



RETAIL HIGHLIGHTS:

- Developed in conjunction with New Jersey City University and Jersey City, University Place includes the construction of eight buildings, 1,000 new luxury rental residences and access to more than 120,000 square feet of retail, a performing arts center, cafes, theaters and lush green space.
- Situated in the midst of bustling Jersey City's West Side corridor with a living population of 52,239 residents and a median age of 35 ranking it one of the most populous neighborhoods in the city.
- Only one retail spaces left at University Place.
- Located across from Bayfront- Jersey City's largest development 8,000 + residential units and the luxury Society Hill neighborhood.
- Over 1,000 new residential units delivered or under construction in the immediate area.
- Fantastic visibility off Rt 440 and one of New Jersey's busiest highways.

LOCATION:

- Signalized intersection of West Side Ave and University Place Blvd.
- Route 440 N. and University Place Blvd.
- Exceptional visibility.
- High traffic counts on West Side Ave and Rt 440.

SPACE AVAILABLE:

- 3,900 SF
- Outdoor Space On Site

RETAIL LOCATION & FRONTAGE:

- Located on University Place Blvd.
- 25 FT Frontage

POSSESSION:

- Immediate

ASKING RENT:

- Upon Request

UNIVERSITY PLACE RETAILERS:



INTERIOR IMAGES:

26 UNIVERSITY PLACE
JERSEY CITY, NJ 07305

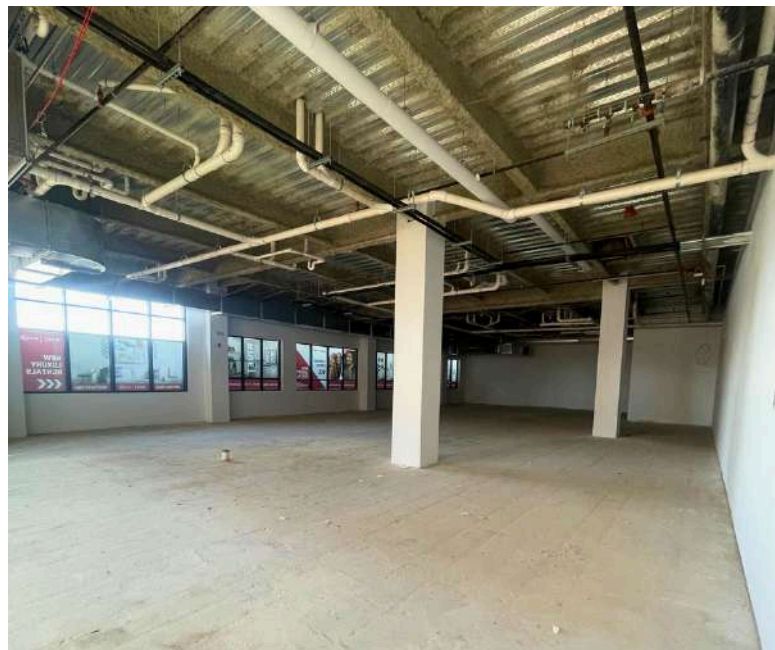
RETAIL FOR LEASE



LANDLORD WILL COMPLETE RAISED FLOORING



TWO ADA RESTROOMS



UNIVERSITY PLACE MASTER PLAN:

