

BE PART OF SOMETHING BIG

JOIN:



UNBELIEVABLE RETAIL OPPORTUNITY

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



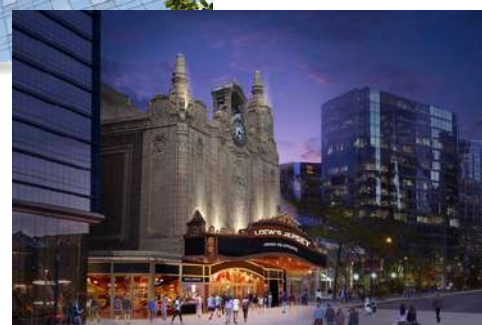
• Journal Squared (1 Block)



• 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:

- Space C: 752 SF (Previous Mail Room)
- Space D: 635 SF (Previous Pretzel Stand)
- Space E: 2,800 SF 1,750 SF outdoor space (Turn Key Restaurant)

LEASE TYPE:

- Gross

ASKING RENT:

- Upon Request

CO-TENANTS:



NEIGHBORING RETAILERS:



MORE INFORMATION

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AERIAL

MARCH 2024



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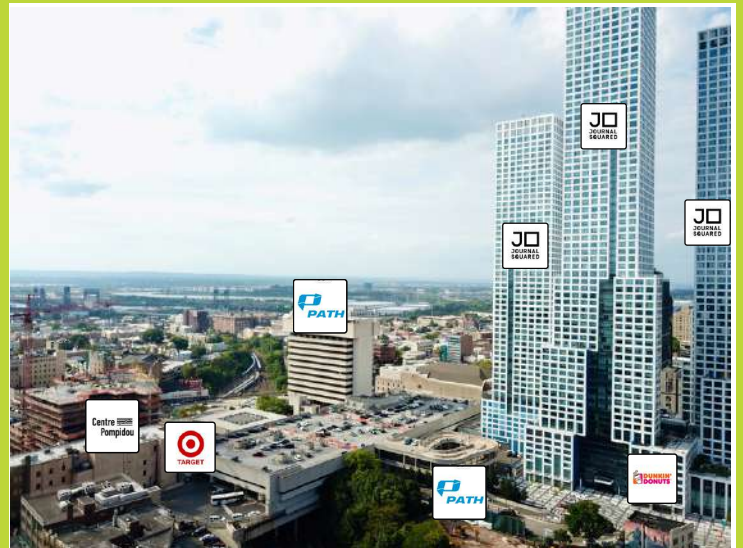
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NEIGHBORING DEVELOPMENTS



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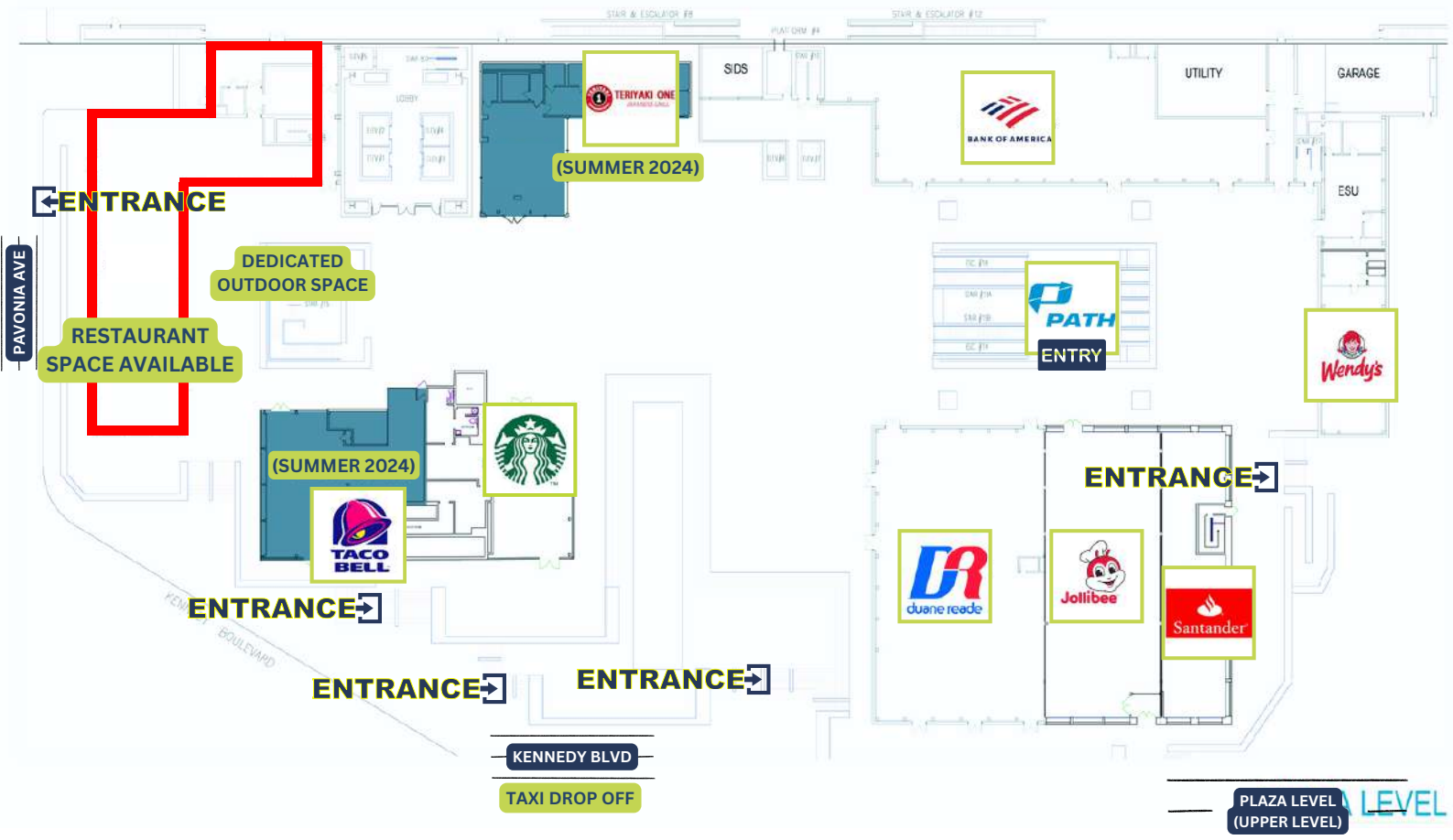
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FLOOR PLAN LAYOUT



