



SPACE DETAILS

Location

- Downtown, Grove Street Station, Marin Blvd.
- Between First St. and Second St.
- 1 block from Newport Mall
- 5 minute walk to both Grove St. PATH and Newport PATH

Size

- 1,271 SF

Frontage

- 40 Ft. on Marin Blvd.

Traffic Count

- 15,331 VPD

Ceiling Height

- 11 Ft.

Delivery

- Vanilla box

HIGHLIGHTS

- DVORA 175 Second St is a state-of-the-art residential building in the downtown neighborhood of Jersey City with 148 residential units and two class-A retail spaces at the base of the building.
- Located in the heart of downtown Jersey City with a living population of 50,759 residents.
- The building is located directly next door to the *thousands* of new luxury residential units, the Newport Center Mall, the Powerhouse Performing Arts Center Theatre (500 seats) and steps from 19 million SF of class-A office space.
- Steps away from "Restaurant Row," which includes bars, cafes, galleries, parks and world class public transportation.
- In the past decade thanks to accessibility to Manhattan and the rest of New Jersey, the neighborhood has thrived into a cultural and culinary destination.

Surrounding Area Tenants



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%

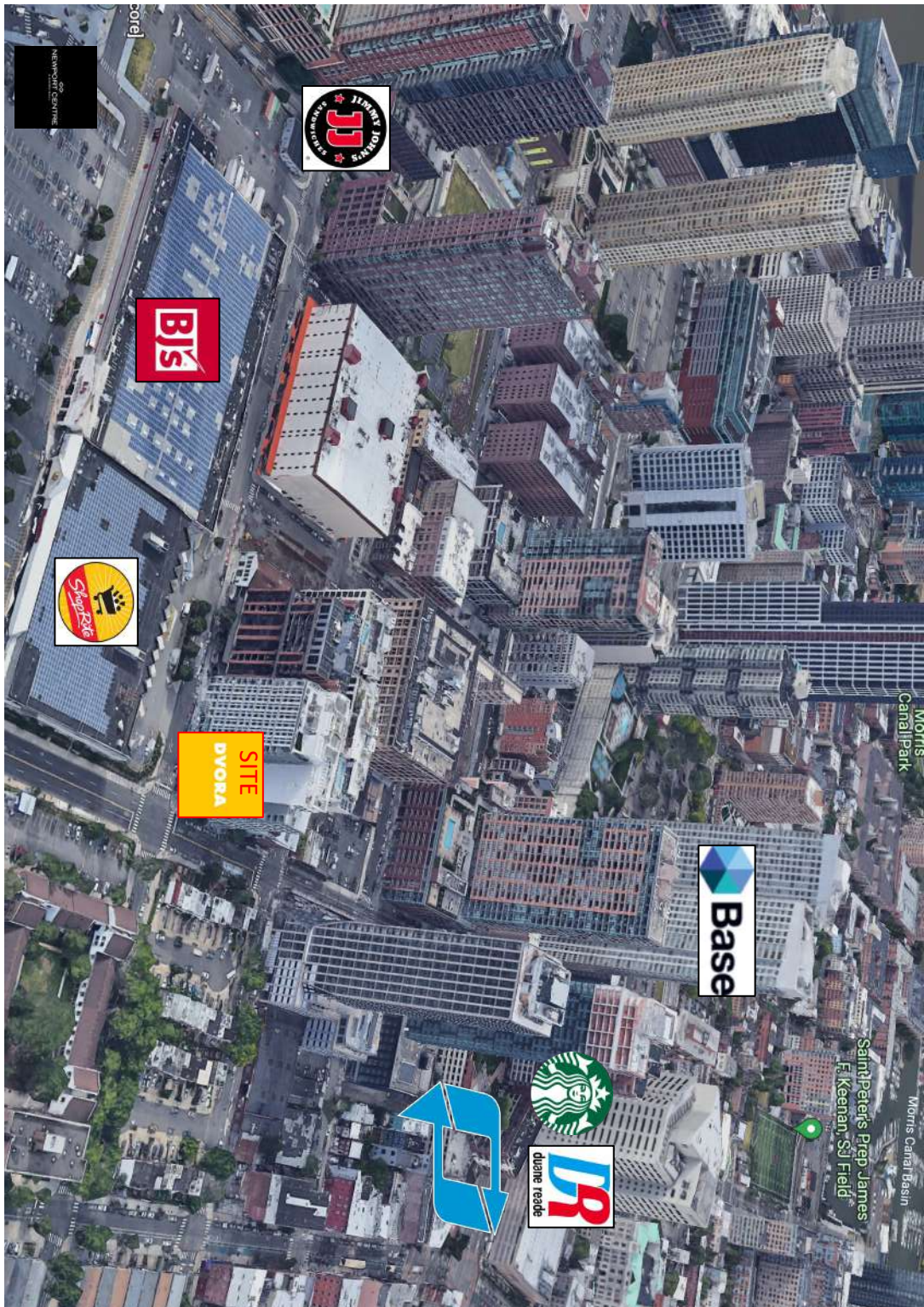
Retail for Lease - Contact
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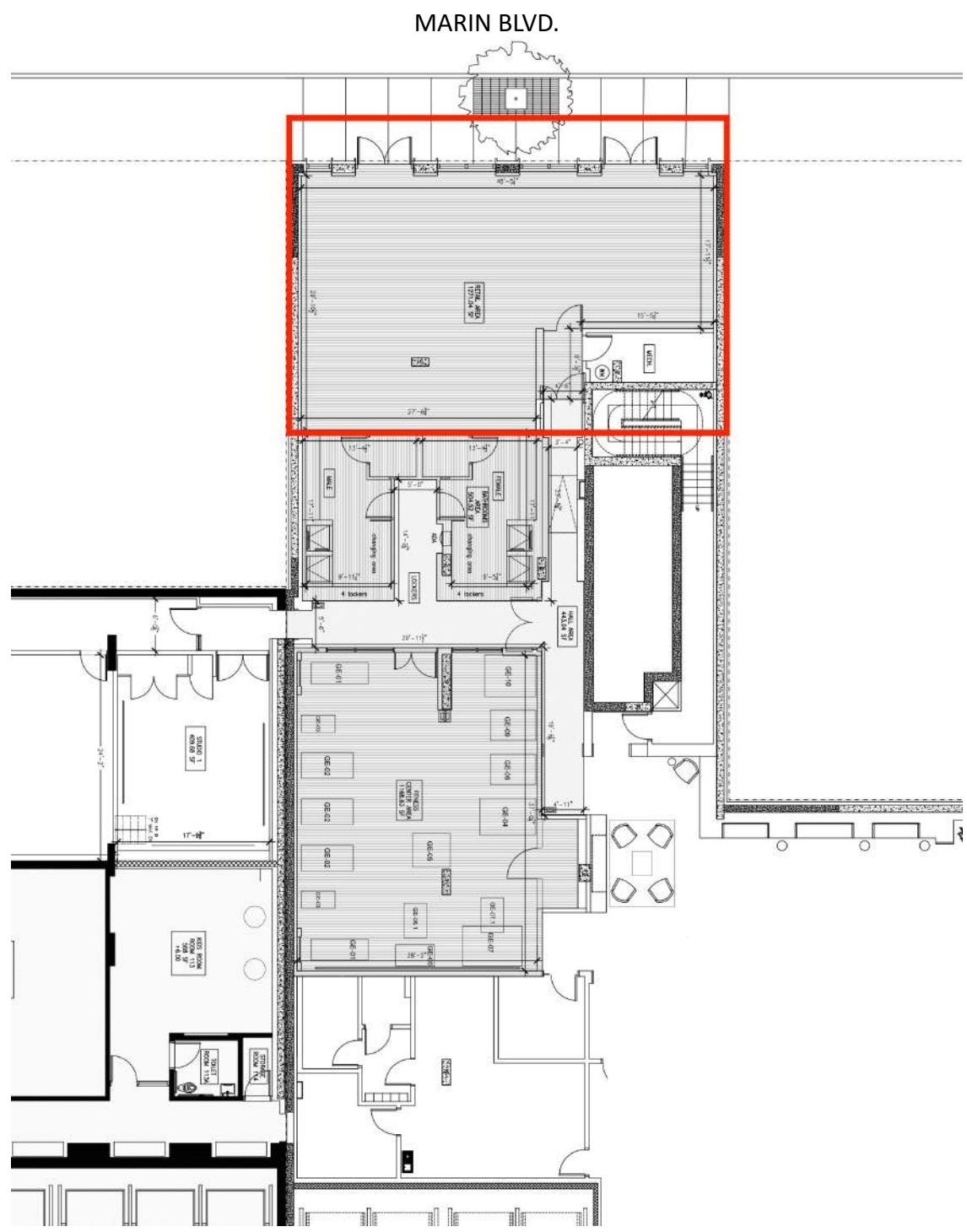
Building Photos



AERIAL



Site Plan



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