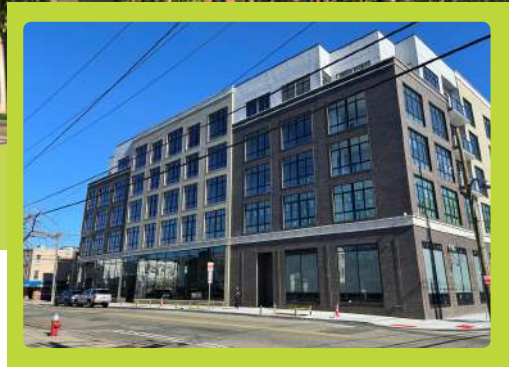




70 CENTRAL AVENUE

Jersey City, NJ 07306



HIGHLIGHTS:

- Prime retail space available in the burgeoning Heights neighborhood of Jersey City.
- 1,696 SF for lease at the base of the new luxury rental building.
- Located along busy Central Ave on the border of Journal Square, less than 10 minute walk to Journal Square PATH Station.
- Tremendous population in a .05 mile radius with strong average incomes.
- Surrounded by numerous new residential developments.
- Less than 4 blocks from Pershing Field Park; a 13 acre city park and the largest in the Heights neighborhood.
- Directly next door to Jotham W. Wakeman Elementary School; the largest elementary school in the Heights neighborhood.
- Floor to ceiling glass windows along Central Ave which gives the space excellent street front exposure.

- Vanilla Box Delivery

LOCATION:

- Located on Central Ave.
- On the border of Journal Square.
- Less than 10 minute walk to Journal Square PATH.

FRONTAGE:

- 30 FT.

TERM:

- Negotiable

SIZE:

- 1,696 SF

LEASE TYPE:

- NNN

CEILING HEIGHT:

- 14 FT.

ASKING RENT:

- \$35.00 PSF

NEIGHBORING TENANTS:



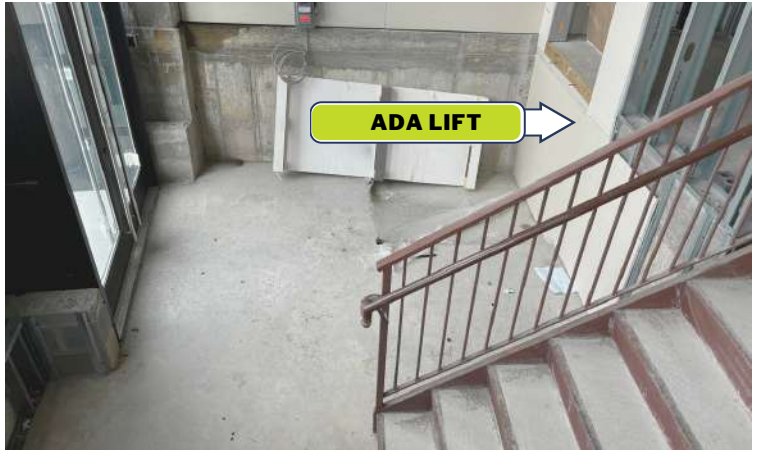
MORE INFORMATION

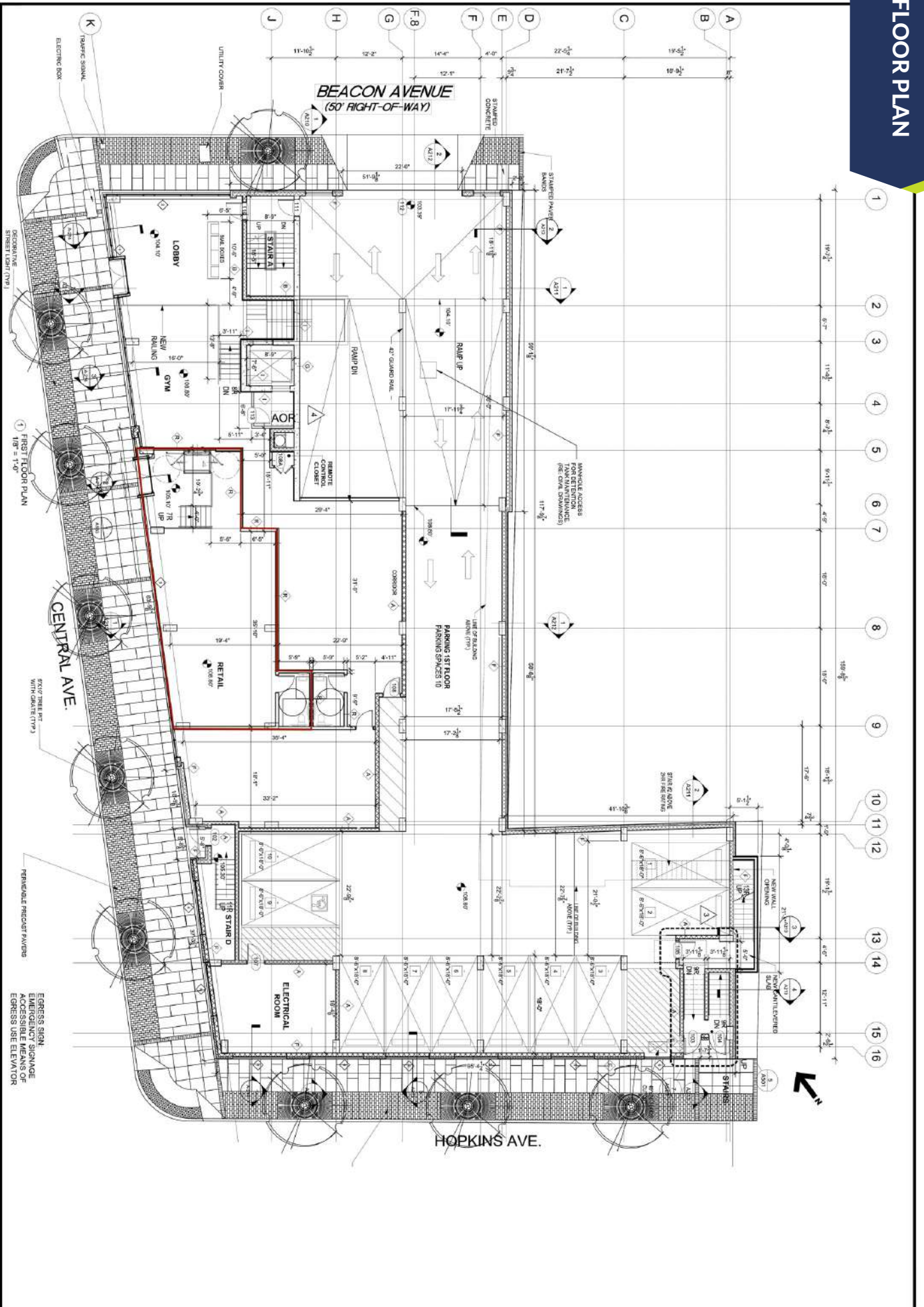
- Bobby Antonicello Jr.
- Bobbygridrealestate.biz
- (201) 300 - 6489

- 201 Marin Blvd Unit 106, Jersey City, NJ 07302
- www.gridrealestate.biz
- Licensed Real Estate Broker



INTERIOR PHOTOS





A102

DRAWING TITLE:
FIRST FLOOR PLAN
PERMIT SET
Submission 06/30/11

PROJECT:
**PROPOSED 31 UNITS
MULTIFAMILY FAMILY BUILDING**
AT: 70 CENTRAL AVENUE
JERSEY CITY, NJ
LOT 1.28.30 BLOCK 5704

NO.	DATE	DESCRIPTION
1	08/01	PERMIT SET REVISIONS
2	12/01	COORDINATION BY STRUCTURAL PLAN
4	03/02	BDC REVISION

SEALED & SIGNED:
Albert Avercino R.A.
Christiano Pereira R.A.

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