID REAL ESTATE
DRAWN BY	GRID REAL ESTATE
DATE	08/15/2023
PROJECT	201 MARIN BLVD UNIT 106
SCALE	AS SHOWN
DESIGNED BY	GRID REAL ESTATE
DRAWN BY	GRID REAL ESTATE
DATE	08/15/2023

NO. OF SHEETS	1
SHEET NO.	1
TOTAL SHEETS	1
DATE	08/15/2023
PROJECT	201 MARIN BLVD UNIT 106
SCALE	AS SHOWN
DESIGNED BY	GRID REAL ESTATE
DRAWN BY	GRID REAL ESTATE
DATE	08/15/2023



FULL BUILD OUT
GROUND FLOOR
PLAN

DATE: 08/15/2023
A3-004

MORE

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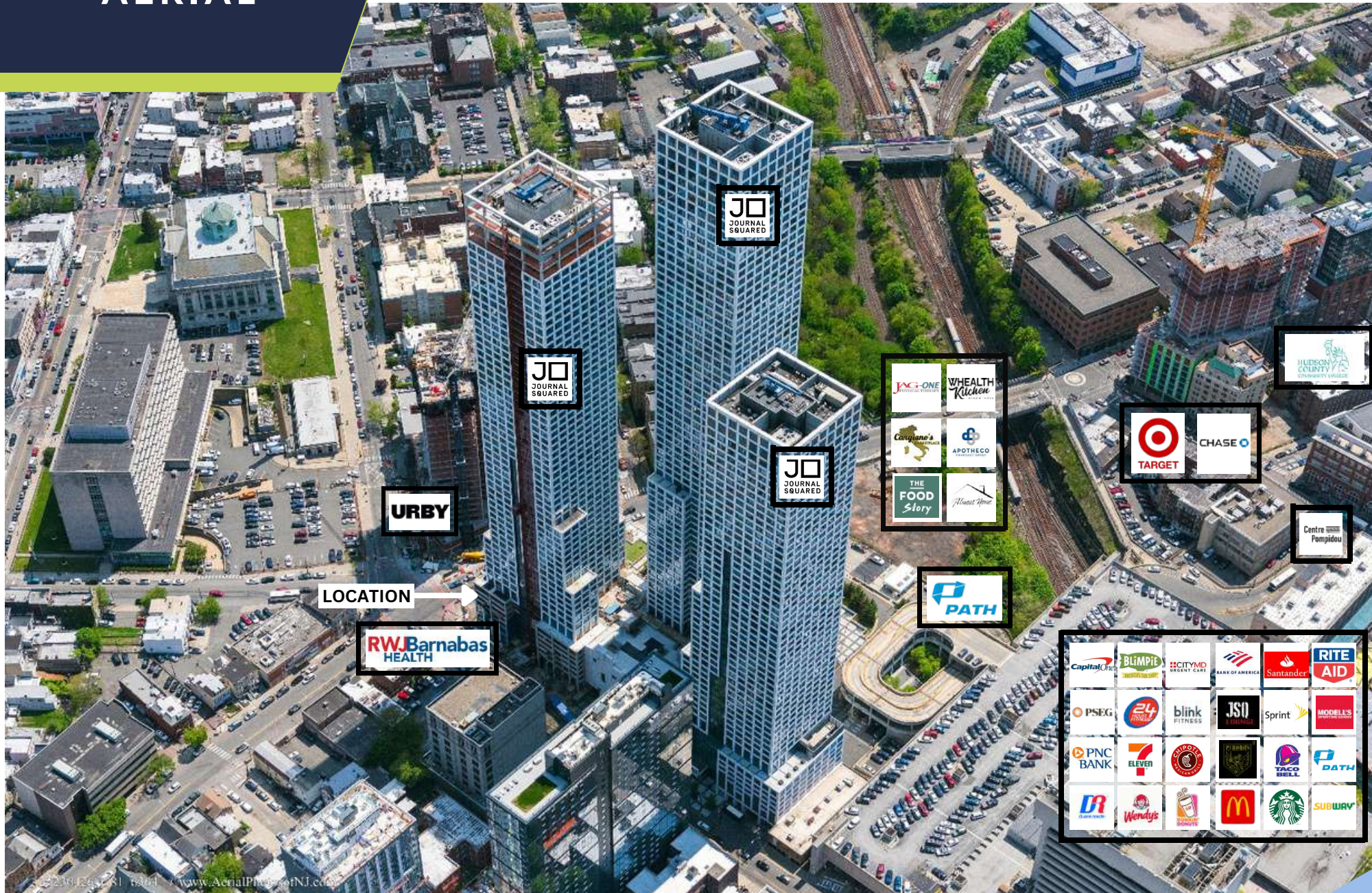
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AERIAL



LOCATION →

Capital One	BLIMPie	CITYMD URGENT CARE	BANK OF AMERICA	Santander	RITE AID
PSEG	24 HOURS	blink FITNESS	JSU	Sprint	MODELL'S
PNC BANK	ELEVEN	PIZZA HUT	PIZZERIA	BELL	PATH
DR	Wendys	McDonald's	Starbucks	SUBWAY	

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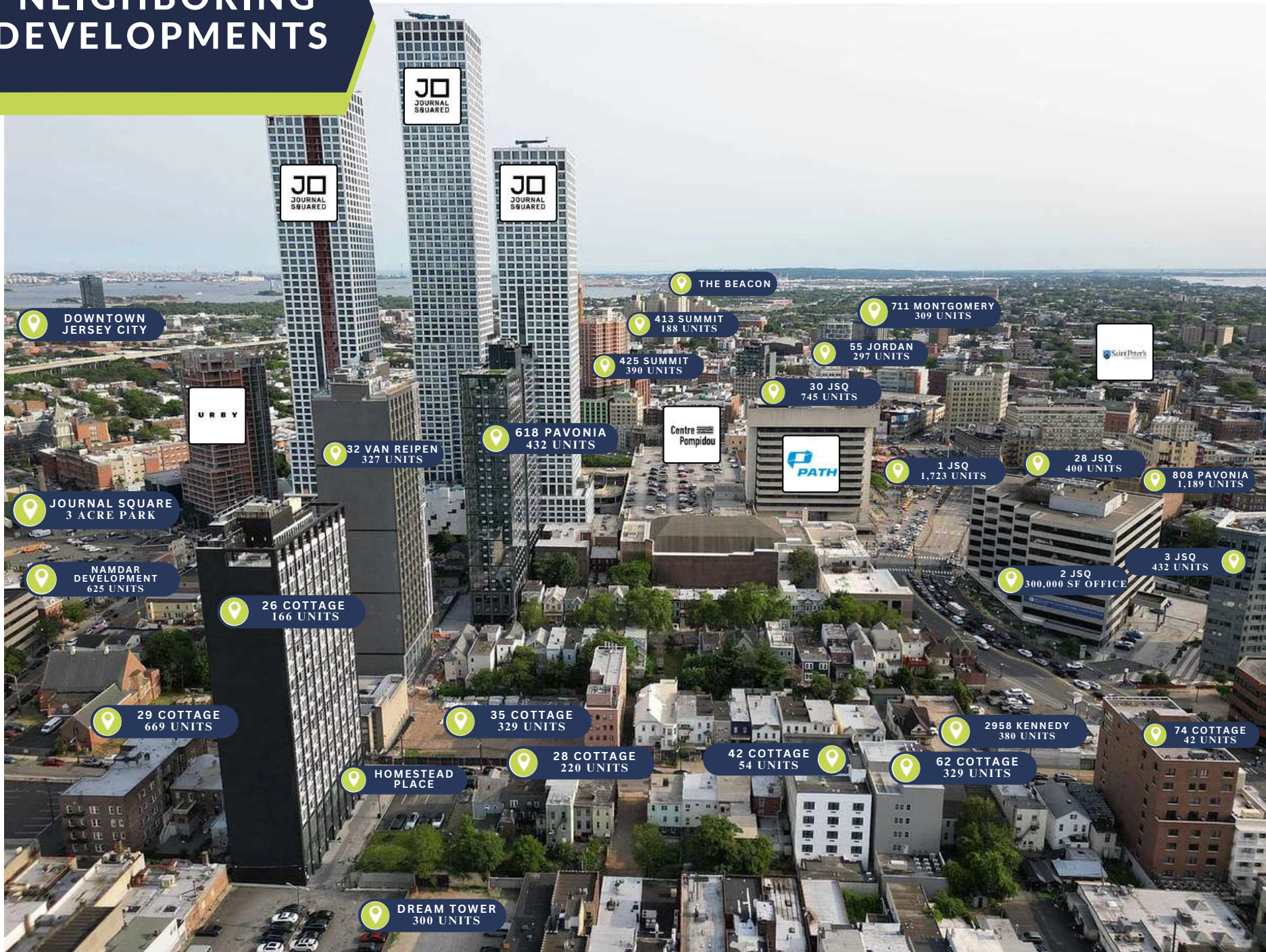
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NEIGHBORING DEVELOPMENTS



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