

223 GROVE STREET

JERSEY CITY | NEW JERSEY

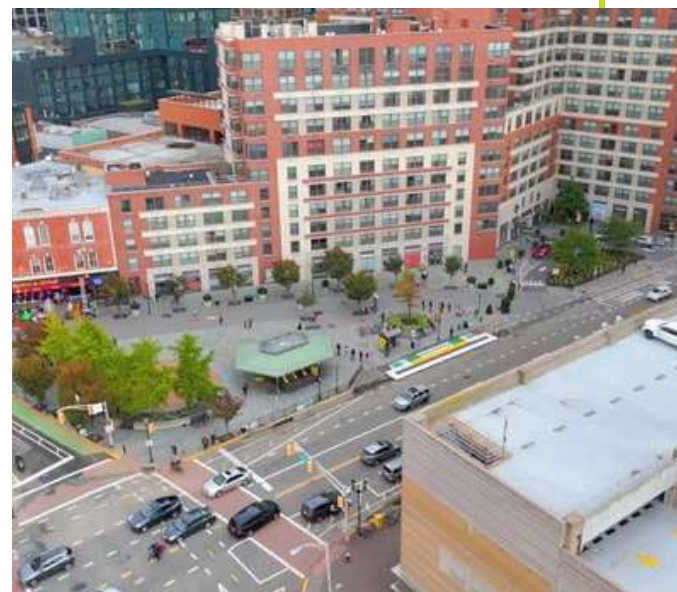
RETAIL SPACE AVAILABLE
LOCATED ON GROVE STREET

STRATEGIC
CAPITAL

 **GRID** | COMMERCIAL
REAL ESTATE
ADVISORS



THE NEIGHBORHOOD



THE DETAILS

SIZE

995 SF

Located on Grove St between Grand St and Regent St.

CEILING HEIGHT

23 FT

FRONTAGE

20 FT on Grove St.

ASKING RENT

Upon Request

RENT TYPE

NNN

AVAILABLE

Spring 2024

NEIGHBORING TENANTS



FERRY - 3 BLOCKS AWAY



TRANSPORTATION

WALK SCORE

97

BIKE SCORE

64

TRANSIT SCORE

83

PATH STATION DAILY RIDERSHIP

46,865 YTD AVG RIDERSHIP

FERRY TERMINALS

PAULUS HOOK
HARBORSIDE

LIGHT RAIL

Just two blocks from two light rail stops Regent St & Marin Blvd - the light rail connects Bayonne, Jersey City, Hoboken, Weehawken, Union City, and North Bergen



