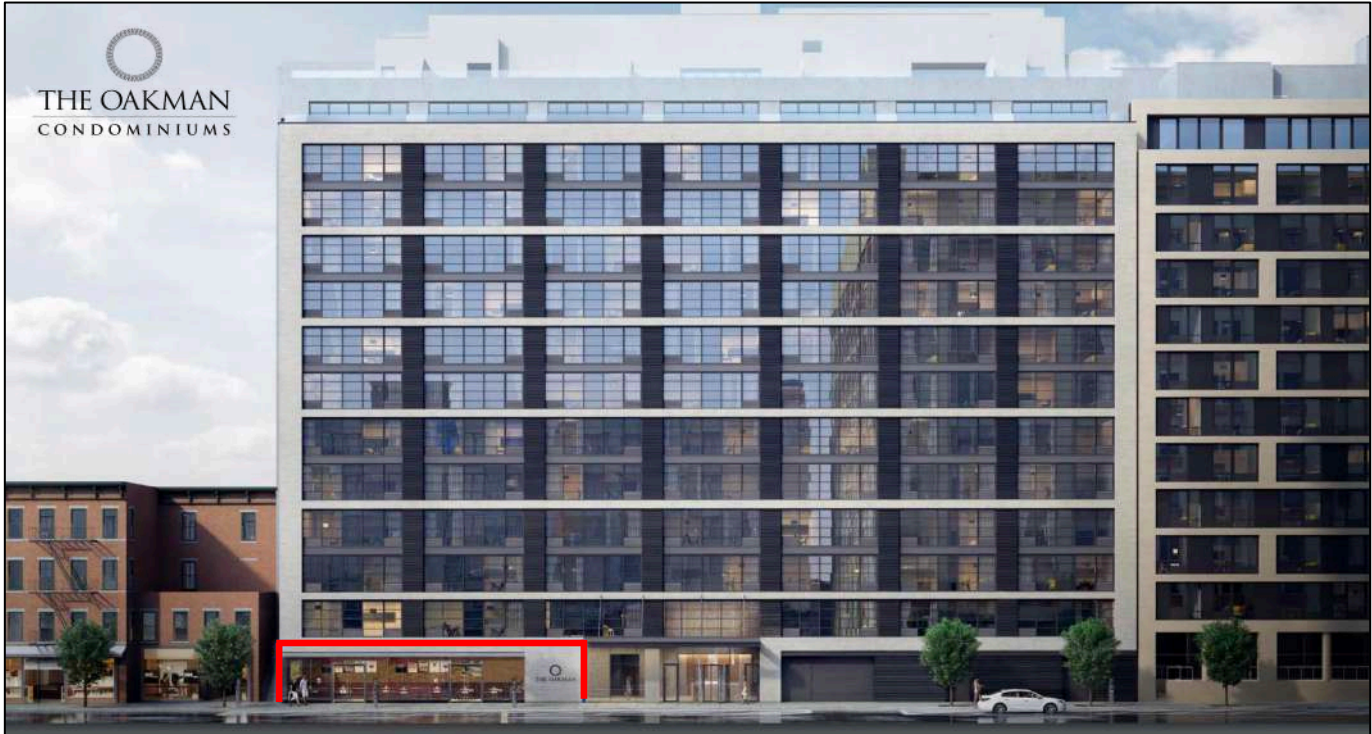


RETAIL OPPORTUNITY

JERSEY CITY, NJ

The Oakman – 160 First Street
1 Block from PATH Station



160 First Street, Jersey City, NJ

- Situated in the heart of downtown Jersey City surrounded by more than +/- 10,000 residential units
- 1,276 SF located in The Oakman a 159 unit condo community located steps away from the Grove Street PATH Station & Newport Center Mall
- Located steps from future Powerhouse Performing Arts Center (550 seats)
- Perfect location for day-spa or high end retailer

