



HIGHLIGHTS:

- Located along busy Newark Ave surrounded by hundreds of new residential rentals and condos.
- 338 Newark Ave is a 35 unit luxury condo building located in the heart of "The Village Neighborhood."
- Located across from White Eagle Hall Concert Venue and Downtown Jersey City' largest middle school.
- Unbelievable visibility on Newark Ave with an easy walk to Hamilton Park, Van Vorst Park and Journal Square.
- Located along "Restaurant Row" which includes bars, cafes, galleries, parks and world class public transportation.
- Fantastic Zoning.

SPACE SIZE:

- 3,257 SF
(Divisible 1,139 SF/2,118 SF)

LOCATION:

- Downtown Jersey City
- Between 5th St and 6th St.

CEILING HEIGHT:

- 14 FT

TRAFFIC COUNT:

- 13,658 Vehicles/Day

FRONTAGE:

- 75 feet of frontage on Newark Ave

ZONING:

- Restaurant Row
- Commercial

BUILD-OUT

- Vanilla Box
- 3 5 Ton HVAC Units
- 2 Bathrooms
- Plug and Play

POSSESSION:

- Immediate

LEASE TYPE:

- NNN

ASKING PRICE:

- LEASE - Upon Request
- SALE: \$2,300,000

DEMOGRAPHICS AND NEIGHBORING TENANTS:



DAYTIME POPULATION: 516,180 in a 3 Mile Radius

MEDIAN HH INCOME: 110,374 in a 3 Mile Radius

POPULATION:	HOUSEHOLDS:	MEDIAN HH INCOME:
1 Mile = 90,280	1 Mile = 39,474	1 Mile: \$103,721
3 Miles = 516,180	3 Miles = 231,283	3 Miles: \$110,374



THE SPACE:



