

# 223 GROVE STREET

JERSEY CITY | NEW JERSEY

RETAIL SPACE AVAILABLE  
LOCATED ON GROVE STREET



### THE NEIGHBORHOOD



## THE DETAILS

### SIZE

995 SF

Located on Grove St between Grand St and Regent St.

### CEILING HEIGHT

15 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**

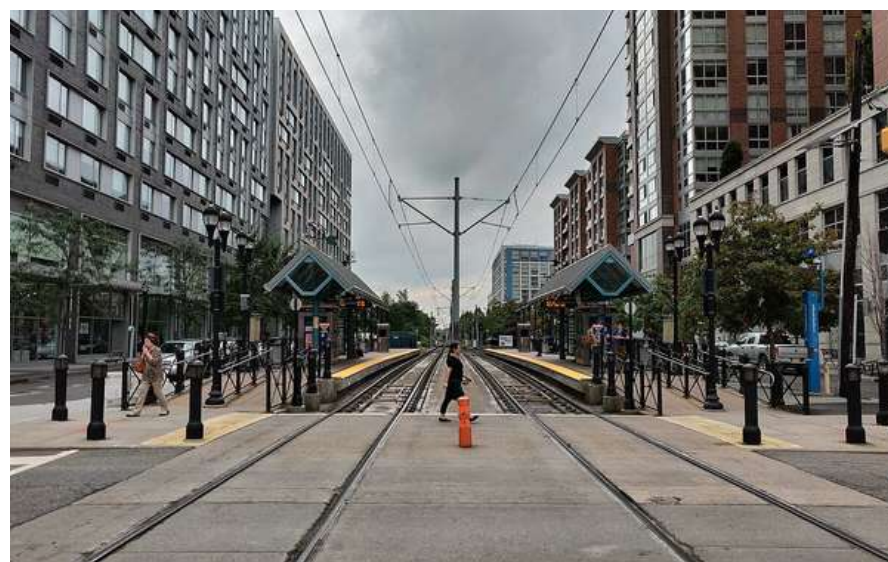
Just two blocks from two light rail stops Regent St & Marin Blvd - the light rail connects Bayonne, Jersey City, Hoboken, Weehawken, Union City, and North Bergen



