

BE PART OF SOMETHING BIG

JOIN:



UNBELIEVABLE RETAIL OPPORTUNITY

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



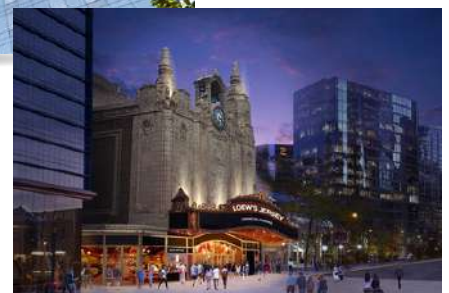
• Journal Squared (1 Block)



• 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.
- 635 - 2,800 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.

2023 JSQ PATH RIDERSHIP

- 4,223,195

SPACES AVAILABLE:

PLAZA LEVEL

- **Space E:** 2,800 SF
1,750 SF outdoor space (Turn Key Restaurant)

CONCOURSE LEVEL

- **Space C:** 752 SF (Previous Mail Room)
- **Space D:** 635 SF (Previous Pretzel Stand) (Turn Key Restaurant)
- **Space G:** 790 SF (Previous Restaurant)

LEASE TYPE:

- Gross

ASKING RENT:

- Upon Request

CO-TENANTS:

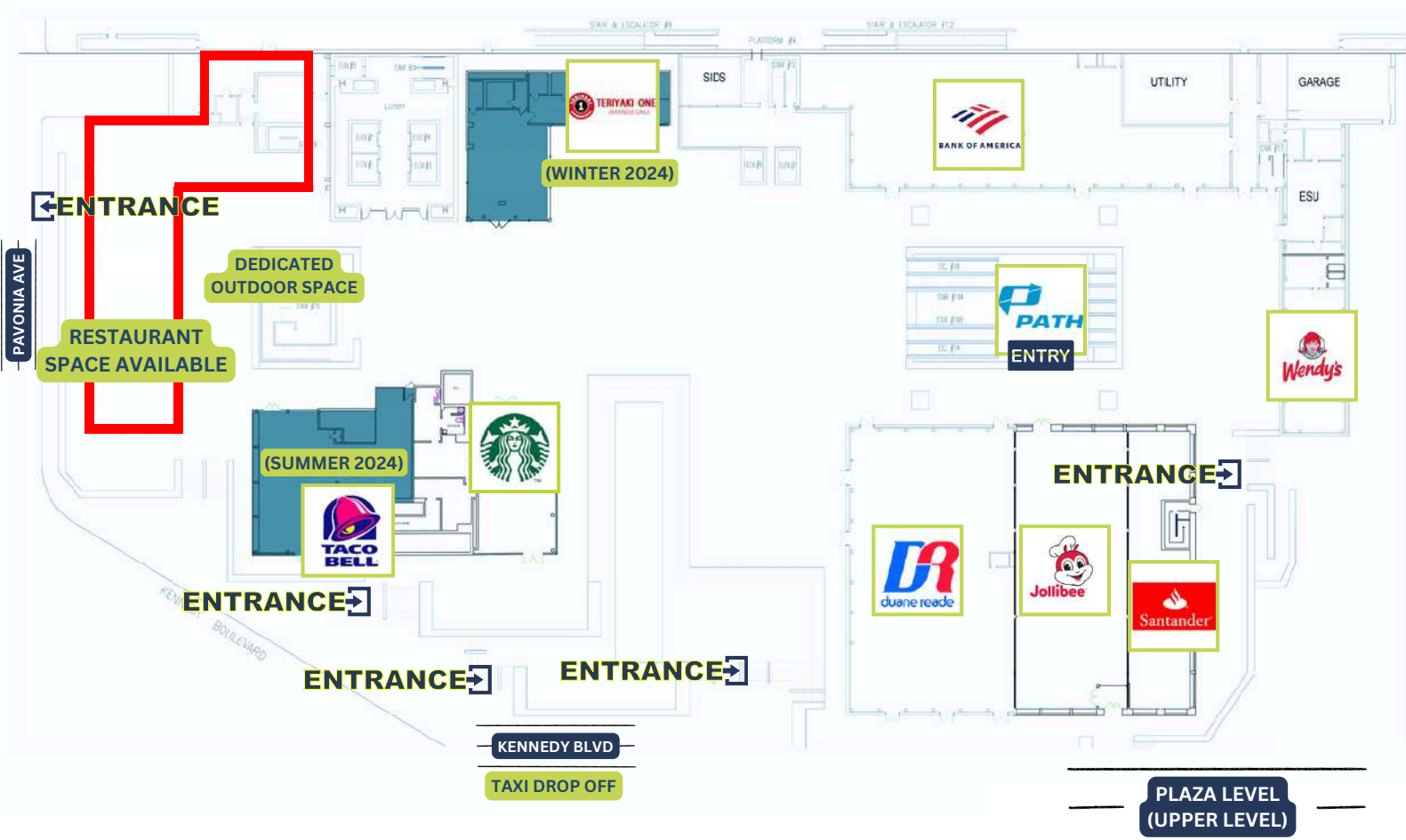


NEIGHBORING RETAILERS:



FLOOR PLAN LAYOUT

CONCOURSE LEVEL (LOWER LEVEL)



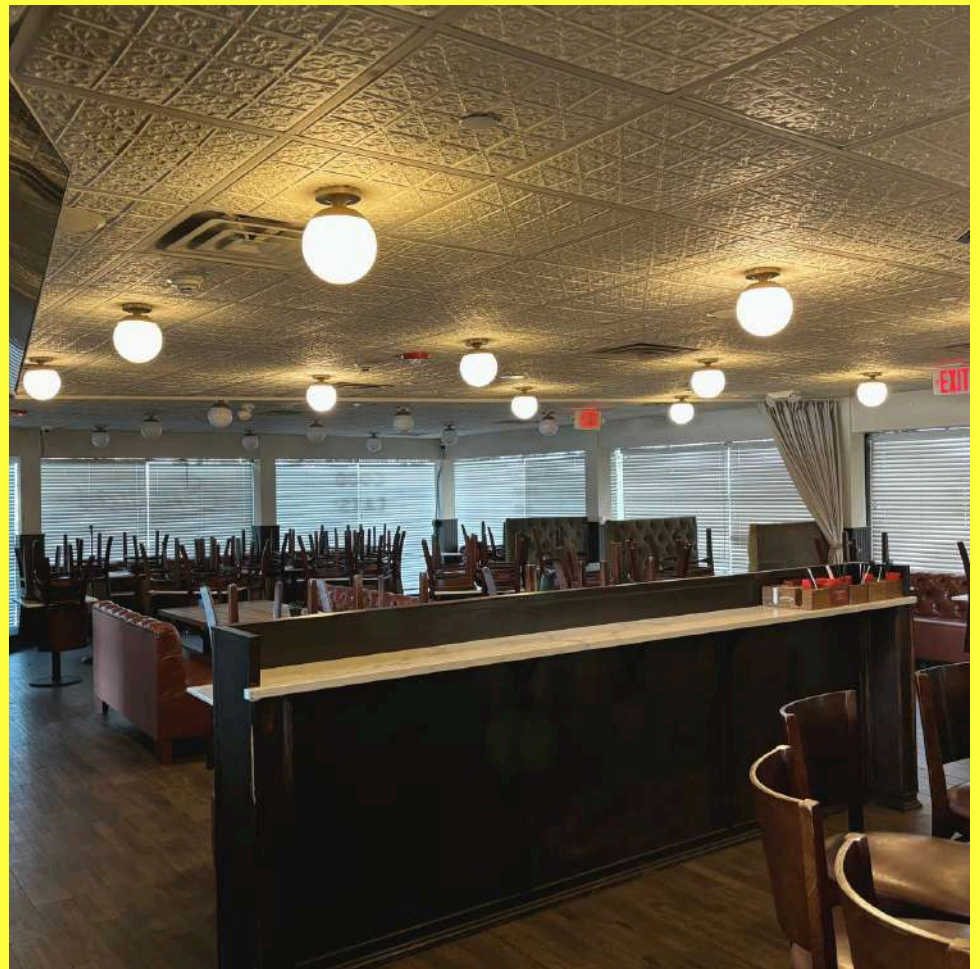
RETAIL OPPORTUNITY: 2,800 SF + 1,750 SF Outdoor Space

FORMER RESTAURANT SPACE - (PLAZA LEVEL)

One Path Plaza, Jersey City, 07306



INTERIOR PHOTOS



RETAIL OPPORTUNITY:

635 SF – Former Pretzel Stand (CONCOURSE LEVEL)

One Path Plaza, Jersey City, 07306



• Concourse Level View

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 635 SF. Formerly occupied by Twist Pretzel.

SPACE FEATURES:

- 635 SF of retail space.
- Exposure inside the terminal's concourse commuter walkway.
- Ideal for dry use tenants.
- Electrical: 1 electrical panel with 125 amps, 480 feeder.
- Fire Safety: Fire alarm panel, sprinklers and pull stations inside the space.
- No natural gas.
- Access to domestic water inside the space.
- HVAC unit inside the space; air handler located in the ceiling.
- No kitchen exhausts.

