

RETAIL OPPORTUNITY

JERSEY CITY, NJ

139 BRUNSWICK ST
"THE VILLAGE NEIGHBORHOOD"



SPACE DETAILS

LOCATION

- Downtown Jersey City
- Between Newark Ave and 3rd St

SIZE

+/- 4,100 SF (Divisible)

FRONTAGE

50 FT on Brunswick St

NEIGHBORING RETAILERS



CEILING HEIGHT

15 FT

POSSESSION

Fall 2022

TERM

Negotiable

Delivery

Vanilla box

Asking Rent
Upon Request

HIGHLIGHTS

- Located along busy Brunswick Street just off of Newark Ave.
- "139 Brunswick" is a 26 unit luxury condo building located in the heart of "The Village Neighborhood" surrounded by hundreds of new luxury condo developments.
- Just behind the site sits downtown Jersey City's largest middle school and The White Eagle Hall Concert Venue.
- Great visibility off Newark Ave and an easy walk to Hamilton Park, Van Vorst Park and Journal Square.
- Steps away from "Restaurant Row," which includes bars, cafes, galleries, parks and world class public transportation.

DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	1 Mile	1.5 Mile
ESTIMATED TOTAL POPULATION	86,383	520,566	1,416,976
MEDIAN AGE	37.10	37	37.80
AVERAGE HOUSEHOLD INCOME	\$135,205	\$143,341	\$138,301
MEDIAN HOUSEHOLD INCOME	\$107,505	\$109,664	\$104,424
BACHELOR'S DEGREE OR HIGHER	70%	58%	57%

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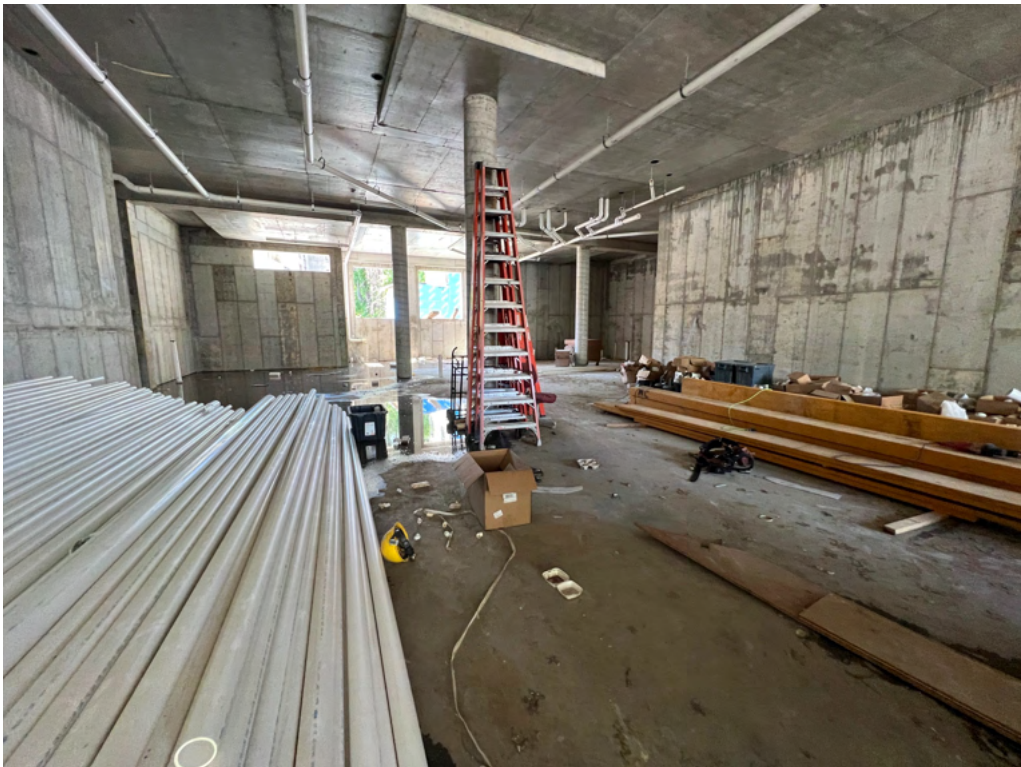
**139 BRUNSWICK ST
"THE VILLAGE NEIGHBORHOOD"**

Interior Photos (Under Construction)

