

RETAIL SPACE

EDGE
Bayonne, NJ
170 Avenue F.



170 Avenue F. | Edge Apartments

"West of the Hudson tucked under the spotlight of Jersey City, a refined collection of studio to three-bedroom apartments in Bayonne redefines the standard for luxury living along New Jersey's Gold Coast."

Steps from Bayonne's downtown shopping & dining district.

1,000 new residential units in the immediate area.

Avenue F. offers an eclectic streetscape of quaint mom & pop shops and trendy new restaurants, there is always a local gem to uncover and a new neighbor to connect with within close walking distance to Edge Apartments.

Just behind Edge, route 440 offers a mecca of suburban-style conveniences with big-name stores and dining options such as Costco, TJ Maxx & Longhorn Steakhouse.

Demographics	1 Mile	3 Mile	5 Mile
TOTAL POPULATION (2019 Estimate)	33,097	177,955	578,380
Number of HH (2019 Estimate)	\$89,991	\$79,043	\$110,060
Median Age (2019 Estimate)	36.6	35.9	35.5
Daytime Population (2019 Estimate)	22,750	104,248	407,023

LOCATION

Just off 24th Street & Avenue F.
 Two blocks from 22nd Street Light Rail Station
 Located in Urban Enterprise Zone!

SPACE AVAILABLE

1,550 SF available along busy Avenue F. & 24th Street
 Outdoor seating available outside space.

FRONTAGE

30 feet of frontage on Avenue F.

DELIVERY

Vanilla Box

TERM

Negotiable

ASKING RATE

Upon Request

NEIGHBORING TENANTS



Bobby Antonicello Jr

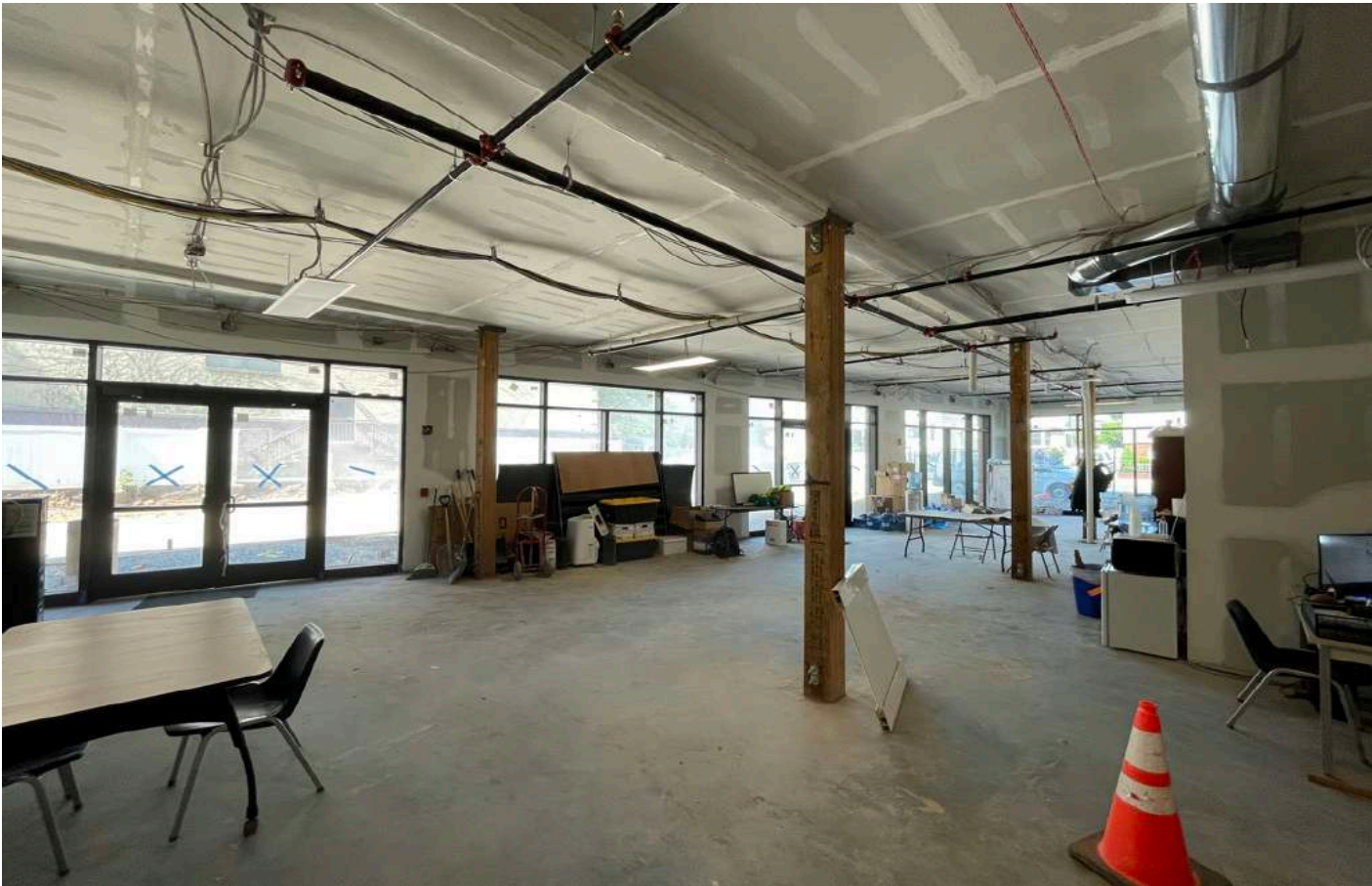
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Gregory D. Edgell

