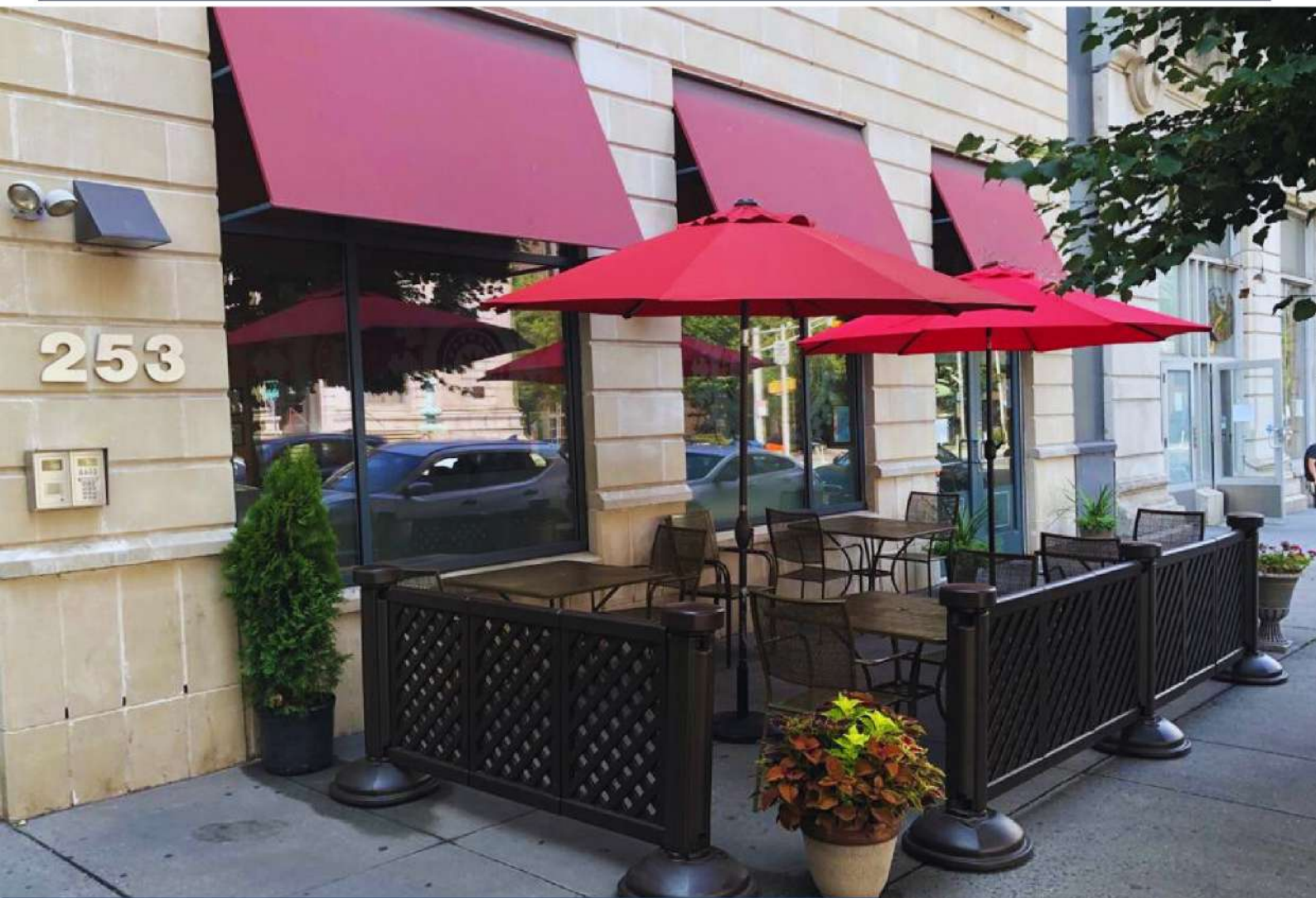
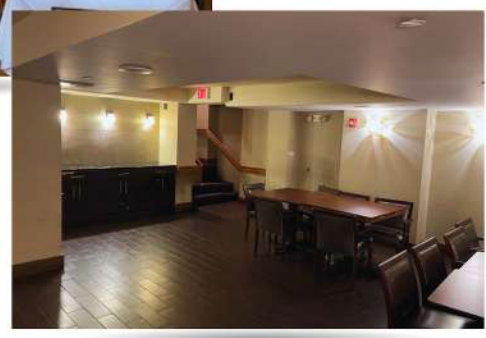


# 253 WASHINGTON ST.



**TURN KEY  
RESTAURANT AVAILABLE**

253 Washington St,  
Jersey City, NJ 07302





TURN KEY RESTAURANT  
SPACE AVAILABLE

COMMERCIAL CONDO  
FOR SALE OR LEASE



# 253 WASHINGTON ST.

Jersey City, NJ 07302

## HIGHLIGHTS:

- Extraordinary Opportunity.
- Located 1 block from the Exchange Place PATH Station, Hudson Bergen Light Rail and Ferry Station along busy Washington Street.
- Just steps away from the new Exchange Place Park and Colgate Promenade.
- Located 1 block from 99 Hudson, New Jersey's tallest residential building.
- Over 5 million feet of office space within 3 blocks.
- Over 5k residential units in 4 blocks.
- Fully turn key restaurant space with private lower level event space
- No liquor license.

- Turn Key Restaurant Delivery

## LOCATION:

- Located along busy Washington St.
- 1 Block from Exchange Place.
- Boarder of Exchange Place and Paulus Hook. Neighborhoods.

## FRONTAGE:

- 40 FT

## SPACE AVAILABLE:

- Ground Floor: 3,267 SF
- Lower Level: 1,133 SF

## TERM:

- Negotiable

## LEASE TYPE:

- NNN

## ASKING RENT:

- Upon Request

## NEIGHBORING RENTALS:



## NEIGHBORING OFFICES:



## MORE INFORMATION

Bobby Antonicello Jr.  
 Bobby@gridrealestate.biz  
 (201) 300 - 6489

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





# FIRST FLOOR PHOTOS



• BAR AREA • WAITING AREA • CONFERENCE ROOM/EVENTS SPACE • LARGE DINING ROOM

**MORE INFORMATION**

 Bobby Antonicello Jr.  
 Bobby@gridrealestate.biz  
 (201) 300 - 6489

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





# LOWER LEVEL PHOTOS



• LOWER LEVEL BATROOM

• STORAGE ROOM


• UTILITY ROOM

• SECOND EGRESS

**MORE  
INFORMATION**

 Bobby Antonicello Jr.

 Bobby@gridrealestate.biz

 (201) 300 - 6489

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 Licensed Real Estate Broker




# KITCHEN PHOTOS



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INFORMATION**

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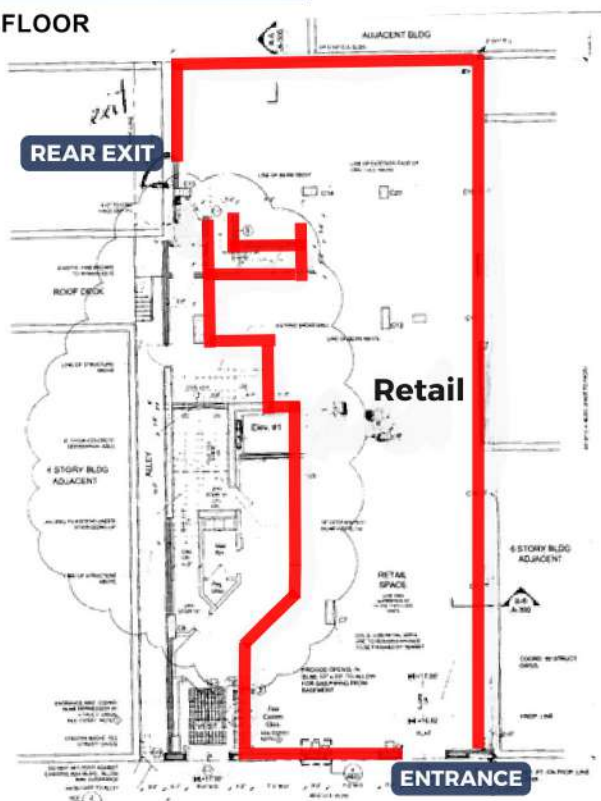
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# FLOOR PLAN

