



## 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

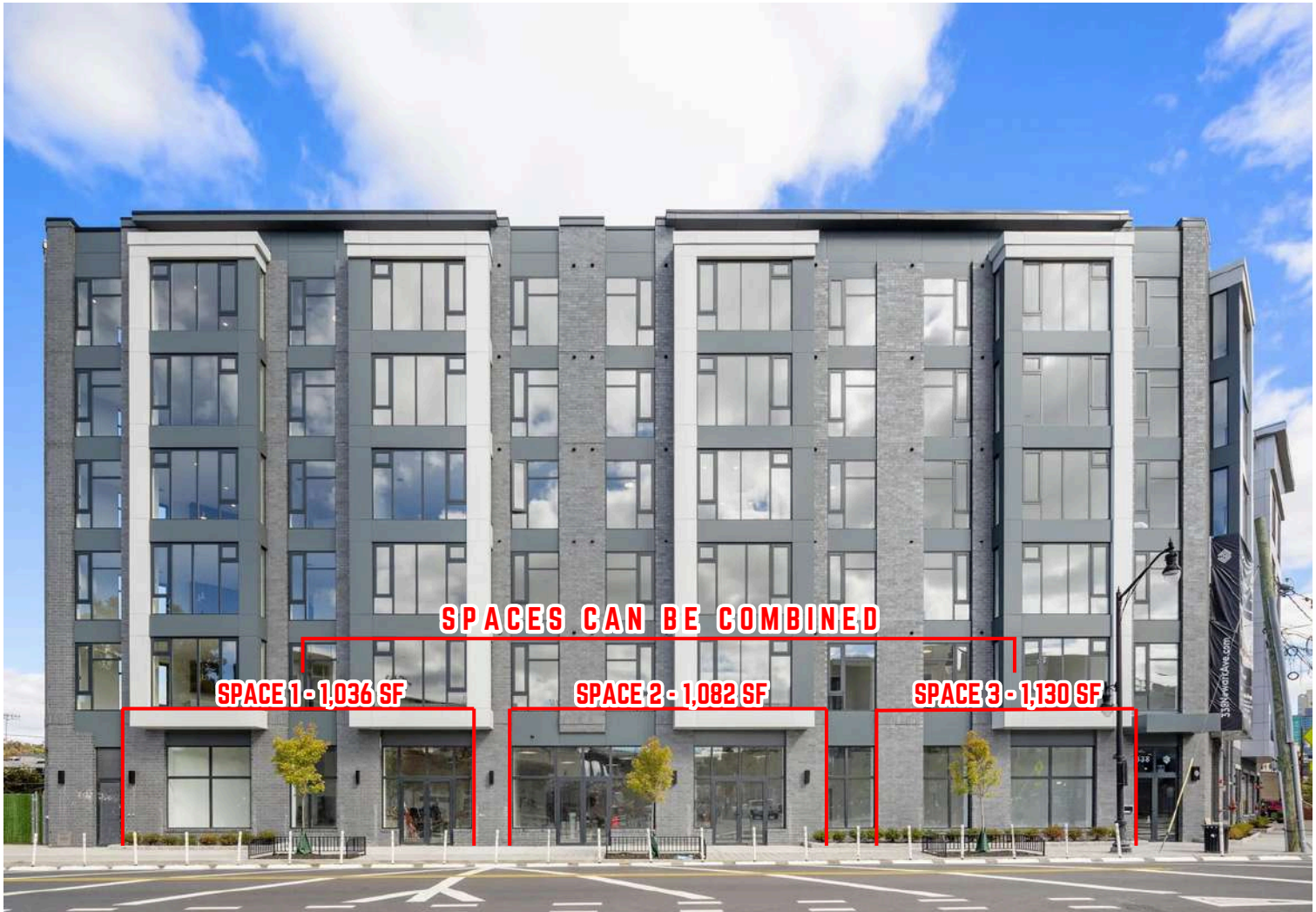
### ASKING PRICE:

- LEASE: Upon Request
- SALE: Upon Request

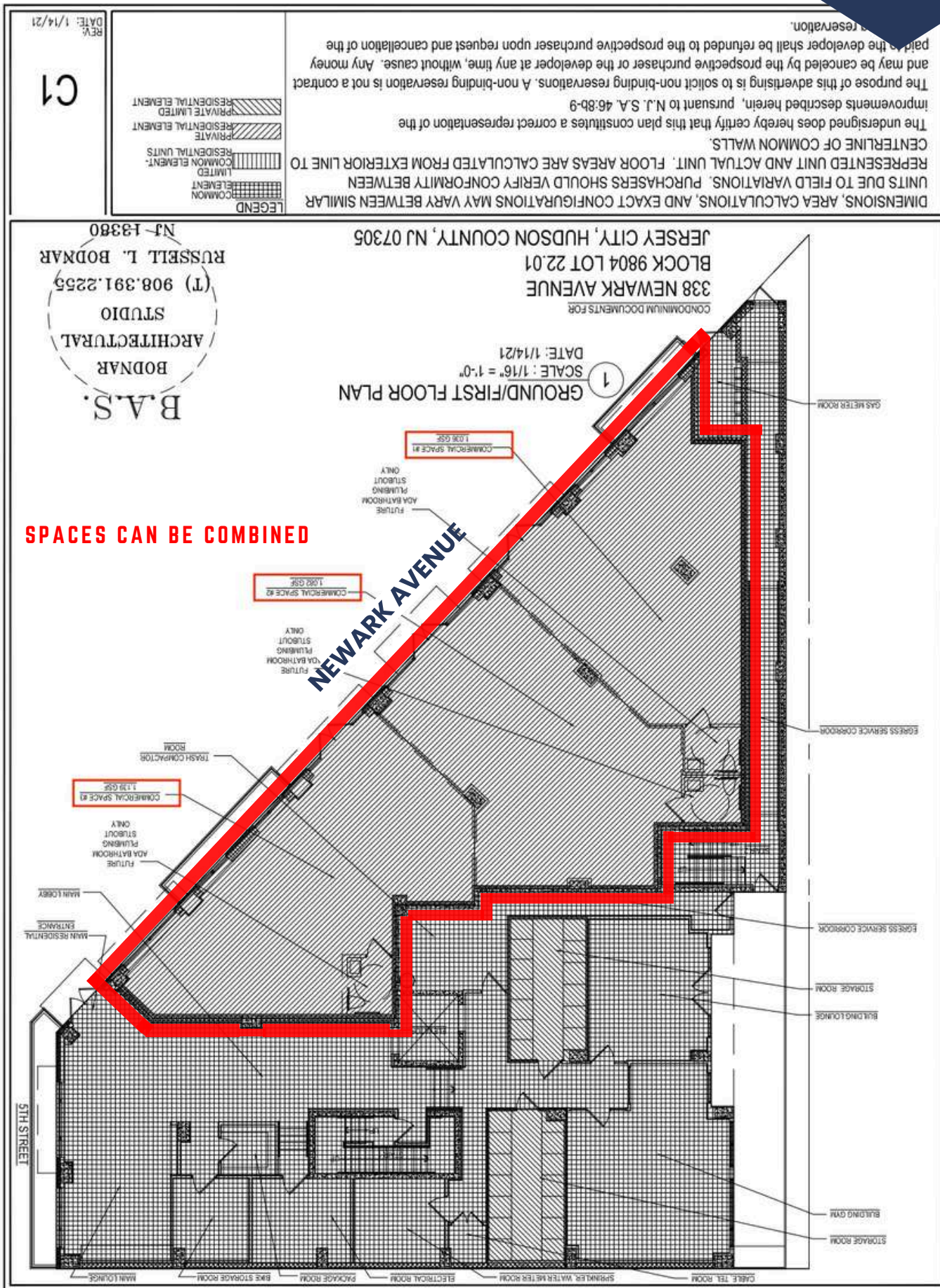
# AVAILABLE SPACES & NEIGHBORING TENANTS:

GRINGO'S

snap 24/7  
fitness



# FLOOR PLAN:



SPACES CAN BE COMBINED

B.A.S.  
BODNAR  
ARCHITECTURAL  
STUDIO  
(T) 908.391.2255  
RUSSELL T. BODNAR  
NJ-13380

REPRESENTED UNIT AND ACTUAL UNIT. FLOOR AREAS ARE CALCULATED FROM EXTERIOR LINE TO CENTERLINE OF COMMON WALLS.  
The undersigned does hereby certify that this plan constitutes a correct representation of the improvements described herein, pursuant to N.J. S.A. 46:8b-9  
The purpose of this advertising is to solicit non-binding reservations. A non-binding reservation is not a contract and may be canceled by the prospective purchaser or the developer at any time, without cause. Any money paid by the developer shall be refunded to the prospective purchaser upon request and cancellation of the reservation.