NEIGHBORING RETAIL

Starbucks, ShopRite, BJ's Wholesale Club, Jimmy John's, Bed Bath and Beyond, Warehouse Cafe, European Wax, Duane Reade, Massage Envy, O'Hara's Downtown Sports Bar and Grill, Soul Cycle, Newport Mall

DEMOGRAPHICS

	.50 Mile	1 Mile	1.5 Mile
TOTAL POPULATION 26,067		51,573	103,929
DAYTIME POPULATION 47,017		70,584	122,349
HOUSEHOLD INCOME 134,130		135,002	119,583
HOUSEHOLDS 18,169		30,435	56,247

SPACE

1,276 SF Available on Ground Floor
Located between Marin Blvd. and Provost St.

POSSESSION – Building Completed
Immediate – Vanilla Box Delivery

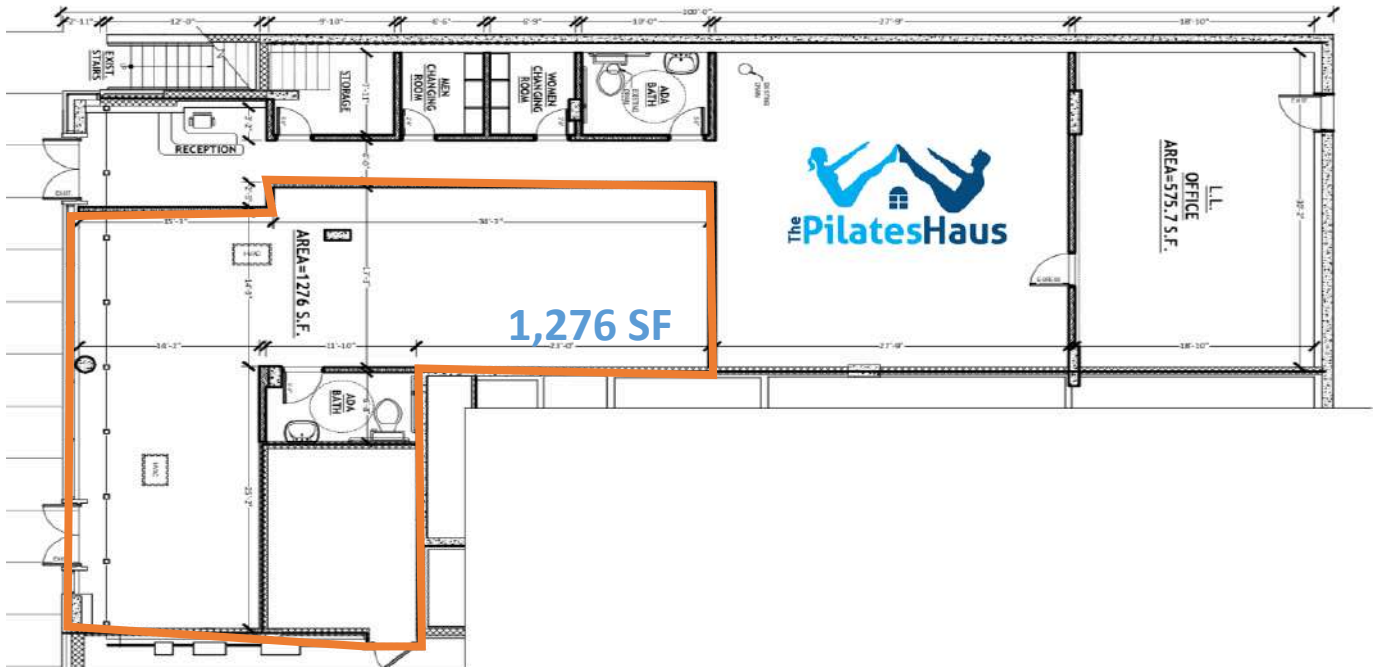
Bobby Antonicello Jr. | Exclusive Broker
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