NEWARK
20 MIN



NY PENN
28 MIN



HOLLAND TUNNEL
22 MIN

LAGUARDIA
51 MIN

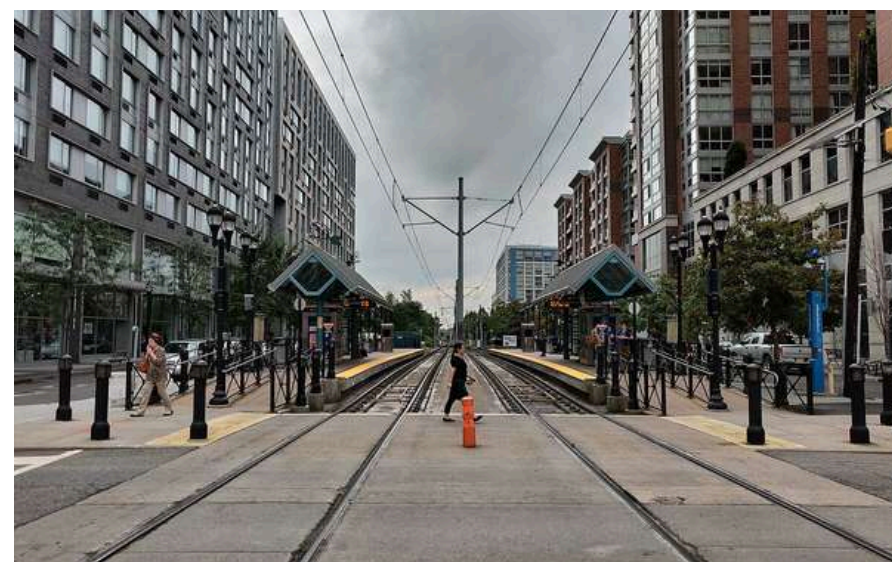
JFK
1 HR



PEDESTRIAN PLAZA - 4 BLOCKS AWAY



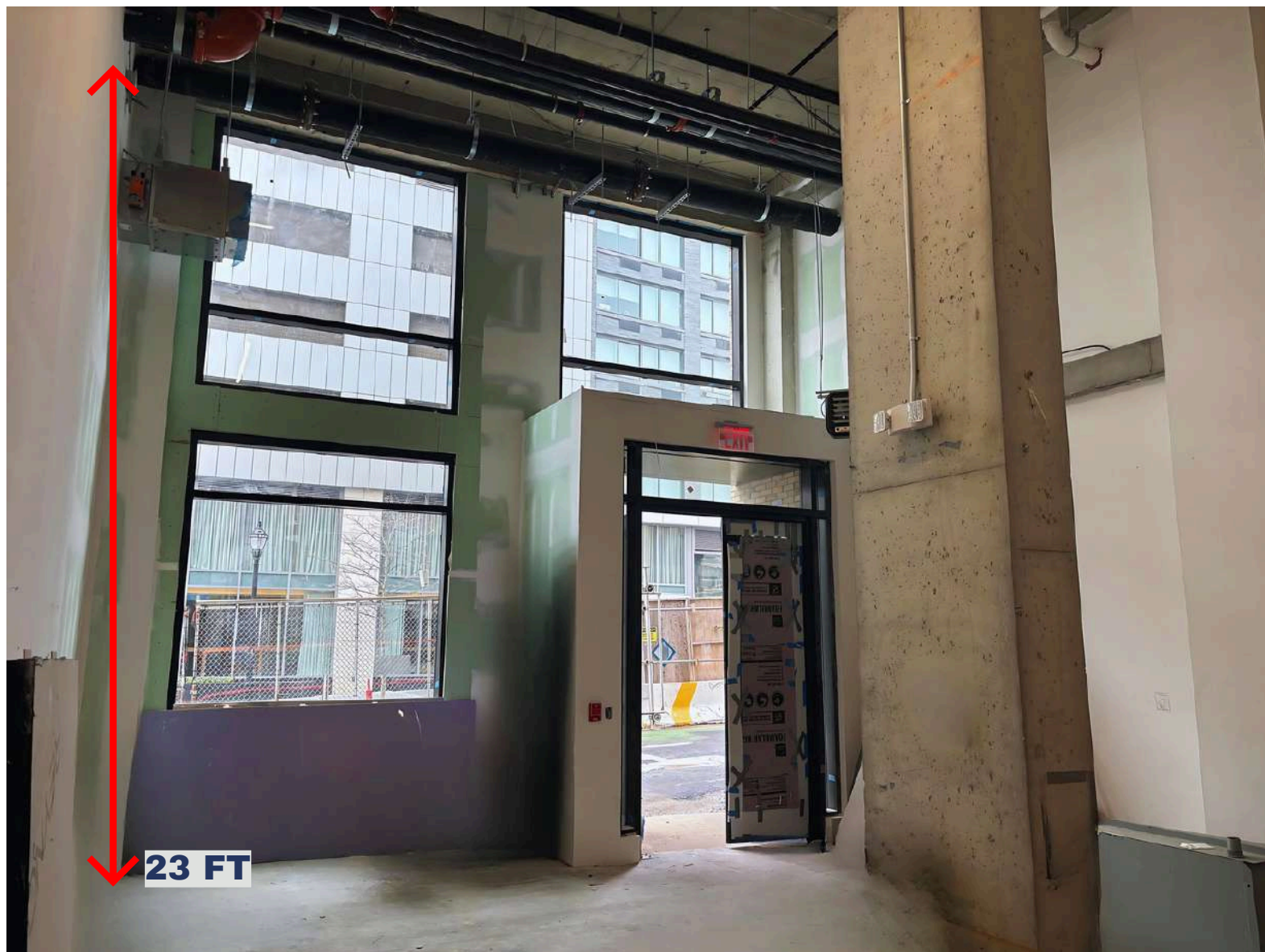
GROVE ST PATH - 4 BLOCKS AWAY



LIGHT RAIL - 1/2 BLOCK AWAY



INTERIOR PHOTOS



**** APPROVED FOR MEZZANINE ****

LIBERTY HARBOR NORTH AERIAL



88 REGENT
389 UNITS

235 GRAND
549 UNITS

VANTAGE
900 UNITS



18 PARK
500 UNITS



10 REGENT
163 UNITS



223 GROVE ST.
221 UNITS



338 GRAND

9 REGENT
221 UNITS

30 REGENT
163 UNITS

50 REGENT
163 UNITS

FUTURE HIGH RISE
DEVELOPMENTS

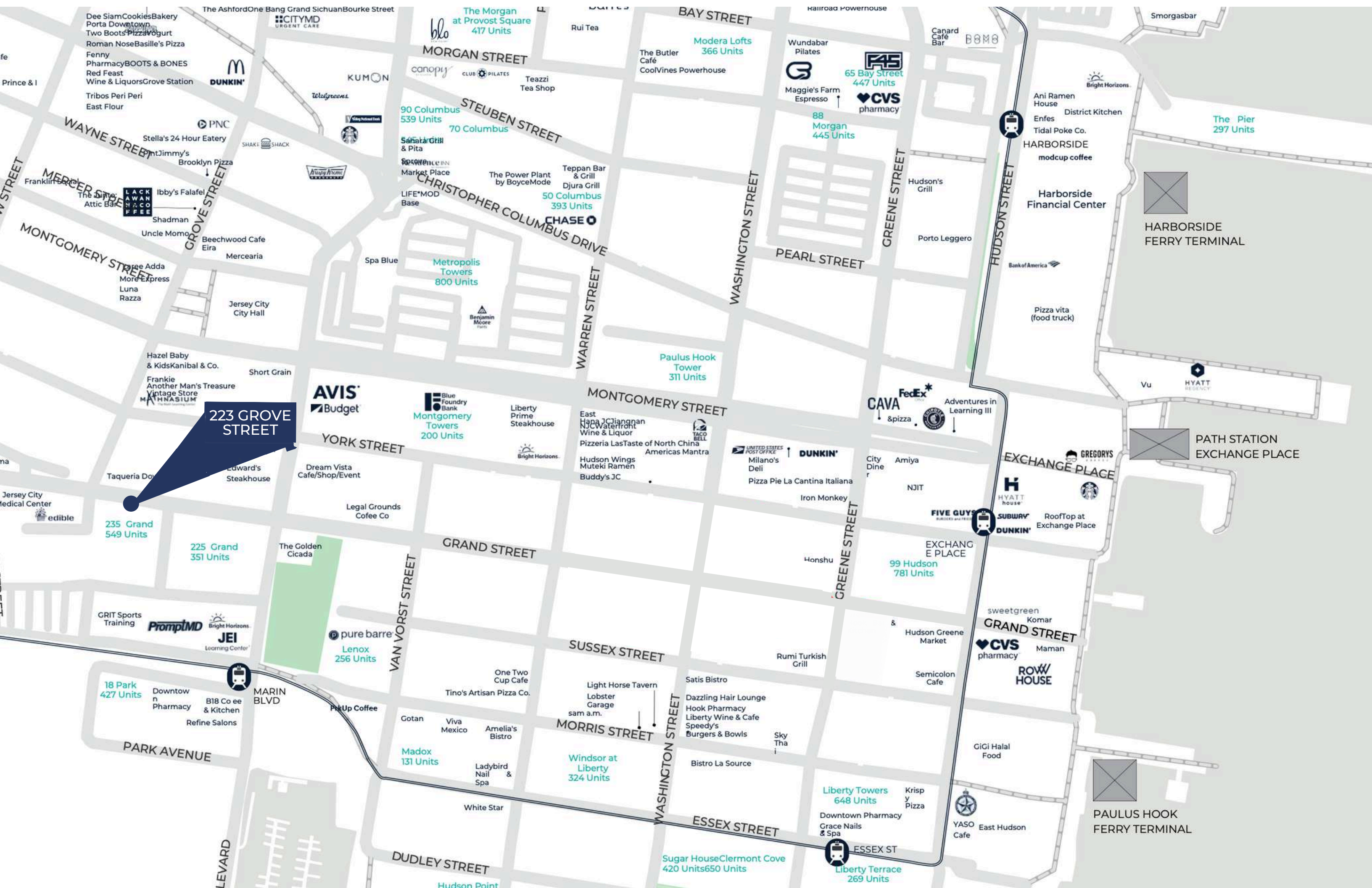
LIBERTY STATUE
PARK



FLOOR PLAN



GROVE STREET



223 GROVE STREET

The Morgan at Provost Square
417 Units

Modera Lofts
366 Units

65 Bay Street
447 Units

88 Morgan
445 Units

90 Columbus
539 Units

70 Columbus

50 Columbus
393 Units

Metropolis Towers
800 Units

Paulus Hook Tower
311 Units

Montgomery Towers
200 Units

235 Grand
549 Units

225 Grand
351 Units

Lenox
256 Units

18 Park
427 Units

Madox
131 Units

Windsor at Liberty
324 Units

Liberty Towers
648 Units

Sugar House/Clermont Cove
420 Units/650 Units

Liberty Terrace
