

BE PART OF SOMETHING BIG

JOIN:



UNBELIEVABLE RETAIL OPPORTUNITY

**PATH PLAZA
TRANSPORTATION CENTER**
1 Path Plaza Jersey City, NJ 07306



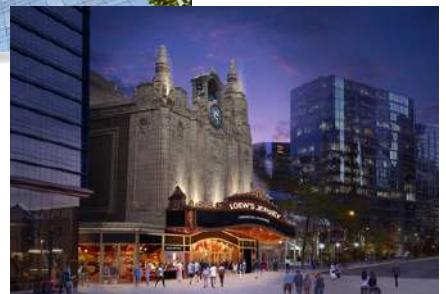
• Journal Squared (1 Block)



• 1 JSQ (1 Block)



• URBY (1 Block)



• Lowes Theatre (1 Block)



PATH PLAZA

Transportation Center



• Available Immediately

HIGHLIGHTS:

- The Journal Square Transportation Center consists of a multi-level hub that includes a PATH station, more than five bus carriers with multiple routes, and a 150,000 SF office tower.
- 752 SF - 3,952 SF of retail space available for lease on both the Plaza Level and the Concourse Level of the Journal Square Transportation Center - the busiest in New Jersey!
- Paid customer parking deck located across the street from the property and immediately behind the property with direct access to retail.
- In 2019, it saw 8.3 million people pass through the Journal square Path stop, with 22,500 daily users on average and another 8 million in other forms of transportation!
- Located at the 100% corner of Journal Square Central Business District!
- Directly across from the Hudson County Superior Court House and the new \$400 million Justice Complex.
- Ideal for all uses – venting possible on Plaza Level Spaces.

LOCATION:

- Directly above the Journal Square PATH Station with retail fronting the entrance of the PATH and Summit Ave.
- 8.3 million annual ridership from the Journal Square PATH Transportation Center and another 8 million in other forms of transportation!
- Located at the 100% corner of Journal Square central Business District!
- Directly across from the Hudson County Superior Court House.

SPACES AVAILABLE:

- PLAZA LEVEL**
- Fully LEASED
- CONCOURSE LEVEL**
- Space C: 752 SF (FORMER MAIL ROOM)
 - Space G: 3,952SF (FORMER DELIPLUS)

LEASE TYPE:

- Gross

ASKING RENT:

- Upon Request

CO-TENANTS:



NEIGHBORING RETAILERS:



