

# 611 COMMUNIPAW AVE

PRIME NEW RETAIL  
SPACE AVAILABLE  
JERSEY CITY, NEW JERSEY, 07304



## SPACE DETAILS

**Location:**  
Communipaw Ave Corridor  
Between MLK Blvd and Seidler Street  
3 Blocks from Communipaw Junction  
1 Block from Bergen Avenue

**Size:**  
2,893 SF

**Traffic Count:**  
9,800 VPD

**Possession:**  
Immediate

**Frontage:**  
20 FT on Communipaw Ave

**Delivery:**  
Vanilla Box

**Asking Rent:**  
Upon Request

**Ceiling Height:**  
Ground Floor: 12 Ft

**Lease Type:**  
Gross

## HIGHLIGHTS

Located along busy Communipaw Avenue - one of the busiest thoroughfares in Jersey City.

Many new mixed-use developments in the immediate area with, many more currently under construction.

New construction with ground floor retail and basement space.

Available for many uses.

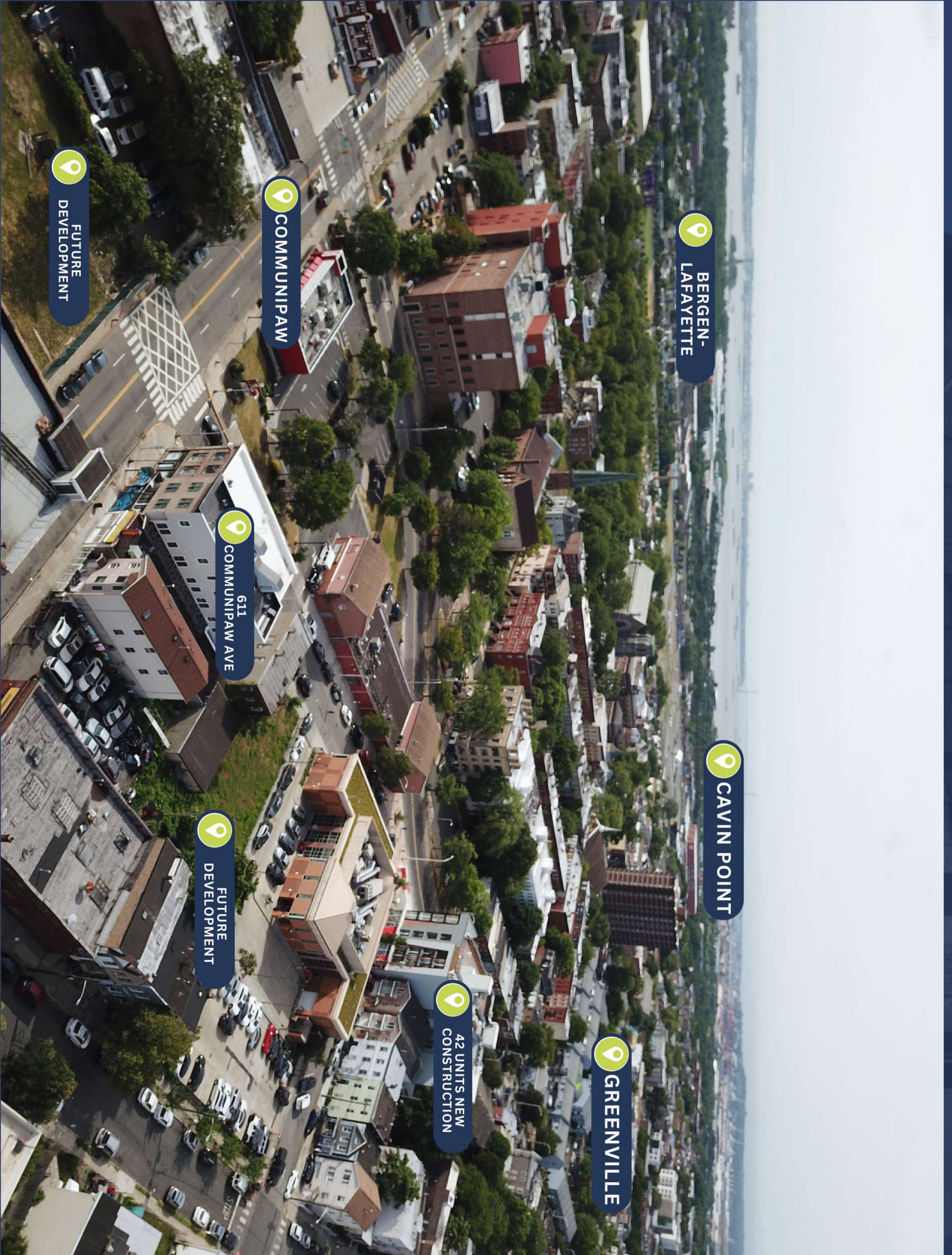
Space can be vented for restaurant uses.

Fantastic visibility.

