



# 350-352 GROVE ST.

Jersey City, NJ 07302

## HIGHLIGHTS:

- Available for the first time in 20 years! This property is situated on Grove Street, less than 1 block from the Grove Street PATH station, experiencing unbelievable foot traffic.
- Surrounded by thousands of residential units, this location offers prime exposure to a vibrant community.
- Just off restaurant row, it enjoys proximity to a diverse array of dining options, enhancing its appeal to potential customers.
- Additionally, it features a rear egress alleyway to Bay Street, providing convenient access for deliveries and services.

## LOCATION:

- Downtown Jersey City
- Grove Street off Bay Street
- 1 Block from Grove Street Path

## SIZE:

- TOTAL SF: +/- 4,608 SF
- Space 1: CORNER 1,924 SF (Basement)
- Space 2: INLINE 2,167 SF (517 SF Mezzanine)

## CEILING HEIGHT:

- +/- 11 FT

## FRONTAGE:

- 50 FT on Grove Street
- SPACE 1: 25 FT
- SPACE 2: 25 FT

## PREVIOUS USE:

- Grocery Store

## POSSESSION:

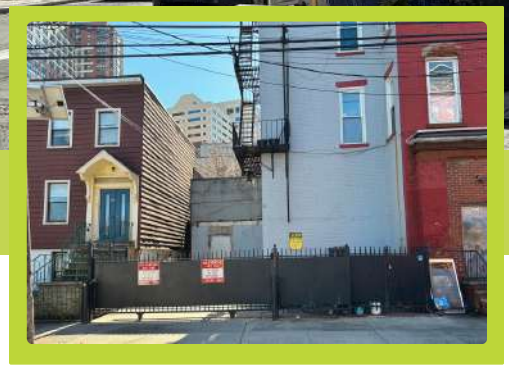
- Immediate

## VENTING:

- Available

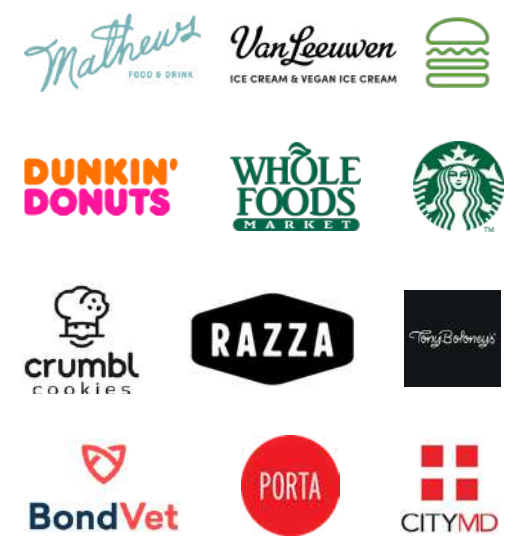
## TERM:

- Negotiable



- Private loading area accessible to both spaces

## NEIGHBORING TENANTS:



## ASKING RENT: LEASE TYPE:

- Upon Request
- NNN



**MORE INFORMATION**

Bobby Antonicello Jr.  
 bobby@gridcre.com  
 (201) 300 - 6489

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



**CORNER UNIT: SPACE 1**



SIDE DOOR

BASEMENT

LOADING DOCK

**SPACE 1**



**SPACE 2: INLINE**



MEZZANINE

LOADING DOCK

**SPACE 1**



**TRAFFIC COUNT:** Grove Street - 9,077 (2023)  
 Bay Street - 2,889 (2023)



1 Block Away

3,622,883 Ridership 2023

RADIUS	POPULATION	TOTAL DAYTIME POPULATION	MEDIAN AGE
.25 MILE	13,475	15,573	36.5
5 MILE	49,872	50,133	36.5
1 MILE	94,473	129,342	36.4

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# FLOOR PLAN



<p><b>ADVERTISER</b></p> <p><b>Derek Garlick</b> ARCHITECTURE</p>		<p><b>ADDRESS</b></p> <p>7201 Marin Blvd Unit 106 Jersey City, NJ 07302 201-350-8182   derek@derg.com   derg.com</p>	
<p><b>OWNER</b></p> <p>OWNERS LOGO</p>		<p><b>STATUS</b></p> <p>STATUS</p>	
<p><b>CONTACT INFORMATION</b></p> <p>CONTACT NAME</p> <p>CONTACT PHONE</p> <p>CONTACT EMAIL</p>		<p><b>PROJECT NAME</b></p> <p>350-352 GROVE STREET - FACADE RENOVATION 350-352 GROVE STREET JERSEY CITY, NJ</p>	
<p><b>COMMENTS</b></p> <p>AREA PLAN - LEVEL 1</p>		<p><b>DATE</b></p> <p>DATE</p> <p>SCALE</p> <p>SCALE</p>	