REV: 1/14/21  
DATE: 1/14/21

C1

LEGEND

[Hatched Pattern]	PRIVATE LIMITED RESIDENTIAL ELEMENT
[Hatched Pattern]	PRIVATE RESIDENTIAL ELEMENT
[Hatched Pattern]	PRIVATE RESIDENTIAL UNITS
[Hatched Pattern]	LIMITED COMMON ELEMENT
[Hatched Pattern]	COMMON ELEMENT

# THE SPACE:

338 NEWARK AVE  
JERSEY CITY, NJ 07302

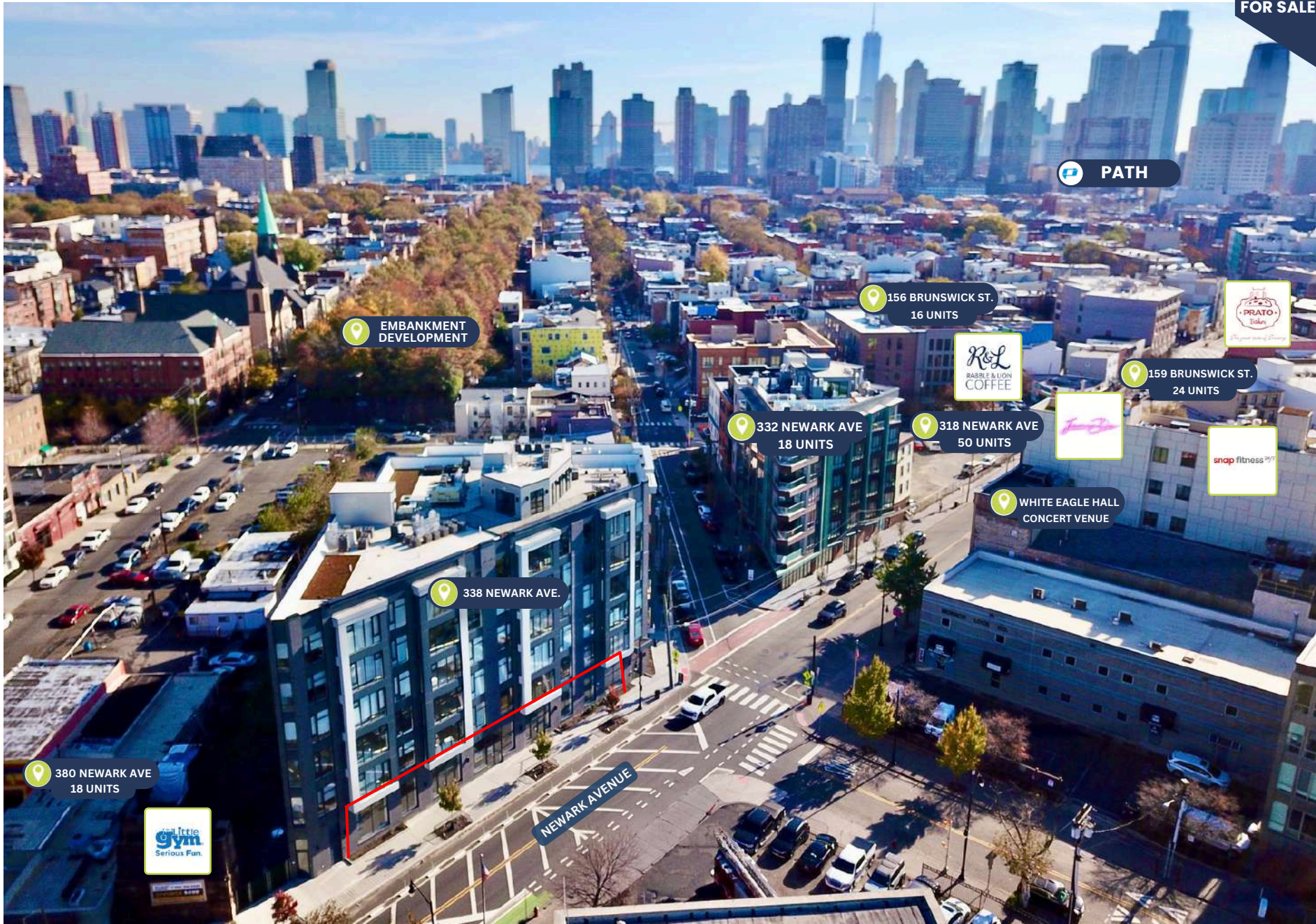
COMMERCIAL  
CONDO  
FOR SALE OR LEASE



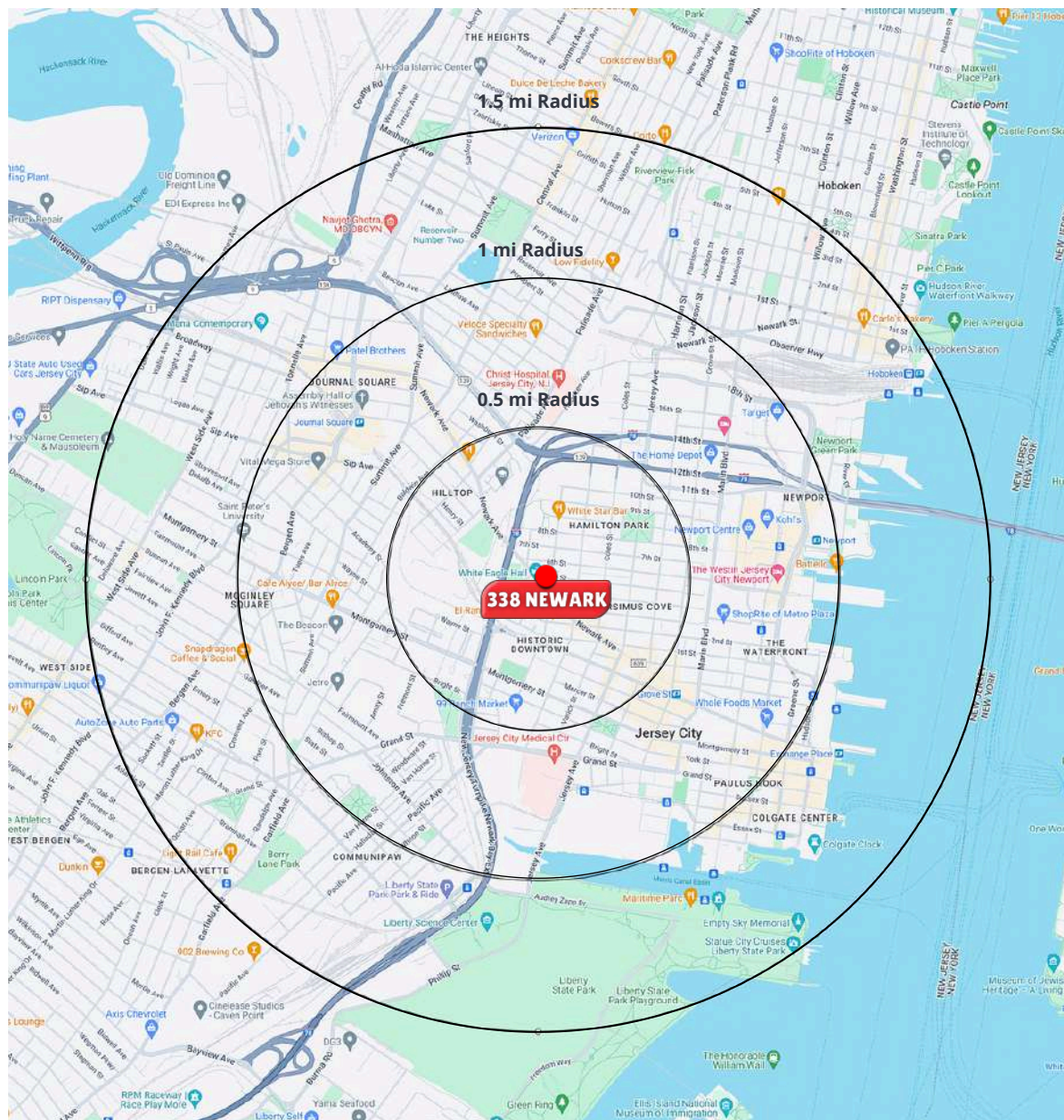
# AERIAL:

338 NEWARK AVE  
JERSEY CITY, NJ 07302

COMMERCIAL  
CONDO  
FOR SALE OR LEASE



# AREA DEMOGRAPHICS:



## 1.5 MILE RADIUS

### POPULATION

20,975

### HOUSEHOLDS

9,221

### MEDIAN AGE

36.4

### AGE HOUSEHOLD INCOME

\$182,749

### TOTAL BUSINESSES

526

### TOTAL EMPLOYEES

10,677

### DAYTIME POPULATION (w/ 16 yr +)

21,077

### COLLEGE GRADUATES (Bachelor's +)

67.0%

## 1 MILE RADIUS

### POPULATION

113,367

### HOUSEHOLDS

52,537

### MEDIAN AGE

35.4

### AVERAGE HOUSEHOLD INCOME

\$180,652

### TOTAL BUSINESSES

3,675

### TOTAL EMPLOYEES

70,044

### DAYTIME POPULATION (w/ 16 yr +)

122,316

### COLLEGE GRADUATES (Bachelor's +)

71.0%

## 1.5 MILE RADIUS

### POPULATION

222,872

### HOUSEHOLDS

100,345

### MEDIAN AGE

35.3

### AVERAGE HOUSEHOLD INCOME

\$172,990

### TOTAL BUSINESSES

6,713

### TOTAL EMPLOYEES

123,485

### DAYTIME POPULATION (w/ 16 yr +)

230,387

### COLLEGE GRADUATES (Bachelor's +)

68.0%