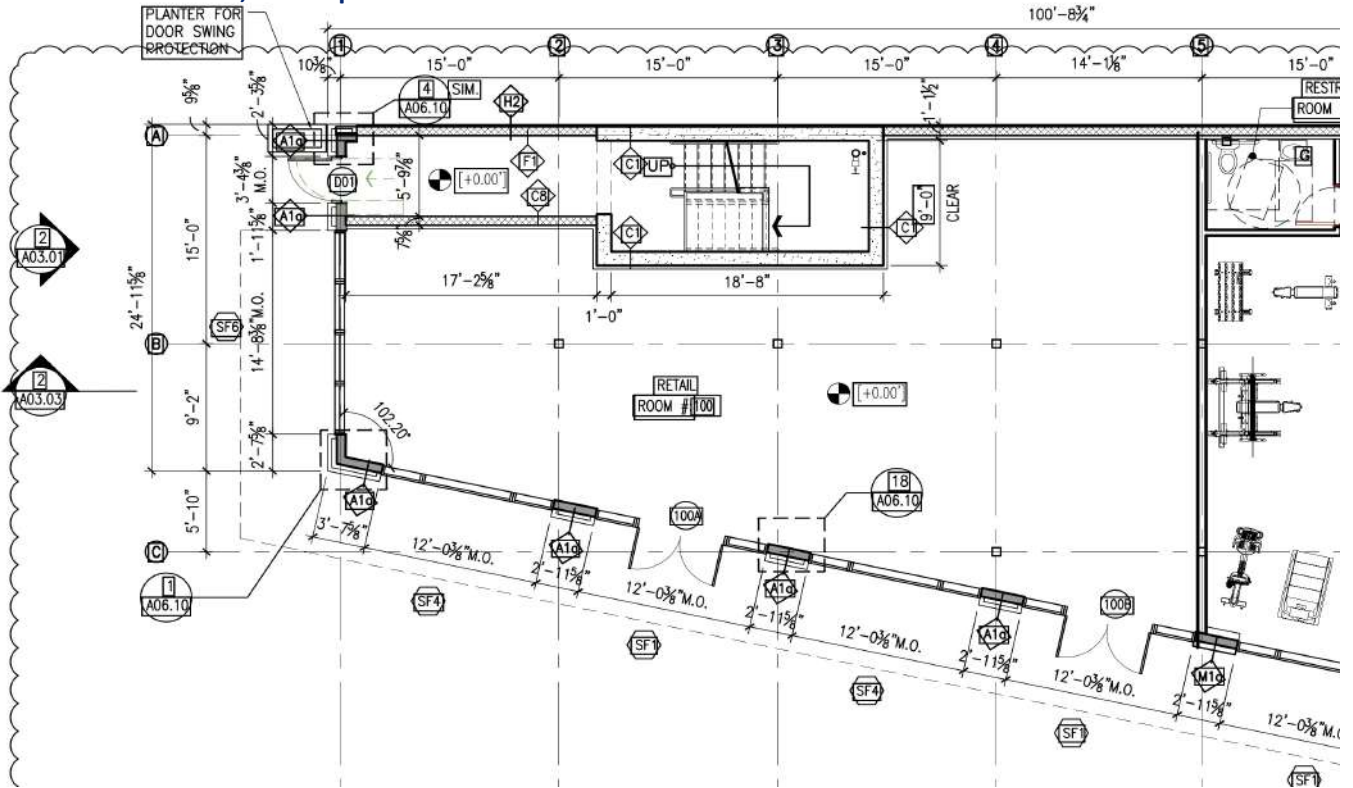
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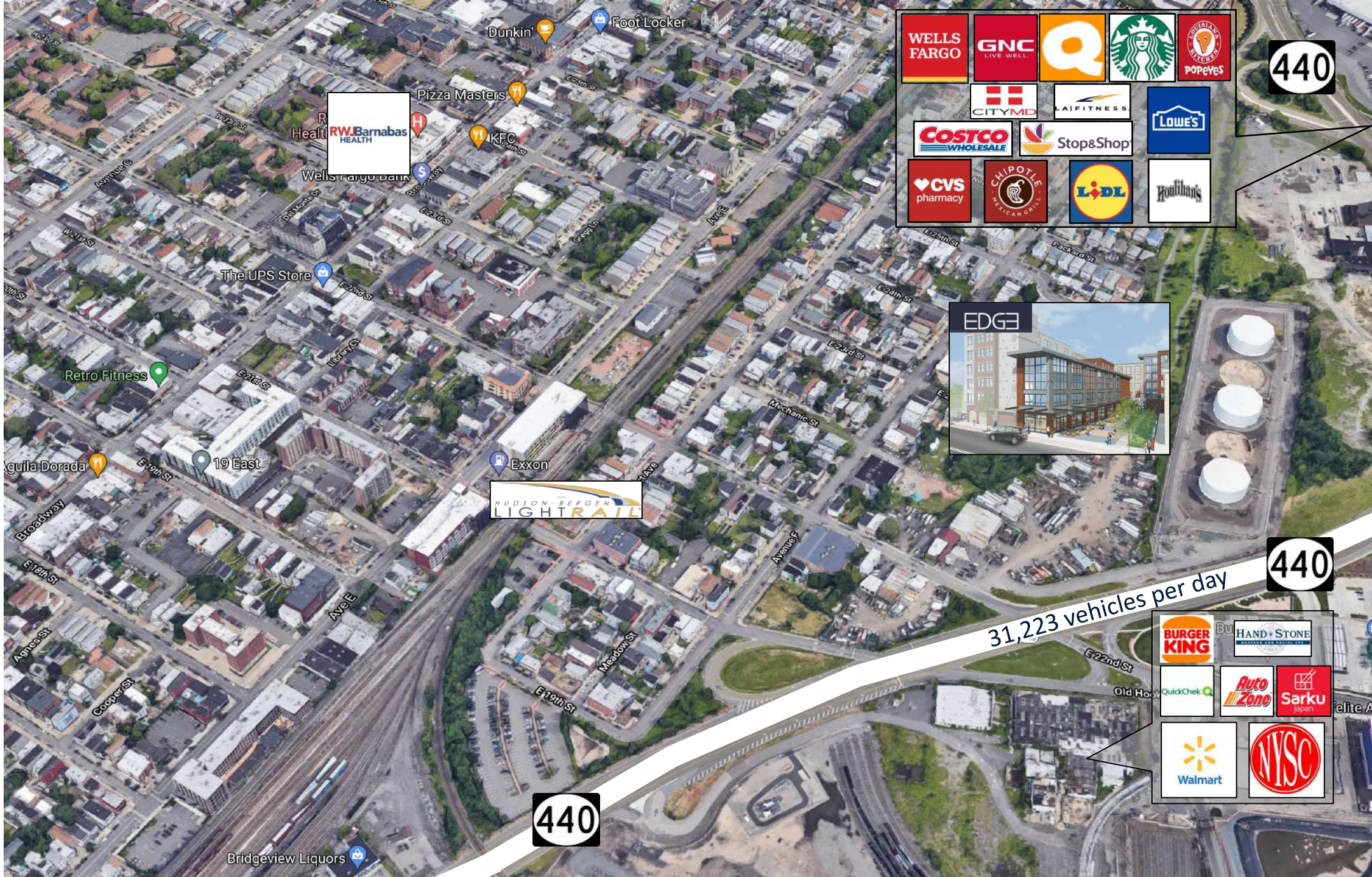
INTERIOR PHOTOS – Under Construction



FLOOR PLAN – 1,550 Square Feet Available



AERIAL



440

440

31,223 vehicles per day



440