FIRST FLOOR



LOWER LEVEL



## DEMOGRAPHICS, TRAFFIC COUNT, PATH RIDERSHIP

### ESTIMATED TOTAL POPULATION:

|           |         |
|-----------|---------|
| .5 mile   | 37,201  |
| 1 miles   | 67,888  |
| 1.5 miles | 117,887 |

### MEDIAN HOUSEHOLD INCOME:

|           |           |
|-----------|-----------|
| .5 mile   | \$136,584 |
| 1 miles   | \$132,580 |
| 1.5 miles | \$115,342 |

### AVERAGE HOUSEHOLD INCOME:

|           |           |
|-----------|-----------|
| .5 mile   | \$162,967 |
| 1 miles   | \$160,415 |
| 1.5 miles | \$142,866 |

### DAYTIME POPULATION:

|           |        |
|-----------|--------|
| .5 mile   | 32,074 |
| 1 miles   | 58,227 |
| 1.5 miles | 99,476 |

### TOTAL HOUSEHOLDS:

|           |        |
|-----------|--------|
| .5 mile   | 19,389 |
| 1 miles   | 34,032 |
| 1.5 miles | 55,867 |

### TOTAL BUSINESS:

|           |       |
|-----------|-------|
| .5 mile   | 1,615 |
| 1 miles   | 2,885 |
| 1.5 miles | 5,236 |

### TOTAL EMPLOYEES:

|           |        |
|-----------|--------|
| .5 mile   | 28,093 |
| 1 miles   | 49,298 |
| 1.5 miles | 73,005 |

### PATH RIDERSHIP REPORT

#### Exchange Place - 2022 Year to Date

|                      |           |
|----------------------|-----------|
| YTD Average Weekday  | 7,387     |
| YTD Average Saturday | 3,977     |
| YTD Average Sunday   | 2,867     |
| YTD Average Holiday  | 4,053     |
| YTD Grand Total      | 2,243,857 |

### TRAFFIC COUNT

|   |            |
|---|------------|
| Washington St. and York St.             | 8,762 UPD  |
| Washington St. and Christopher Columbus | 19,586 UPD |
| Montgomery St. and Greene St.           | 5,466 UPD  |
| Grand St. and Warren St.                | 12,005 UPD |

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# DOWNTOWN MAP



- 01 Powerhouse
  - 02 Grove Street PATH Station
  - 03 Harborside JC
  - 04 Harborside Ferry NY Waterway
  - 05 City Hall
  - 06 Police Memorial
  - 07 Sister City Lane
  - 08 Ka.Y. Monument
  - 09 Exchange Place PATH Station
  - 10 Paulus Hook Park
  - 11 9/11 Memorial
  - 12 Paulus Hook Ferry NY Waterway
  - 13 Nathanael Greene Park
  - 14 30 Hudson Street
  - 15 Korean War Memorial
  - 17 Morris Canal Park
  - 18 Colgate Clock
  - 19 Liberty Landing Ferry
- Hudson River Waterfront Walkway
  - Public Parks
  - Public Transportation
  - Public Parking



