



AVAILABLE

BAY 151 - CENTRE ST.

Bayonne, NJ 07002



HIGHLIGHTS:

- Bay 151 is a three-phase project that consists of 625 rental residences and 10,000 square feet of retail space on a scenic, 16-acre property surrounded by the New York Harbor.
- The Hudson-Bergen Light Rail's 45th Street station and a planned commuter ferry terminal on the Bayonne waterfront are both within walking distance, providing convenient access to neighboring Jersey City and Manhattan.
- Perfect set up for grocery convenience store or cafe bakery with open air lobby entrance.
- Fantastic visibility on Centre Street and Rt 440.
- Dedicated pull up parking spaces for retail tenants.
- High ceilings and tremendous natural light.
- Easily Vented for food uses.

- Vanilla Box Delivery

SPACE AVAILABLE:

- 1,700 SF remaining with rare lobby access
- Divisible - 850 SFT

PARKING:

- 29 Dedicated Parking Spaces

LOCATION:

- Just off 45th Street & Avenue E
- Steps from 45th Street Light Rail Station
- Located in Urban Enterprise Zone!

TERM:

- Negotiable

FRONTAGE:

- 150 Feet of Frontage

ASKING RENT:

- Upon Request

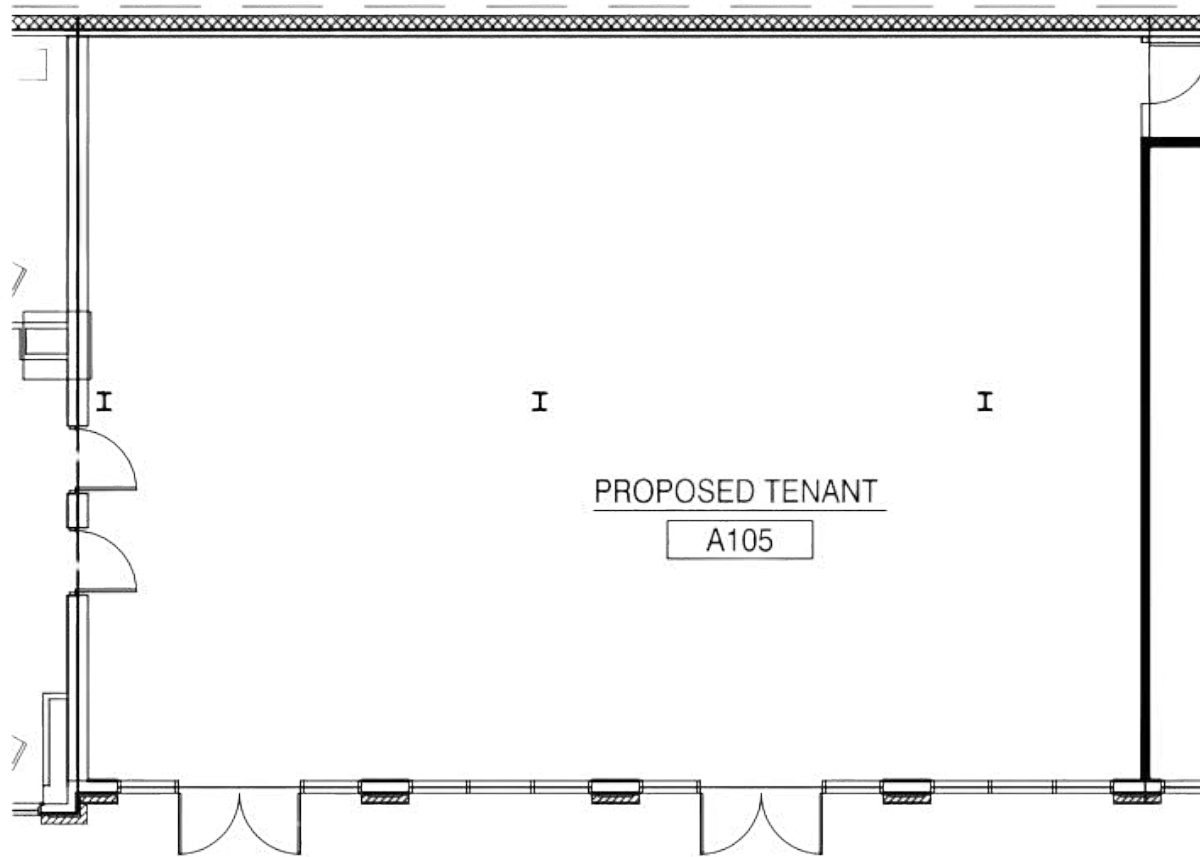
NEIGHBORING TENANTS:



YOUR CO-TENANTS:



LOBBY



KUMON
MATH. READING. SUCCESS.

(NEIGHBORING SPACE)

Client:

VACANT
15, CENTER STREET,
GAYONNE NEW JERSEY

Drawing Title:

Scale:

1/8"=1'-0"

Date:

07.06.21

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CHOSEN FEW WAY 2,035 VPD

BAYONNE

732 AVENUE E
50 UNITS

RT 440 35,412 VPD

KUMON
MATH. READING. SUCCESS.