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1/2 MILE RADIUS

POPULATION:
29,079

HOUSEHOLD:
11,346

MEDIAN AGE:
34.61

COLLEGE GRADUATES: (Bachelor's +)
11,429 - 56.1%

TOTAL BUSINESSES:
1,444

TOTAL EMPLOYEES:
11,449

TOTAL DAYTIME POPULATION:
22,139

AVERAGE HOUSEHOLD INCOME:
\$77,905

1 MILE RADIUS

POPULATION:
81,713

HOUSEHOLD:
31,588

MEDIAN AGE:
34.6

COLLEGE GRADUATES: (Bachelor's +)
28,917 - 49.9%

TOTAL BUSINESSES:
2,835

TOTAL EMPLOYEES:
27,839

TOTAL DAYTIME POPULATION:
57,118

AVERAGE HOUSEHOLD INCOME:
\$92,114

1 1/2 MILE RADIUS

POPULATION:
155,924

HOUSEHOLD:
62,194

MEDIAN AGE:
34.4

COLLEGE GRADUATES: (Bachelor's +)
56,888 - 51.0%

TOTAL BUSINESSES:
5,508

TOTAL EMPLOYEES:
53,185

TOTAL DAYTIME POPULATION:
104,496

AVERAGE HOUSEHOLD INCOME:
\$109,249

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RETAIL OPPORTUNITY: 2,800 SF + 1,750 SF Outdoor Space FORMER RESTAURANT SPACE - (PLAZA LEVEL)

One Path Plaza, Jersey City, 07306



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INTERIOR PHOTOS



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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.

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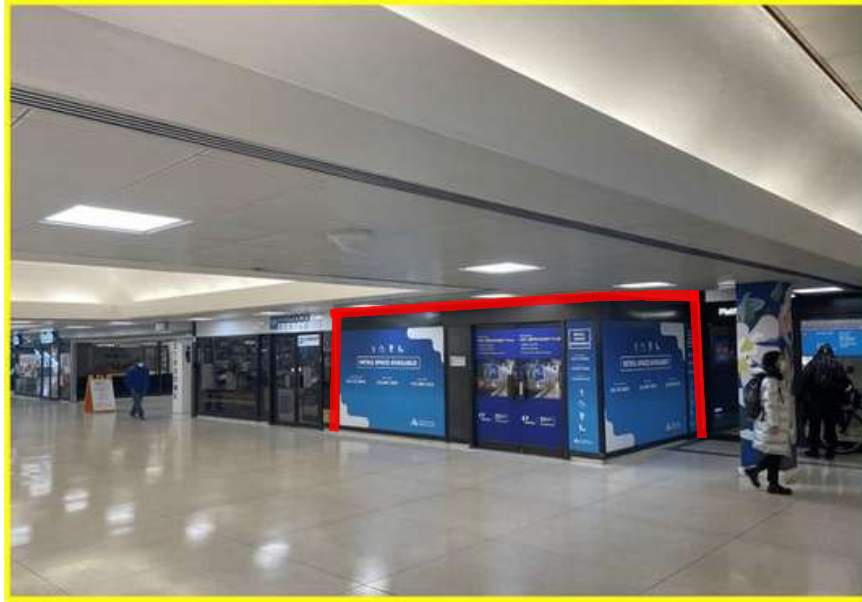
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RETAIL OPPORTUNITY:

752 SF – Former Mailroom (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 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.
- No kitchen exhausts.