**Facing
Front**



**Facing
Back**



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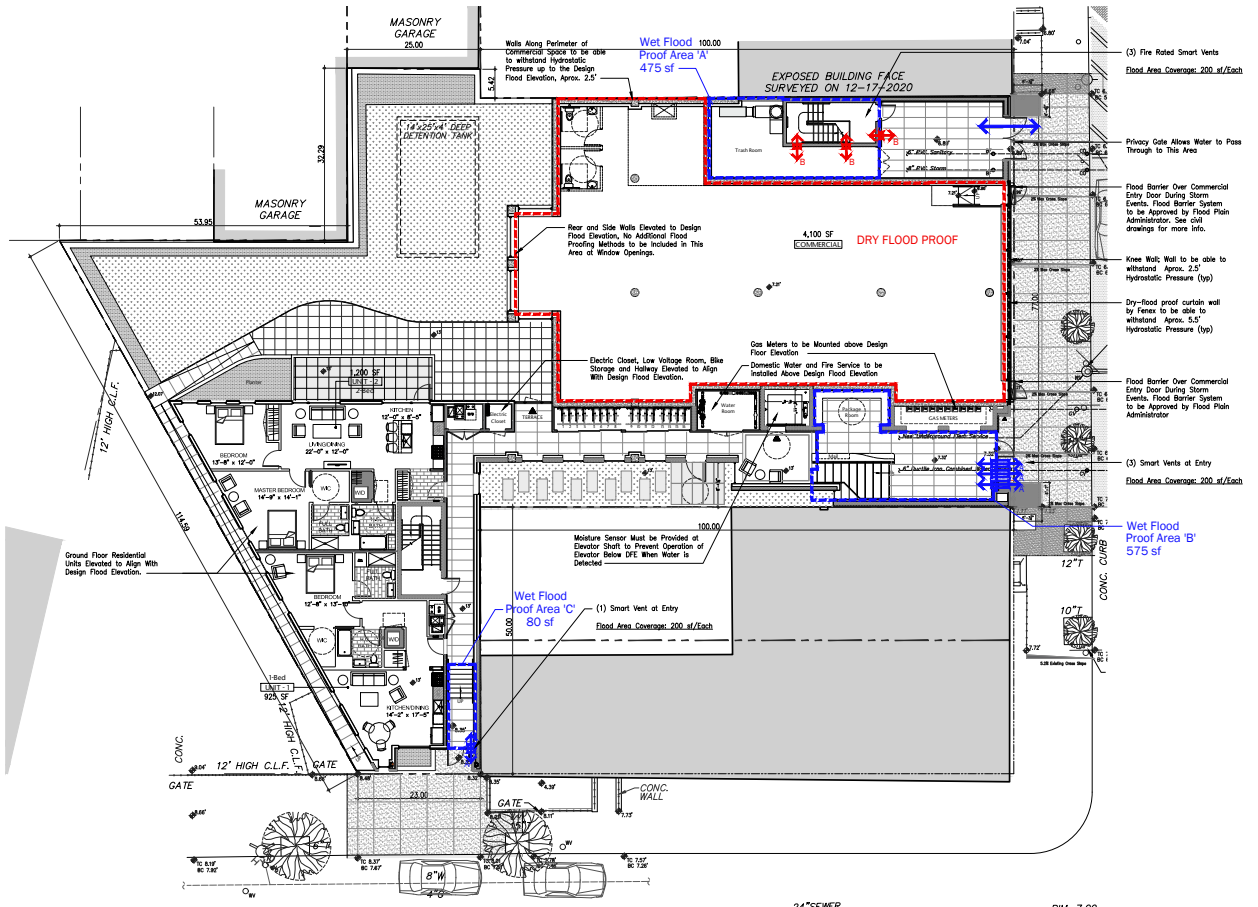
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Floor Plan

GROUND FLOOR FLOOD SUMMARY

- AREA 'A' REQUIRING WET FLOOD PROOFING = 575 SF
- TOTAL FLOOD VENT COVERAGE PROVIDED = 800 SF
- AREA 'B' REQUIRING WET FLOOD PROOFING = 450 SF
- TOTAL FLOOD VENT COVERAGE PROVIDED = 800 SF
- AREA 'C' REQUIRING WET FLOOD PROOFING = 80 SF
- TOTAL FLOOD VENT COVERAGE PROVIDED = 200 SF



F1 Flood Management Plan
1" = 10'-0"