**PEDESTRIAN PLAZA - 4 BLOCKS AWAY**



**GROVE ST PATH - 4 BLOCKS AWAY**



**LIGHT RAIL - 1/2 BLOCK AWAY**



NEWARK  
20 MIN



NY PENN  
28 MIN

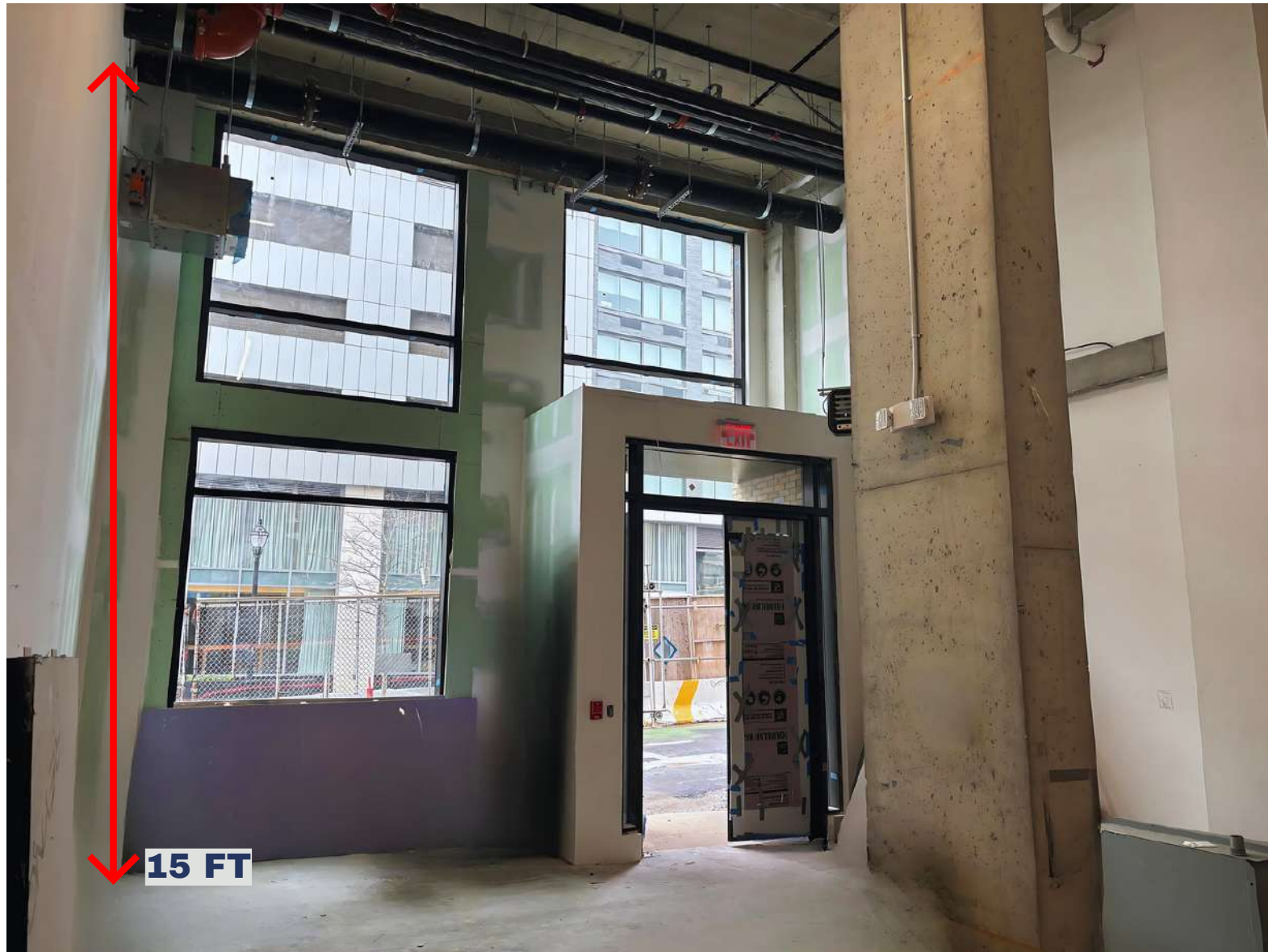


HOLLAND TUNNEL  
22 MIN

LAGUARDIA  
51 MIN

JFK  
1 HR

# 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