AVAILABLE

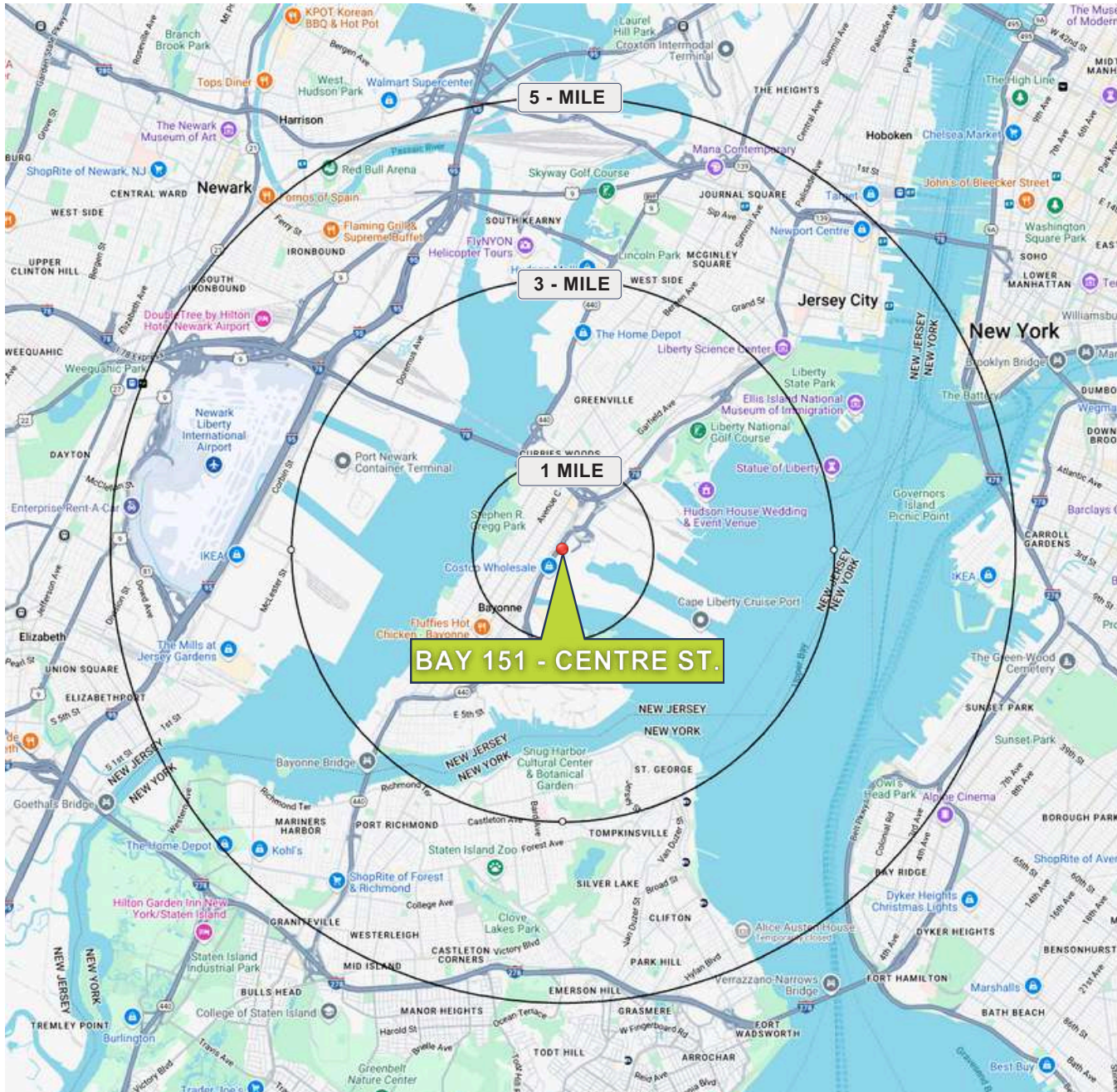
Annie's
LEARN AND ENJOY LIFE

SPORTSCARE
PHYSICAL THERAPY

CENTRE STREET

HUDSON LIGHT RAIL

DEMOGRAPHICS



ESTIMATED TOTAL POPULATION

1 mile	36,546
3 miles	88,393
5 miles	258,365

TOTAL BUSINESSES

1 mile	1,447
3 miles	2,681
5 miles	7,548

AVERAGE HOUSEHOLD INCOME

1 mile	\$74,336
3 miles	\$79,744
5 miles	\$73,707

TOTAL HOUSEHOLDS

1 mile	14,438
3 miles	34,711
5 miles	90,207

MEDIAN HOUSEHOLD INCOME

1 mile	\$56,657
3 miles	\$60,833
5 miles	\$56,548

TOTAL EMPLOYEES

1 mile	15,900
3 miles	28,693
5 miles	89,701

% OF COLLEGE GRADUATES

1 mile	31.3%
3 miles	31.5%
5 miles	29.9%