

# 235 GRAND STREET

RETAIL LEASE OPPORTUNITY  
JERSEY CITY, NJ



## THE OPPORTUNITY

235 Grand is a brand new luxury mixed use development in the heart of Jersey City's Grove Street Neighborhood, which consists of 549 high-end units and ±1,746SF of retail space. Situated at the prime corner of Grove Street and Grand Street surrounded by more than 10,000 units. Located less than 4 blocks from Grove Path and 8 blocks from Exchange Place Path respectively. Retail space will be delivered with a Vanilla box in place HVAC and roof-top for easy venting. Inquire today for tour.



## DEMOGRAPHICS

	1/4 Mile	1/2 Mile	1 Mile
Total Population	9,633	29,118	56,751
2022 Population Estimate	10,772	32,561	62,312
Estimated Daytime Population	12,833	49,418	74,608
Total Employees	9,528	40,290	50,281
Average Household Income	\$181,179	\$180,464	\$169,216
Median Age	33.5	34.1	33.9

Location	<a href="#">View on Google</a>
Size	±1,746 SF Endcap
Possession	September 2019
Asking Rent	Upon Request
Ceiling Height	18'
Term	Negotiable
VPD	11,889
Frontage	35' on Grove St & 54' on Sussex St
UEZ/OZ	No/No
Divisible	No

**BOBBY ANTONICELLO, JR**  
**GREGORY D. EDGELL**

☎ (551)795-2836  
☎ (973) 610-5145

✉ bobby@gridrealestate.biz  
✉ greg@gridrealestate.biz









 0.4 MILES GROVE STREET PATH



 0.7 MILES EXCHANGE PLACE PATH

 STREET PARKING



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 View On  
 LoopNet





RETAIL FLOOR PLAN  
FLOOR 1 ±1,746SF