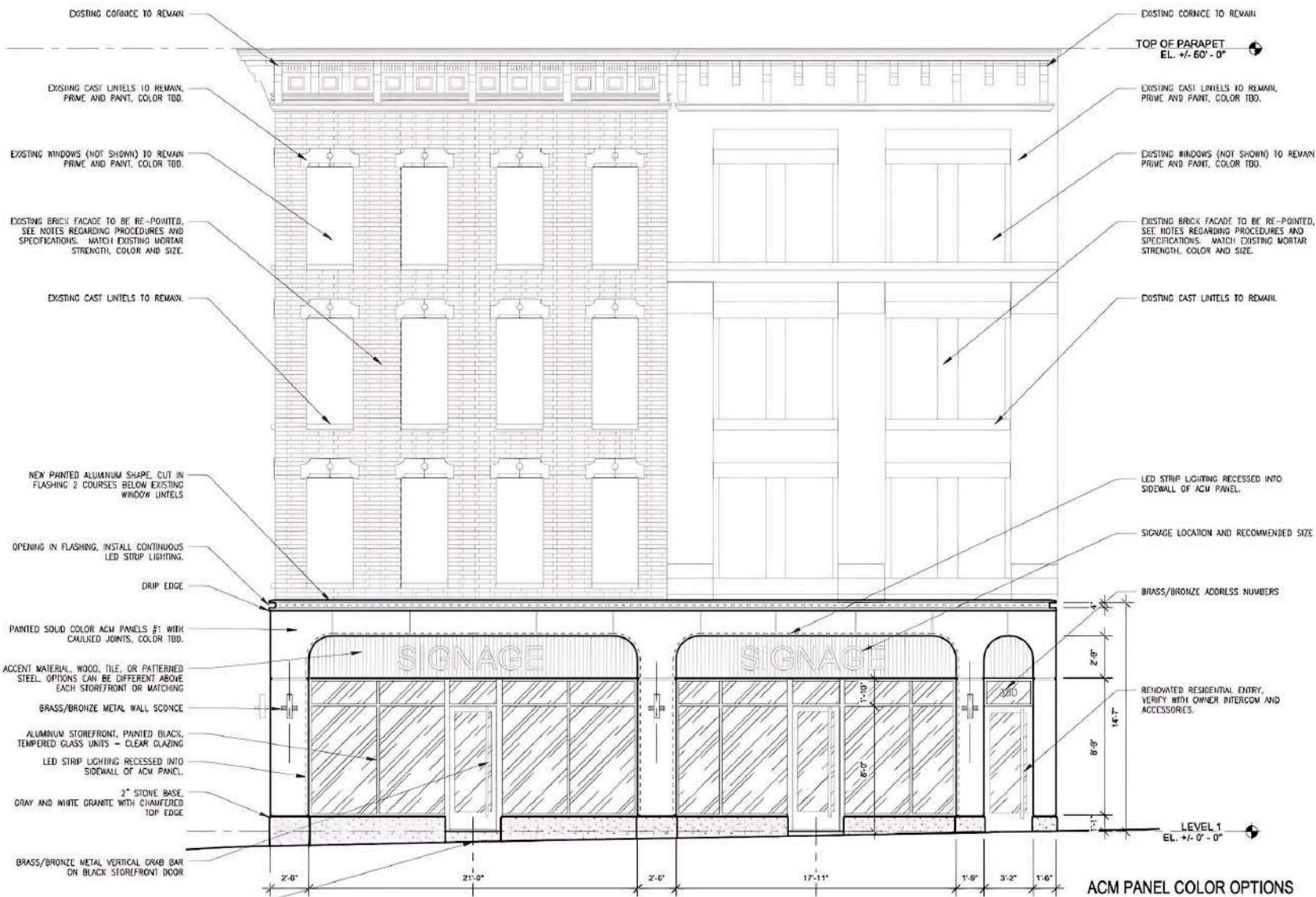
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# EXTERIOR RENDERING



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