269 Units

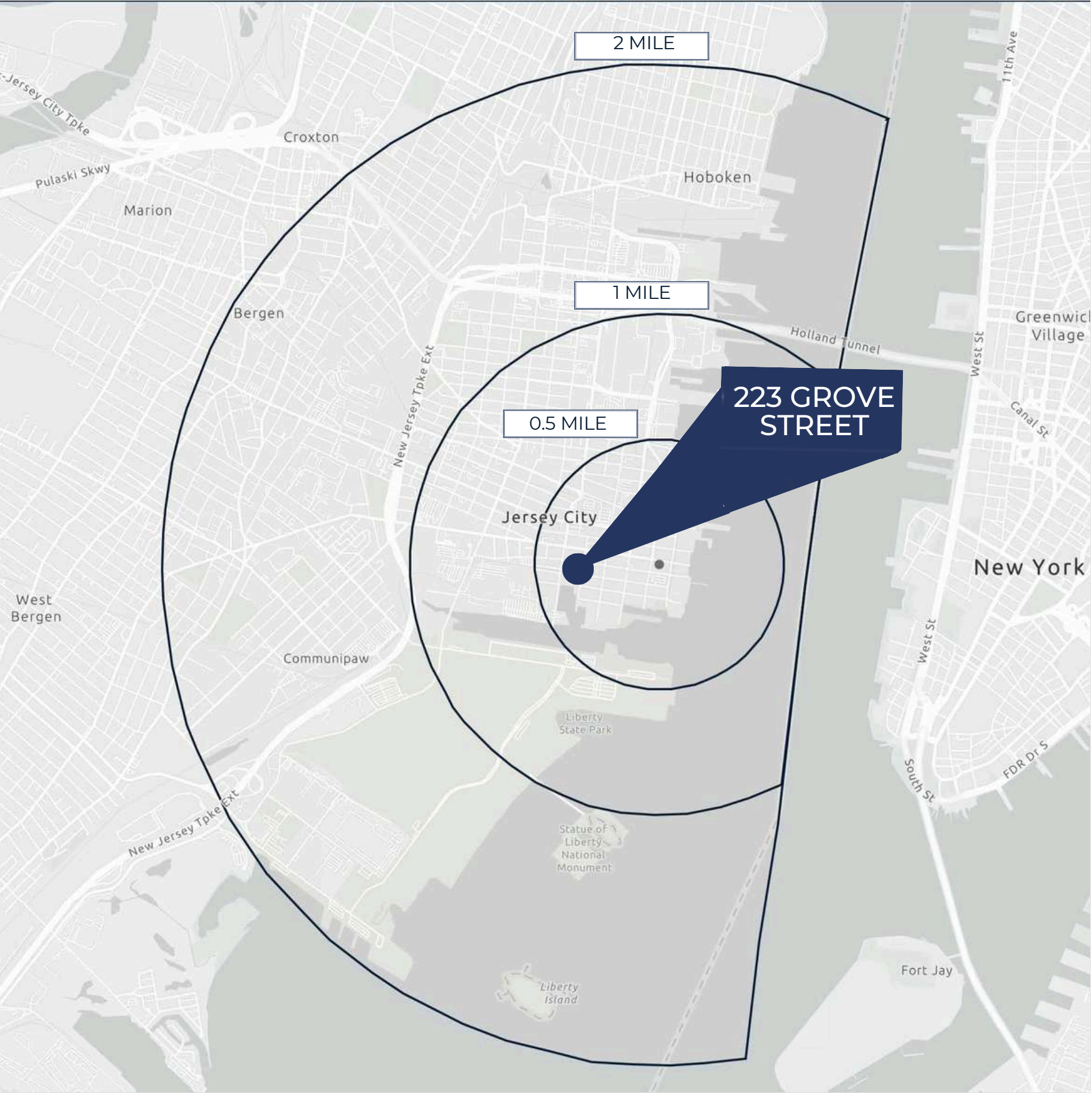
The Pier
297 Units

HARBORSIDE FERRY TERMINAL

PATH STATION EXCHANGE PLACE

PAULUS HOOK FERRY TERMINAL

DEMOGRAPHICS



.5 MILE RADIUS

POPULATION	31,977	TOTAL BUSINESSES	922
HOUSEHOLDS	16,382	TOTAL EMPLOYEES	33,399
MEDIAN AGE	36.5	TOTAL DAYTIME POPULATION	44,375
COLLEGE GRADUATES (Bachelor's +)	23,138 - 89%	AVERAGE HOUSEHOLD INCOME	\$260,286

1 MILE RADIUS* (excludes NYC)

POPULATION	64,478	TOTAL BUSINESSES	2,026
HOUSEHOLDS	32,564	TOTAL EMPLOYEES	64,371
MEDIAN AGE	36.2	TOTAL DAYTIME POPULATION	86,589
COLLEGE GRADUATES (Bachelor's +)	45,134 - 86%	AVERAGE HOUSEHOLD INCOME	\$232,050

2 MILE RADIUS* (excludes NYC)

POPULATION	164,965	TOTAL BUSINESSES	5,247
HOUSEHOLDS	77,813	TOTAL EMPLOYEES	119,922
MEDIAN AGE	35.8	TOTAL DAYTIME POPULATION	186,886
COLLEGE GRADUATES (Bachelor's +)	92,835 - 73%	AVERAGE HOUSEHOLD INCOME	\$183,872

*2024 estimates

CONTACT EXCLUSIVE AGENT

BOBBY ANTONICELLO JR.
bobby@gridrealestate.biz
C: 551.795.2836 | O: 201.300.6489



201 Marin Blvd, Unit 106
Jersey City, NJ 07302

Please visit us at gridrealestate.biz for more information

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