26 UNIVERSITY PLACE
JERSEY CITY, NJ 07305

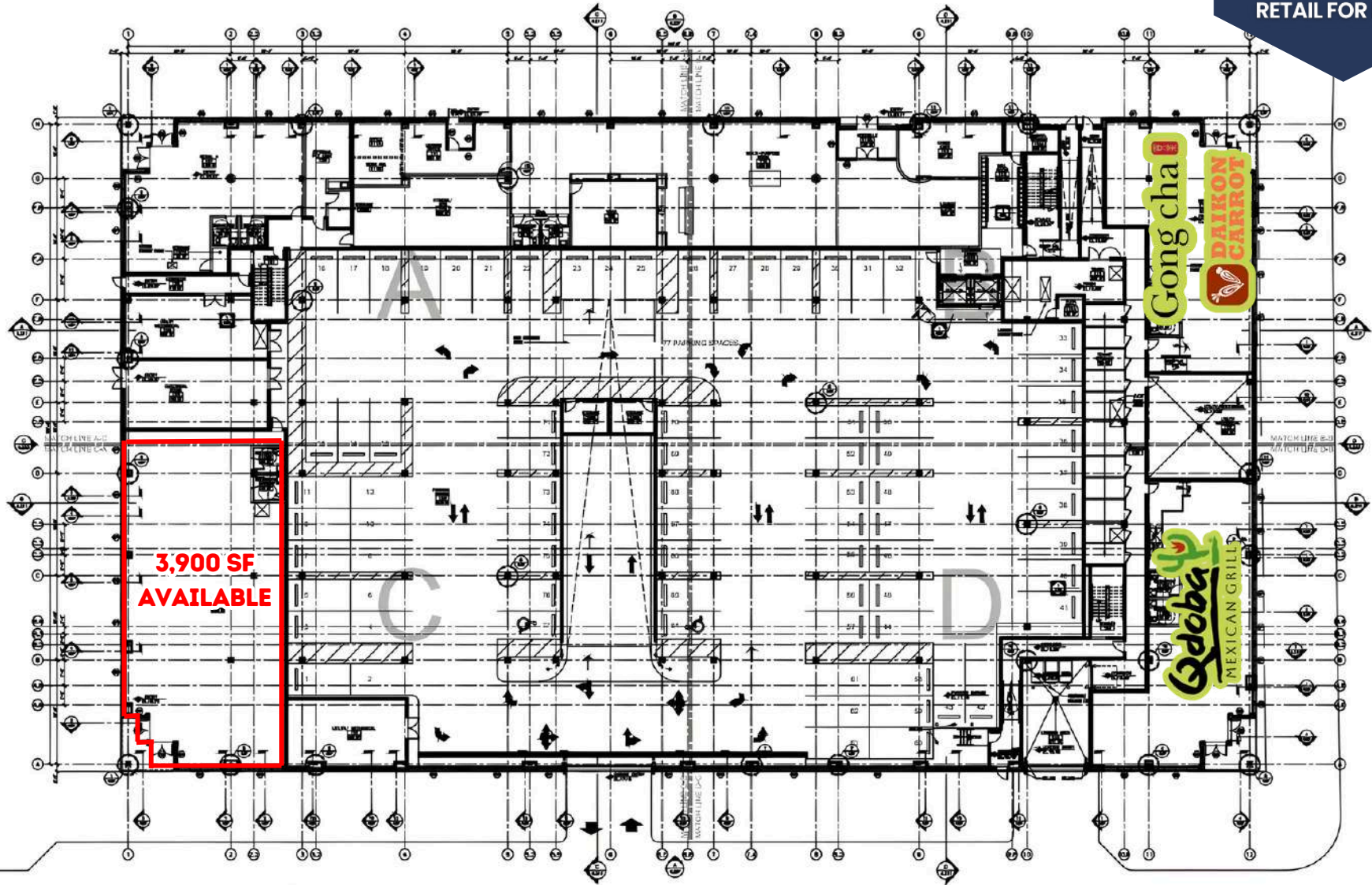
RETAIL FOR LEASE



FLOOR PLAN:

26 UNIVERSITY PLACE
JERSEY CITY, NJ 07305

RETAIL FOR LEASE



WEST SIDE AVENUE

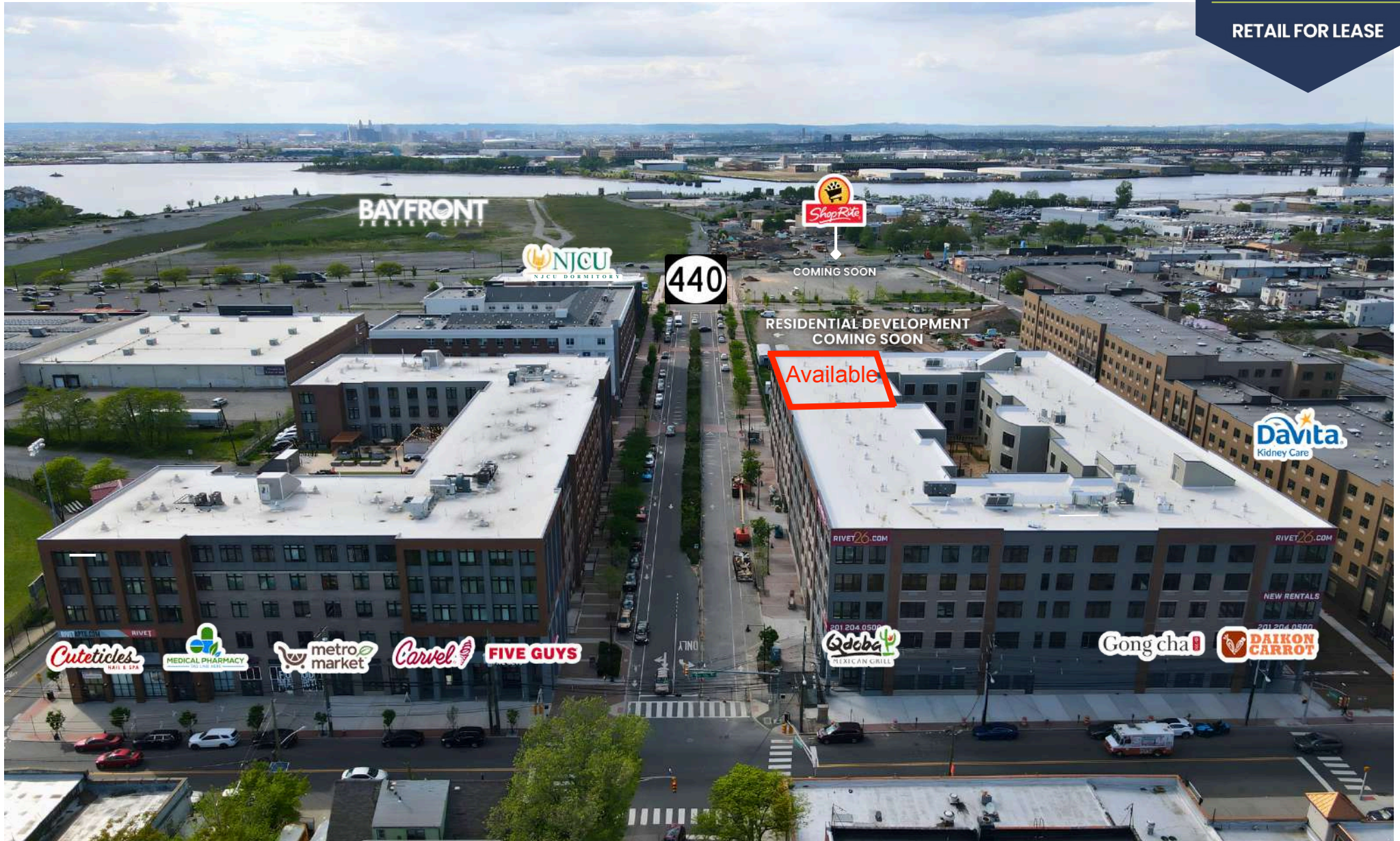
UNIVERSITY PLACE BLVD.

A OVERALL GROUND FLOOR PLAN
A.101 SCALE: 1/16"=1'-0"

AERIAL & NEIGHBORING TENANTS:

26 UNIVERSITY PLACE
JERSEY CITY, NJ 07305

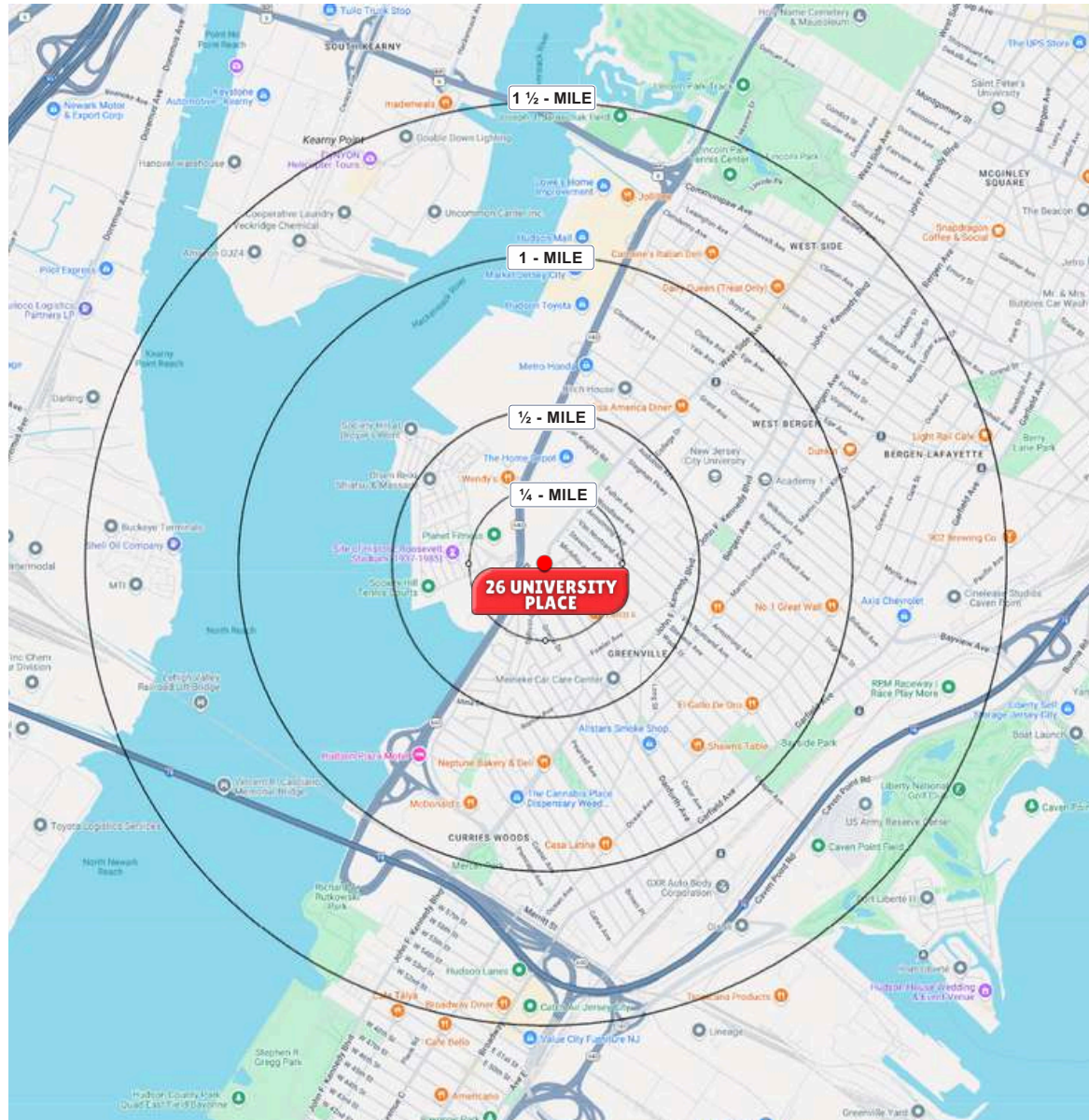
RETAIL FOR LEASE



AREA DEMOGRAPHICS:

26 UNIVERSITY PLACE
JERSEY CITY, NJ 07305

RETAIL FOR LEASE



ESTIMATED DAYTIME POPULATION

1/4 mile	7,703
1/2 mile	27,463
1 mile	68,773
1 1/2 mile	134,234

MEDIAN AGE

1/4 mile	34.5
1/2 mile	35.0
1 mile	34.8
1 1/2 mile	34.3

TOTAL POPULATION

1/4 mile	5,787
1/2 mile	26,339
1 mile	79,450
1 1/2 mile	152,117

AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS

1/4 mile	\$2,385
1/2 mile	\$2,541
1 mile	\$2,659
1 1/2 mile	\$3,073

AVERAGE HOUSEHOLD INCOME

1/4 mile	\$59,880
1/2 mile	\$64,409
1 mile	\$67,278
1 1/2 mile	\$77,485

2022 numbers