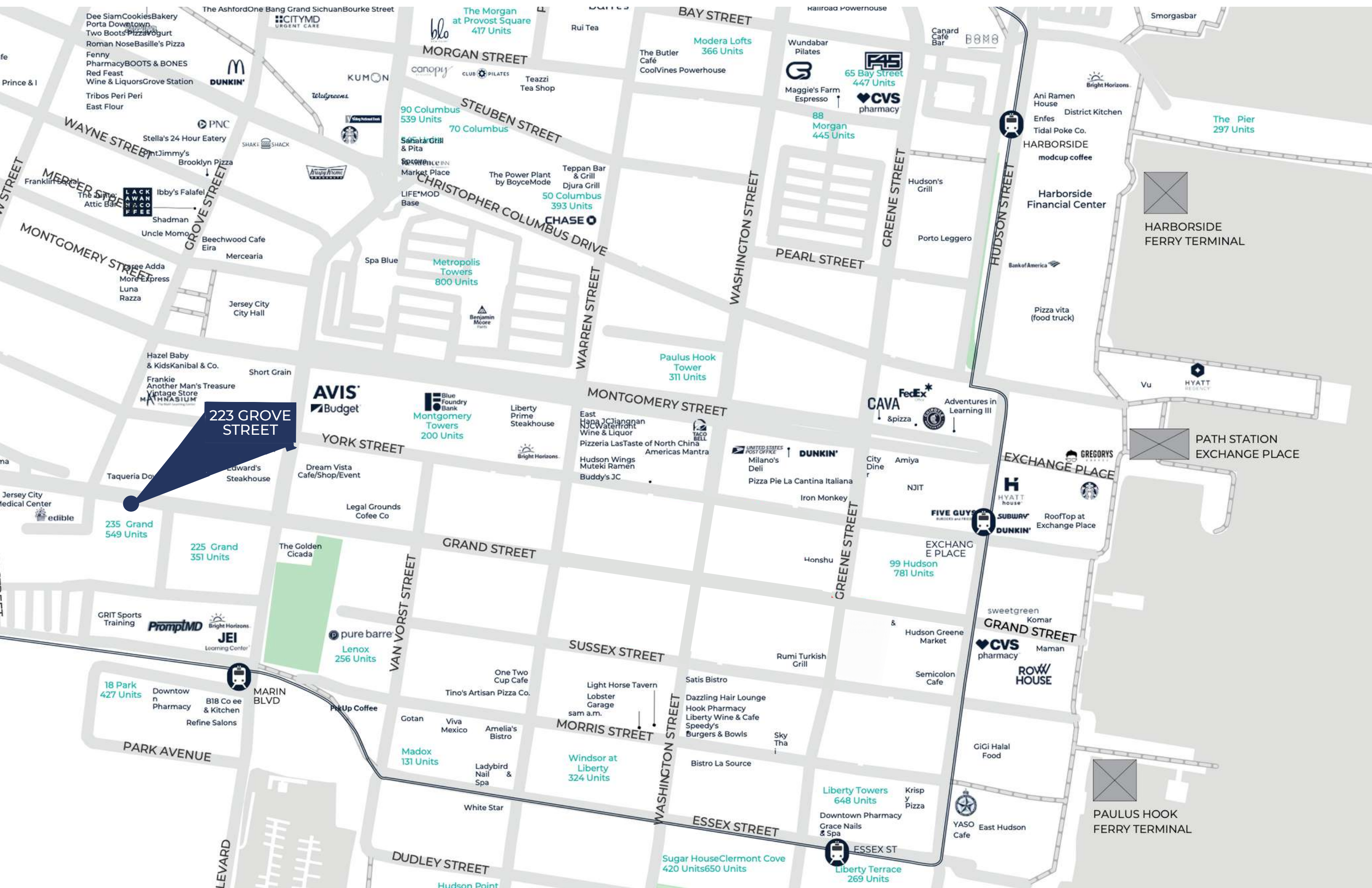
FUTURE HIGH RISE  
DEVELOPMENTS

LIBERTY STATUE  
PARK



FLOOR PLAN





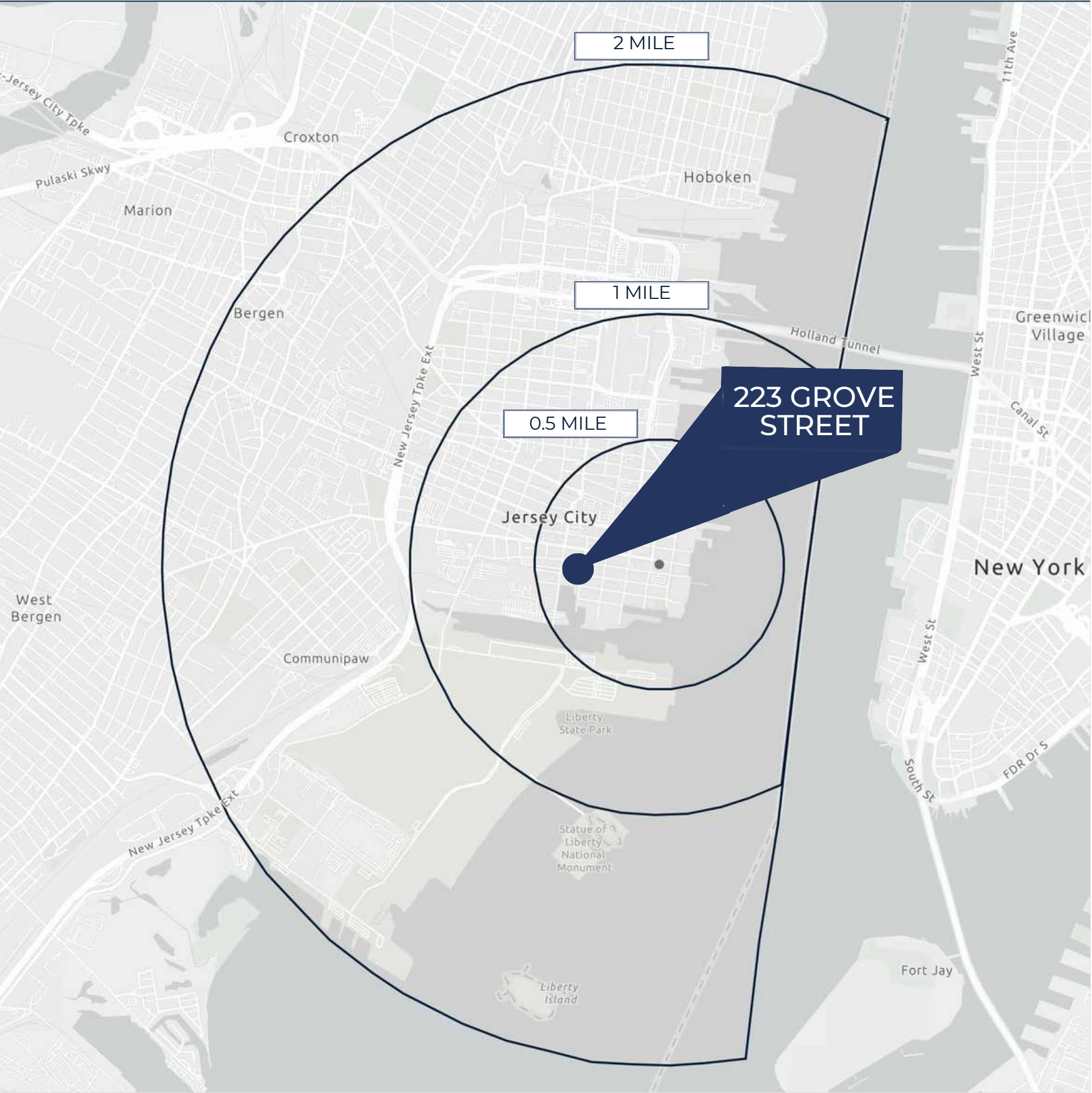
223 GROVE STREET

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

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