URBY RWJ Barnabas HEALTH

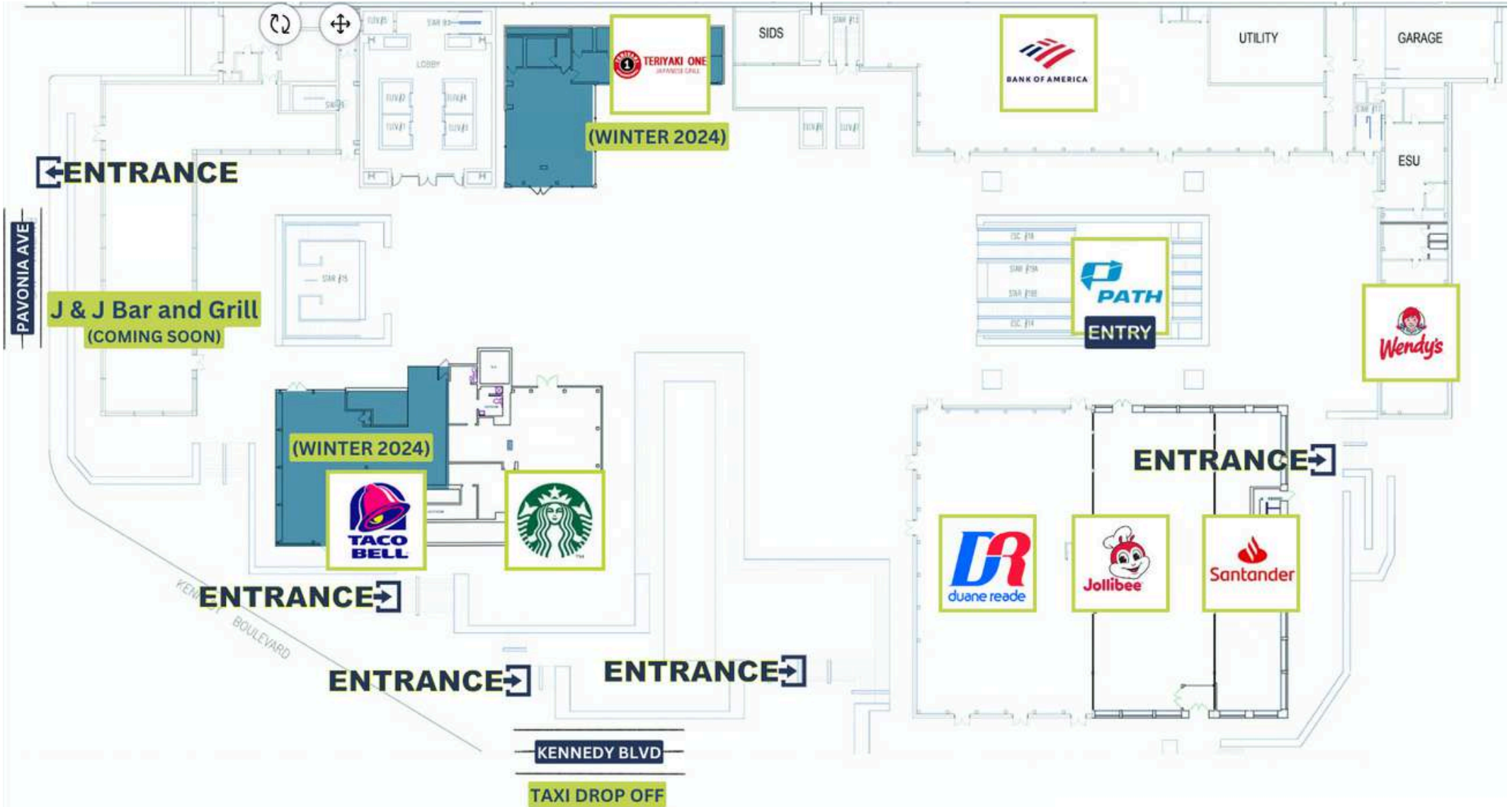
FLOOR PLAN LAYOUT

CONCOURSE LEVEL (LOWER LEVEL)



FLOOR PLAN LAYOUT

PLAZA LEVEL (UPPER LEVEL)



RETAIL OPPORTUNITY:

752 SF – (CONCOURSE LEVEL)

One Path Plaza, Jersey City, 07306



PREMISES:

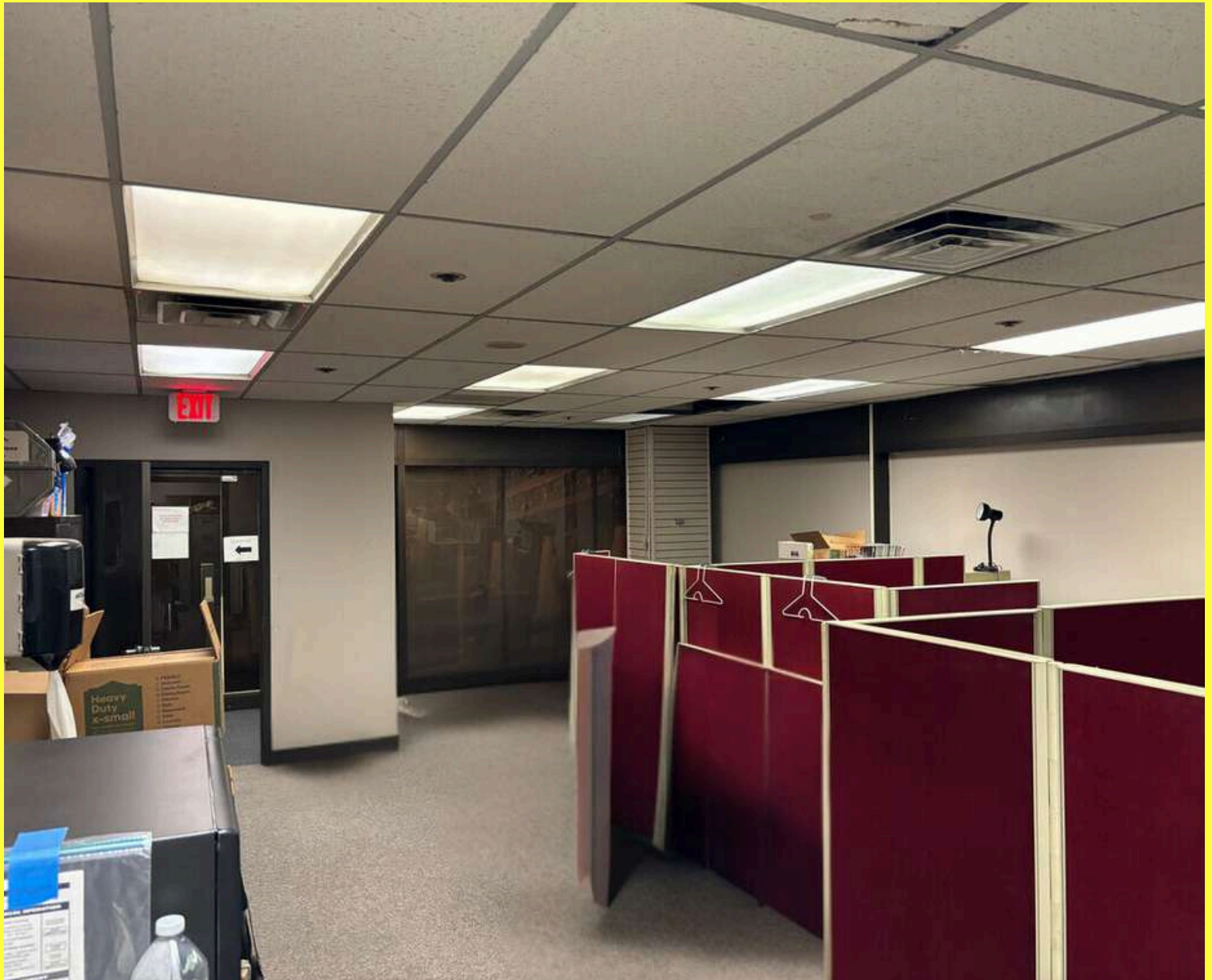
The Journal Square Transportation Center is a transportation hub located on Magnolia Avenue and Kennedy Boulevard. The complex includes a ten-story tower, a retail plaza, a bus terminal, a two story parking facility, and the Journal Square station of the PATH rail transit system. The underground station has a high ceiling and a mezzanine level connecting the platforms. The upper level of the station contains a bank of escalators leading to street level, elevators to parking, and a series of escalators leading to the street level bus bays. Prior to COVID, approximately 27,250 passengers passed through the Terminal on peak weekdays.