**MORE  
INFORMATION**

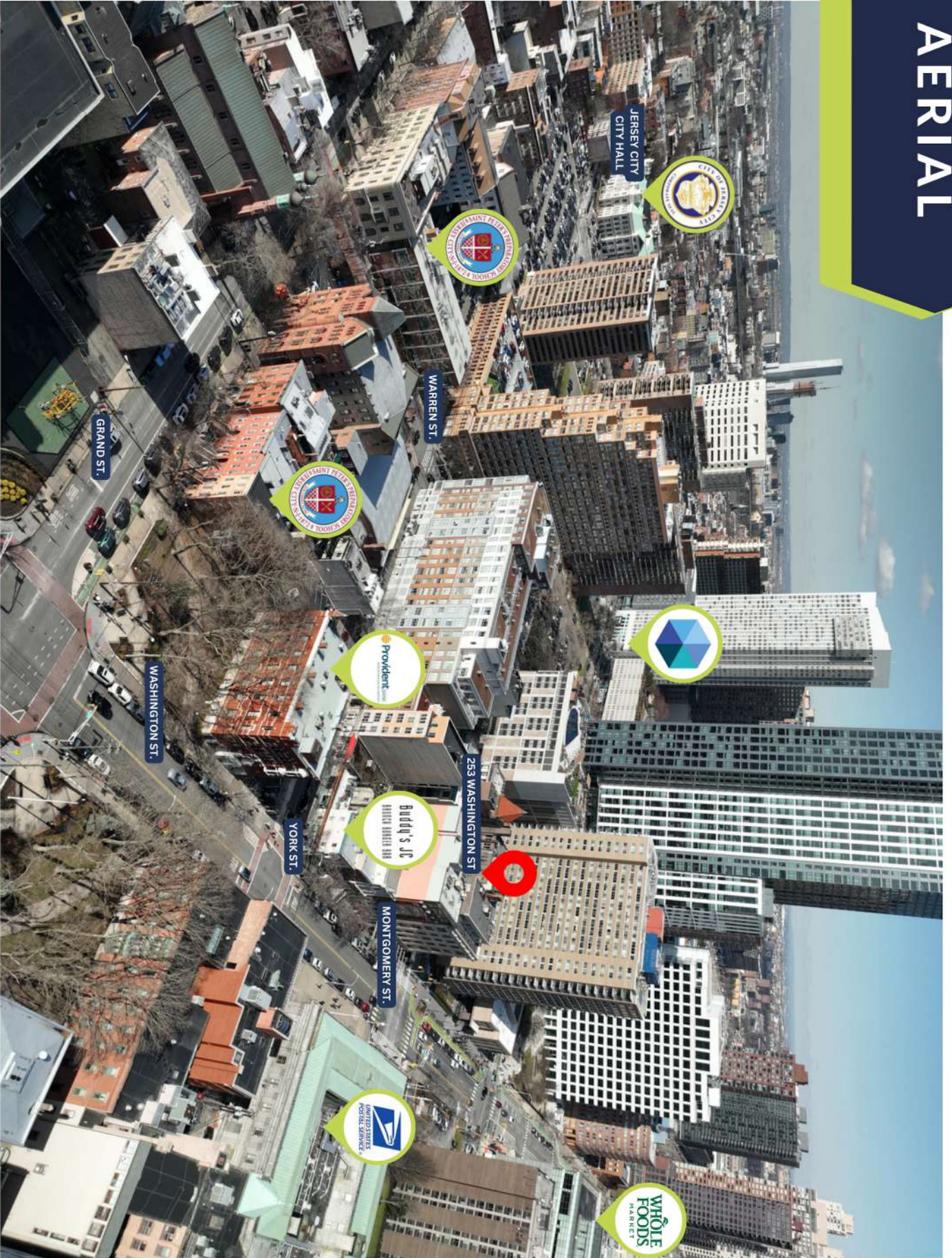
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# AERIAL



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 Bobby@gridrealestate.biz  
 (201) 300 - 6489

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