



350-352 GROVE ST.

Jersey City, NJ 07302

HIGHLIGHTS:

- Available for the first time in 20 years! This property is situated on Grove Street, less than 1 block from the Grove Street PATH station, experiencing unbelievable foot traffic.
- Surrounded by thousands of residential units, this location offers prime exposure to a vibrant community.
- Just off restaurant row, it enjoys proximity to a diverse array of dining options, enhancing its appeal to potential customers.
- Additionally, it features a rear egress alleyway to Bay Street, providing convenient access for deliveries and services.

LOCATION:

- Downtown Jersey City
- Grove Street off Bay Street
- 1 Block from Grove Street Path

SIZE:

- TOTAL SF: +/- 4,608 SF
- Space 1: CORNER 1,924 SF (Basement)
- Space 2: INLINE 2,167 SF (517 SF Mezzanine)

CEILING HEIGHT:

- +/- 11 FT

FRONTAGE:

- 50 FT on Grove Street
- SPACE 1: 25 FT
- SPACE 2: 25 FT

PREVIOUS USE:

- Grocery Store

POSSESSION:

- Immediate

VENTING:

- Available

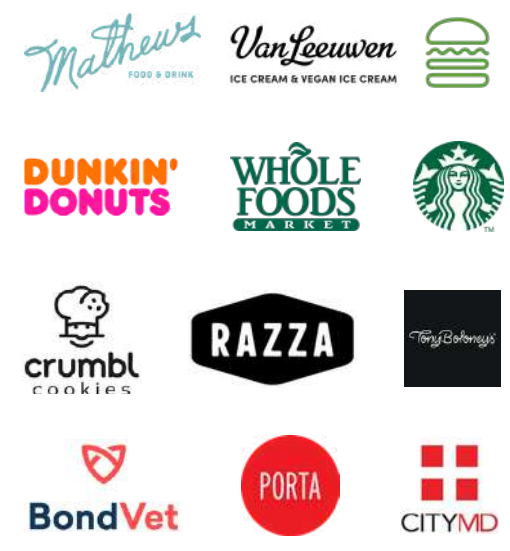
TERM:

- Negotiable



- Private loading area accessible to both spaces

NEIGHBORING TENANTS:



ASKING RENT: LEASE TYPE:

- Upon Request
- NNN



MORE INFORMATION

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

201 Marin Blvd Unit 106, Jersey City, NJ 07302
 www.gridrealestate.biz
 Licensed Real Estate Broker
 @gridrealestate

CORNER UNIT: SPACE 1



SIDE DOOR

LOADING DOCK

BASEMENT

SPACE 1



SPACE 2: INLINE



MEZZANINE

LOADING DOCK

SPACE 1



TRAFFIC COUNT: Grove Street - 9,077 (2023)
 Bay Street - 2,889 (2023)



1 Block Away

3,622,883 Ridership 2023

RADIUS	POPULATION	TOTAL DAYTIME POPULATION	MEDIAN AGE
.25 MILE	13,475	15,573	36.5
5 MILE	49,872	50,133	36.5
1 MILE	94,473	129,342	36.4



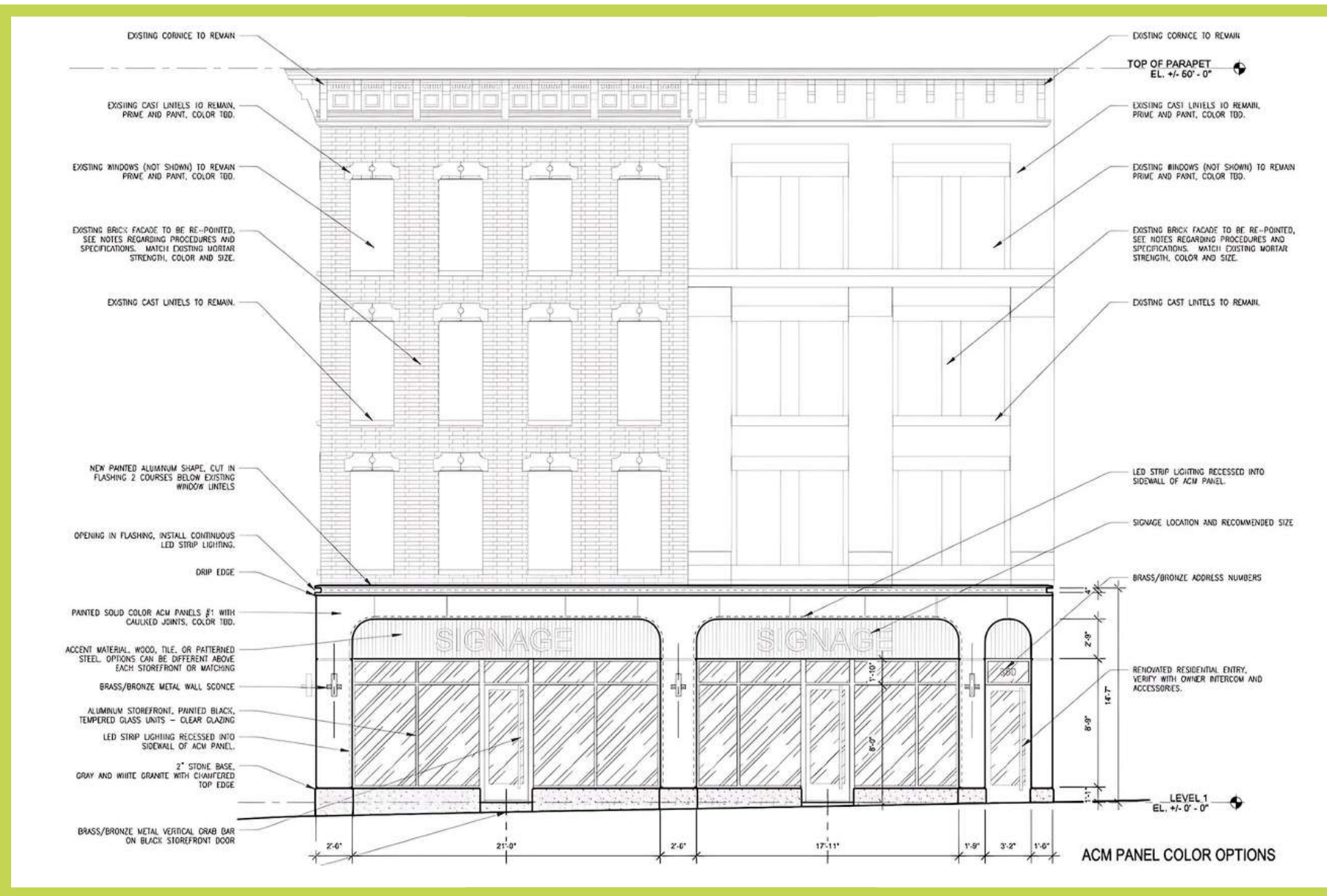
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EXTERIOR RENDERING



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