

PRIME NEW RETAIL SPACE AVAILABLE



SPACE DETAILS

Location

- Journal Square
- Between Hoboken Ave and Washburn St

Size

1,400 SF with 200 SF of Mezz.

Ceiling Height

Ground Floor: 17.8 Ft

Mezz: 8 Ft

Traffic Count

Baldwin Ave: 12,602 VPD

Frontage

25 FT on Baldwin Ave

25 FT on Washburn St.

Surrounding Area Tenants



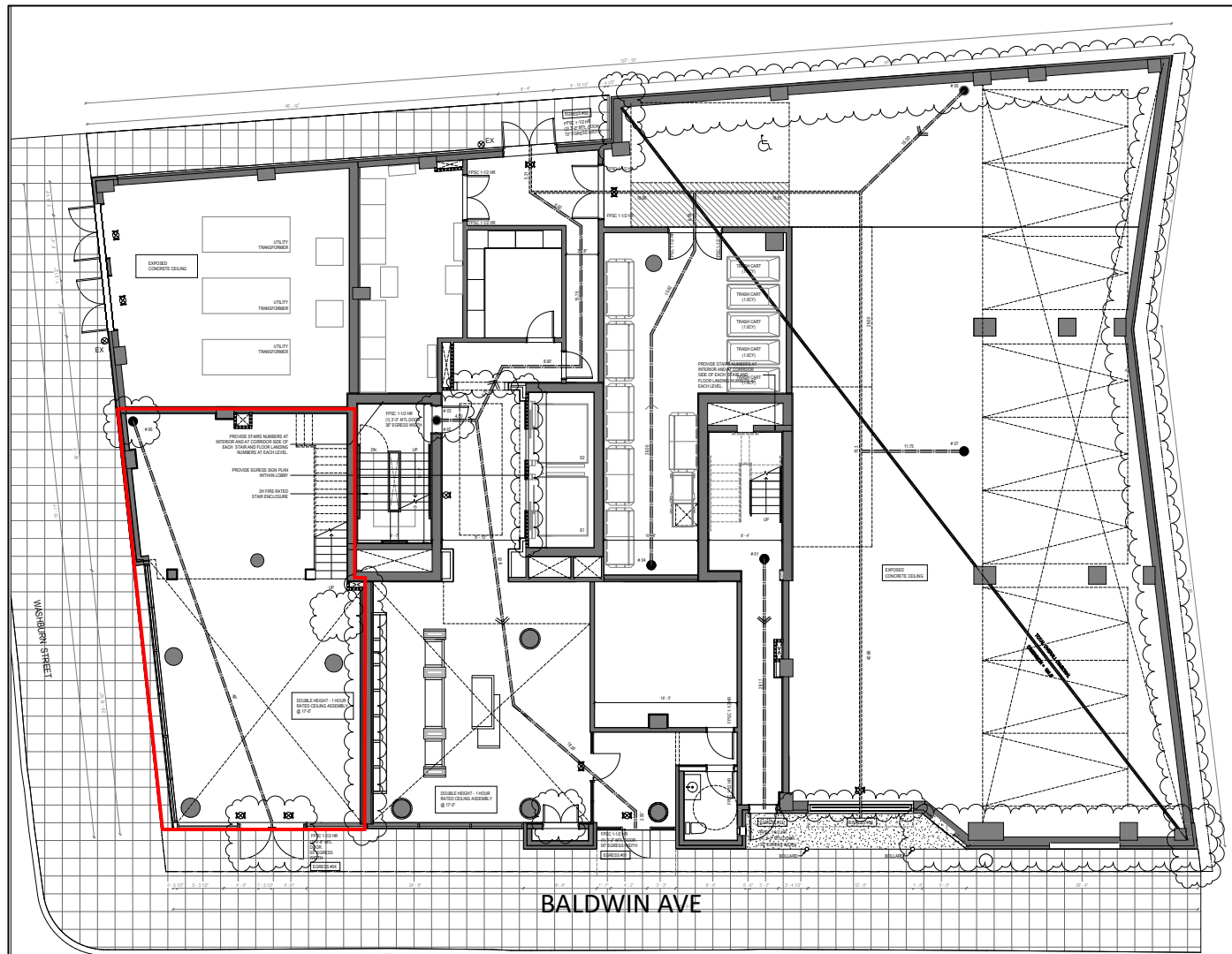
HIGHLIGHTS

- 345 Baldwin Ave is a state-of-the-art 13 story residential building in the Journal Square neighborhood of Jersey City with 116 residential units and 1,400 SF of class-A retail.
- Located in the heart of the Central Business District with a living population of 21,681 residents and a median age of 34 ranking it one of the most populous neighborhoods in the city.
- The building is located directly next door to 32 Oakland Ave, a 297 unit residential building with a 64,000 SF charter school at the base and sits less than 100 ft from the new \$400 million Hudson County Court House along with Dickinson High School (2,000 students).
- Less than 10 minute walk from JSQ PATH Station and 15 minute walk to Downtown Jersey City.
- Residential pipeline of +/- 15,000 rental units are currently planned or in development in the neighborhood.

Retail for Lease - Contact
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Site Plan



Demographics

DEMOGRAPHICS	.5 Mile	1 Mile	1.5 Mile
ESTIMATED TOTAL POPULATION	28,430	84,960	165,417
ESTIMATED DAYTIME POPULATION	22,829	59,003	108,881
AVERAGE HOUSEHOLD INCOME	\$74,608	\$82,190	\$97,460
MEDIAN AGE	36.00	35.40	34.80
NUMBER OF COLLEGE GRADUATES	11,429	28,917	56,888

Universities



CONSTRUCTION DEVELOPMENTS







Centre Pompidou



345 Baldwin Ave

32 Oakland Ave
297 Residential Units

Hudson County Superior Court House

348 Baldwin Ave
45 Residential Units

KINDLE
EDUCATION
PUBLIC CHARTER SCHOOL