This retail space is located on the concourse level. The space consists of approximately 752 SF.

SPACE FEATURES:

- 752 SF of retail space.
- Exposure inside the terminal's concourse commuter walkway.
- Ideal for dry use.
- Electrical: 1 panel; 50 amps
- Fire Safety: No fire alarm panel, sprinklers feed from the concourse
- No natural gas.
- Access to domestic water; Space has toilet and sink
- HVAC: Air handler is condemned and not functional

INTERIOR PHOTOS



RETAIL OPPORTUNITY:

3,952 SF AVAILABLE – (CONCOURSE LEVEL)

One Path Plaza, Jersey City, 07306



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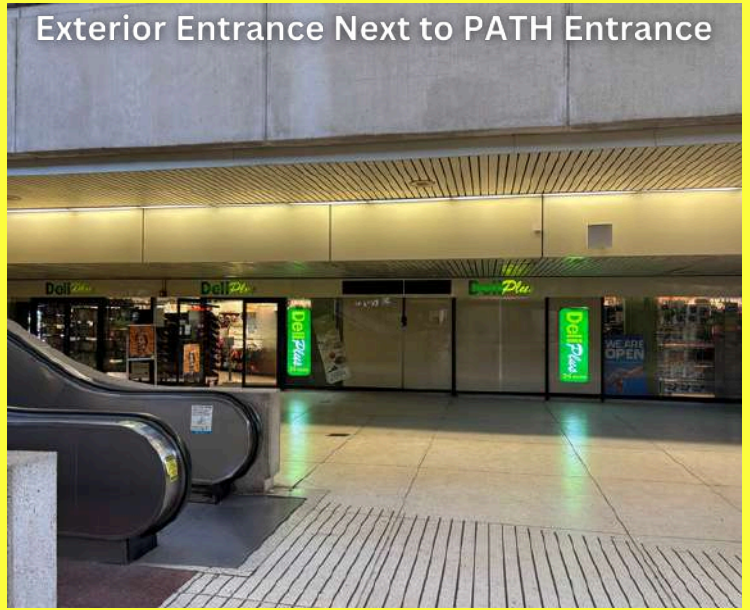
SPACE FEATURES:

- 3,952 SF of retail space.
- Exposure inside the terminal's concourse commuter walkway.
- Ideal for restaurant use.
- Electrical: Ampel Electric.
- Fire Safety: Yes
- Natural gas.
- Access to domestic water; Utilizing JSTC chilled and heating water
- HVAC: Air handler is condemned and not functional
- Kitchen exhaust.