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AERIAL



FUTURE  
DEVELOPMENT

COMMUNIPAW

BERGEN-  
LAFAYETTE

611  
COMMUNIPAW AVE

CAVIN POINT

FUTURE  
DEVELOPMENT

42 UNITS NEW  
CONSTRUCTION

GREENVILLE

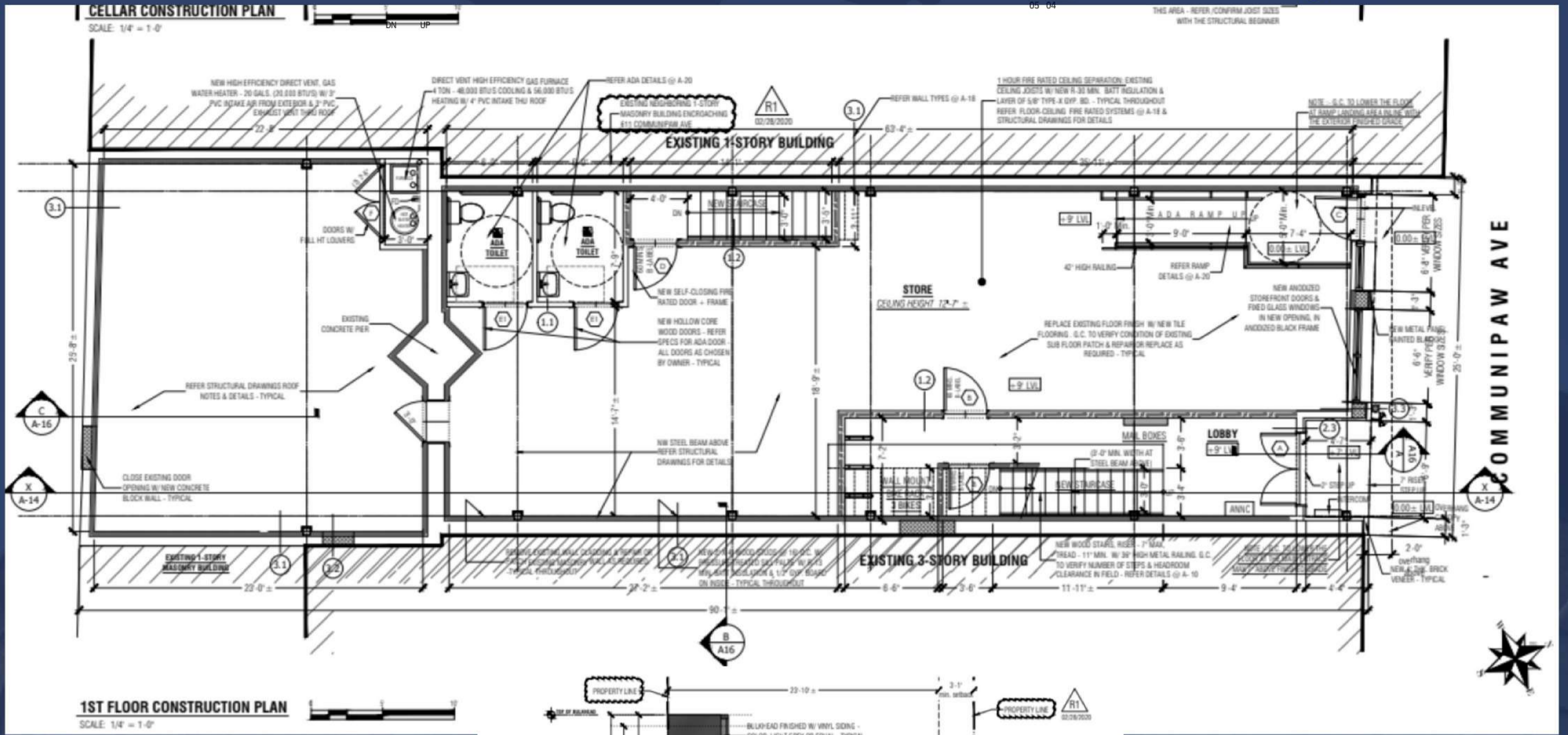


COMMERCIAL  
REAL ESTATE

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

201 Marin Blvd., Unit 106, Jersey City, NJ 07302  
[www.gridrealestate.biz](http://www.gridrealestate.biz)  
Licensed Real Estate Broker





### EXTERIOR RENDERING



### DEMOGRAPHICS

	P O P U L A T I O N		
	1 mile	2 mile	3 mile
2023 Population	87,188	213,746	334,019
Business Employees			
Median Age	35.2	36.6	36.6
Bachelor's Degree or Higher	34%	45%	50%

NEW DEVELOPMENT		
1.	475 Communipaw Ave	40 Units
2.	747 Grand Street	36 Units
3.	509 Communipaw Ave	38 Units
4.	500 Communipaw Ave	71 Units
5.	678 Grand Street	60 Units
6.	660 Grand Street	42 Units
7.	678 Grand Street	16 Units
8.	37 Cornelison	37 Units
9.	Whitlock Lofts	330 Units
10.	Lafayette	46 Units
11.	Steel Tech	420 Units

	1 mile		2 mile		3 mile	
	Employees	Business	Employees	Business	Employees	Business
Service Producing Industries	87,188	87,188	213.76	213.76	334,019	334,019

# 611 COMMUNIPAW AVE

PRIME NEW  
RETAIL SPACE  
AVAILABLE

## JERSEY CITY, NEW JERSEY COMMUNIPAW AVENUE



ONGOING CONSTRUCTION

ONGOING CONSTRUCTION



SUMMER 23 DELIVERY



VANILLA BOX DELIVERY

### meet the neighborhood

<b>PAPA JOHN'S</b> 	<b>T-MOBILE</b> 	<b>MCDONALD'S</b> 	<b>DOMINOS</b> 
<b>7-ELEVEN</b> 	<b>AUTOZONE</b> 	<b>FAMILY DOLLAR</b> 	<b>KFC</b> 
<b>WALGREENS</b> 	<b>JOLLIBEE</b> 	<b>DUNKIN' DONUTS</b> 	<b>CHECKERS</b> 

### neighboring universities

<b>NEW JERSEY CITY UNIVERSITY</b> 	<b>HUDSON COUNTY COMMUNITY COLLEGE</b> 
<b>SAINT PETER'S UNIVERSITY</b> 	<b>UNIVERSITY OF PHOENIX</b> 