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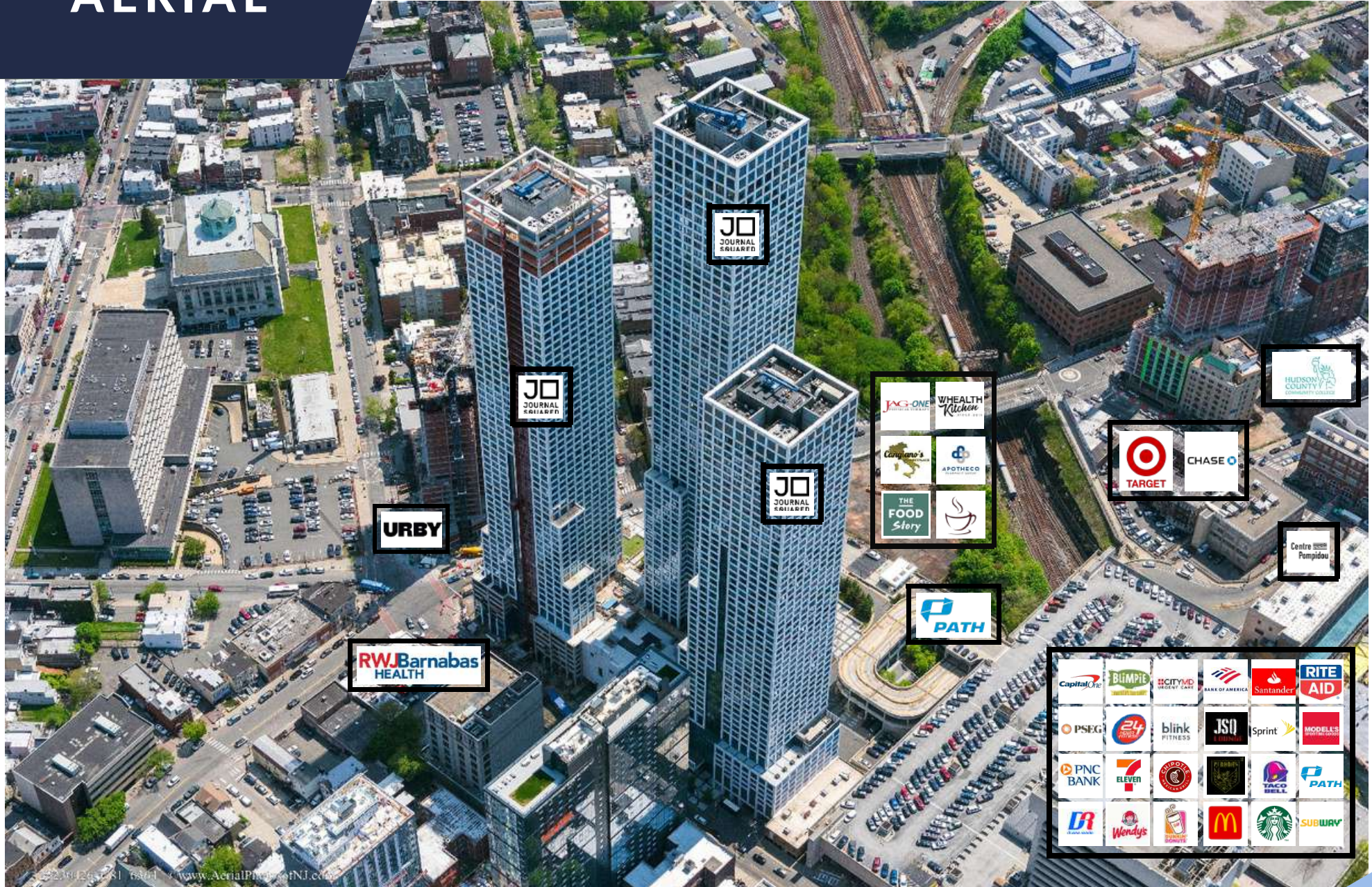
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AUGUST 2023



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