INTERIOR PHOTOS



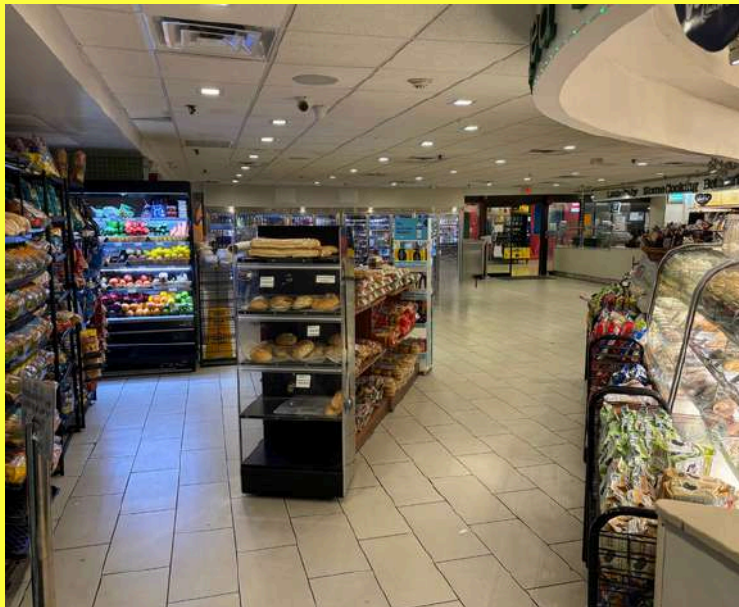
Fully Vented

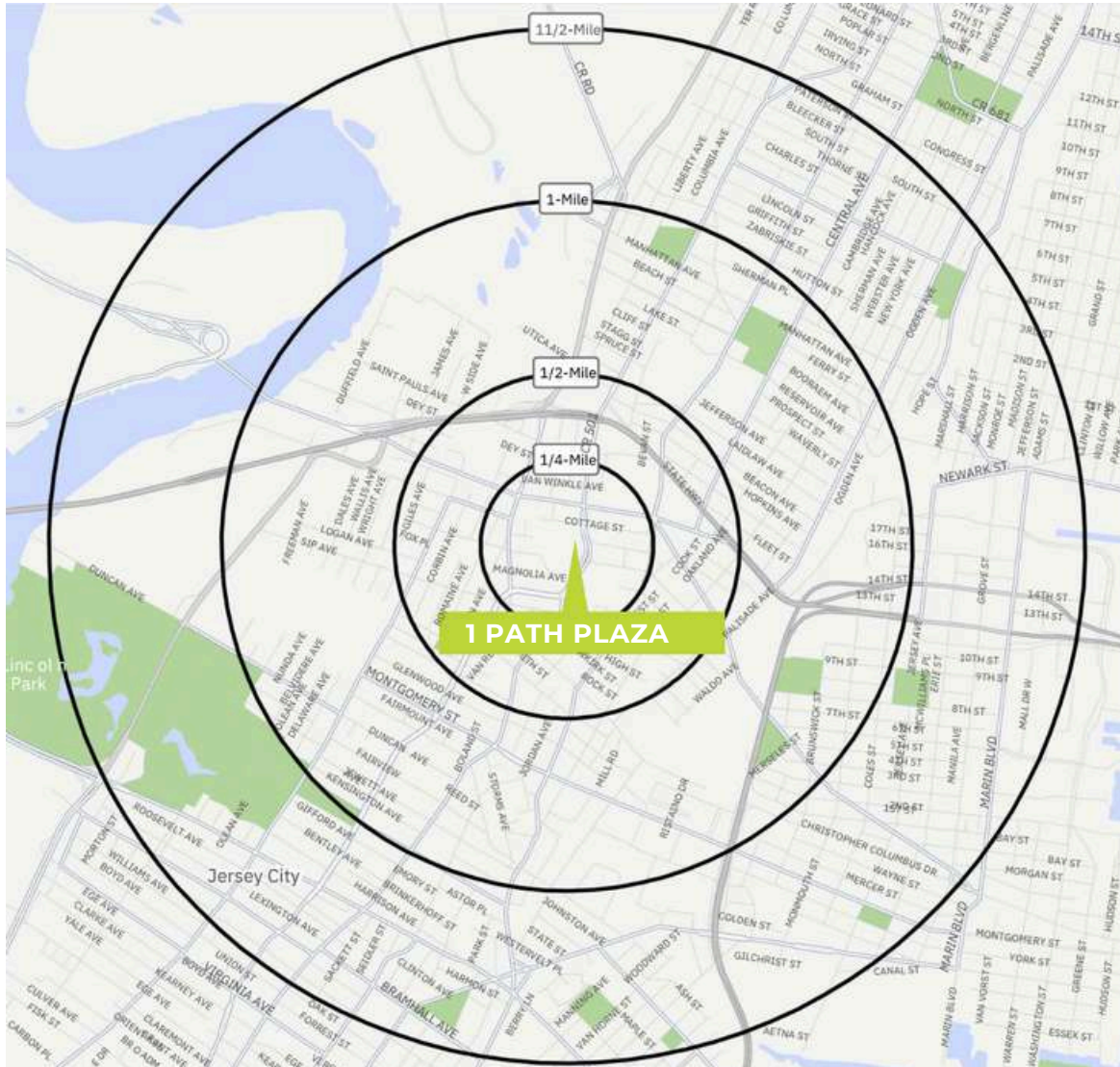


Exterior Entrance Next to PATH Entrance



Interior Entrance





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