INTERIOR PHOTOS

635 SF – Former Pretzel Stand (CONCOURSE LEVEL) One Path Plaza, Jersey City, 07306



RETAIL OPPORTUNITY:

790 SF – Previous Restaurant (CONCOURSE LEVEL)

One Path Plaza, Jersey City, 07306



• Concourse Level View

PREMISES:

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This retail space is located on the concourse level. The space consists of approximately 790 SF.

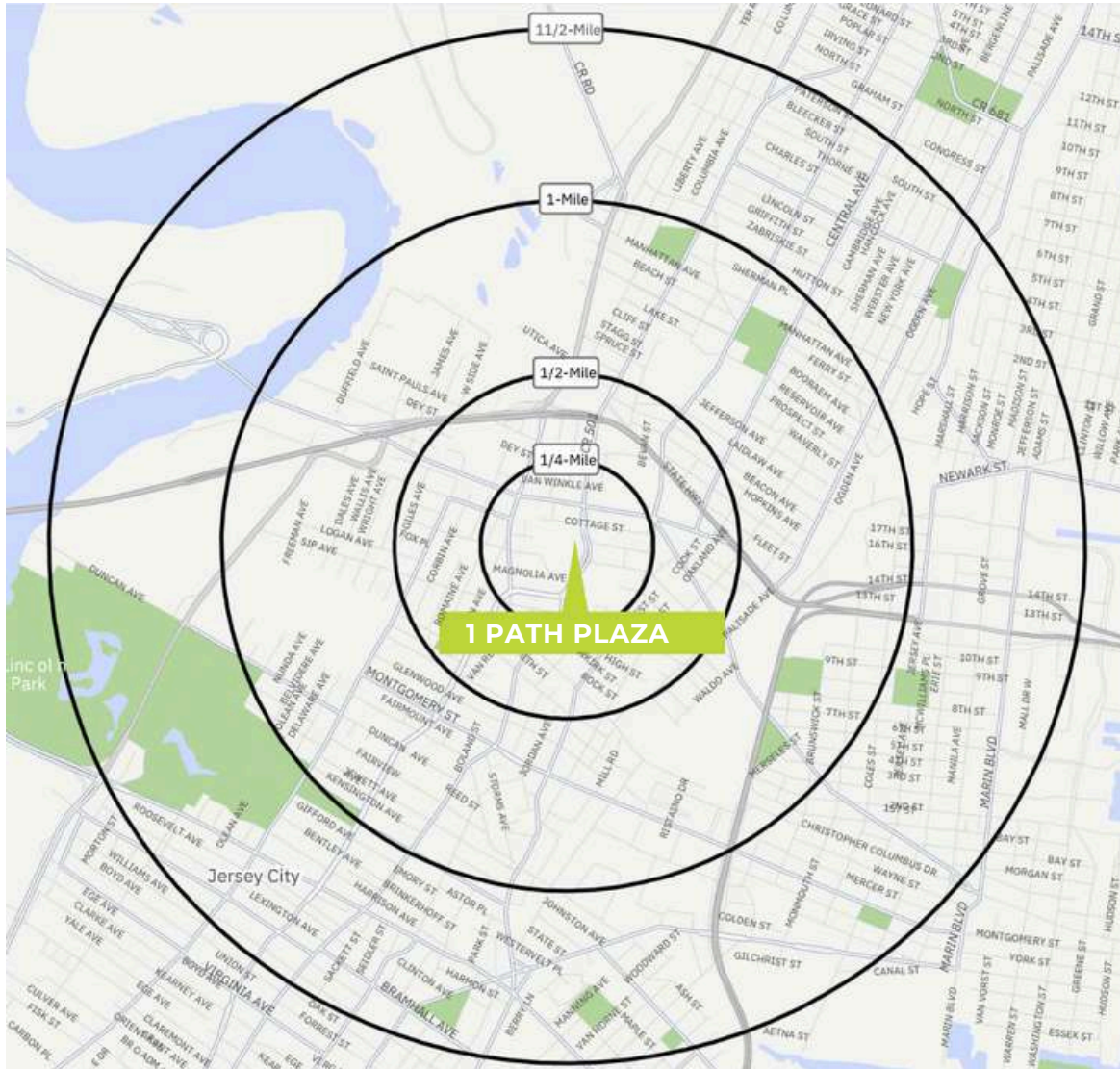
SPACE FEATURES:

- 790 SF of retail space.
- Exposure inside the terminal's concourse commuter walkway.
- Ideal for Restaurant use.
- Electrical: 150 amp 208/120V and 200 amp 208/120V.
- Fire Safety: Fire alarm panel, sprinklers feed from the concourse.
- No natural gas.
- Access to domestic water
- Kitchen exhaust.
- No Bathroom.

INTERIOR PHOTOS

790 SF – Previous Restaurant (CONCOURSE LEVEL)
One Path Plaza, Jersey City, 07306





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