



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

VENTING:

- Available

FRONTAGE:

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

PREVIOUS USE:

- Grocery Store

POSSESSION:

- Immediate

LEASE TYPE:

- NNN

ASKING RENT:

- Upon Request



- Private loading area accessible to both spaces

NEIGHBORING TENANTS:



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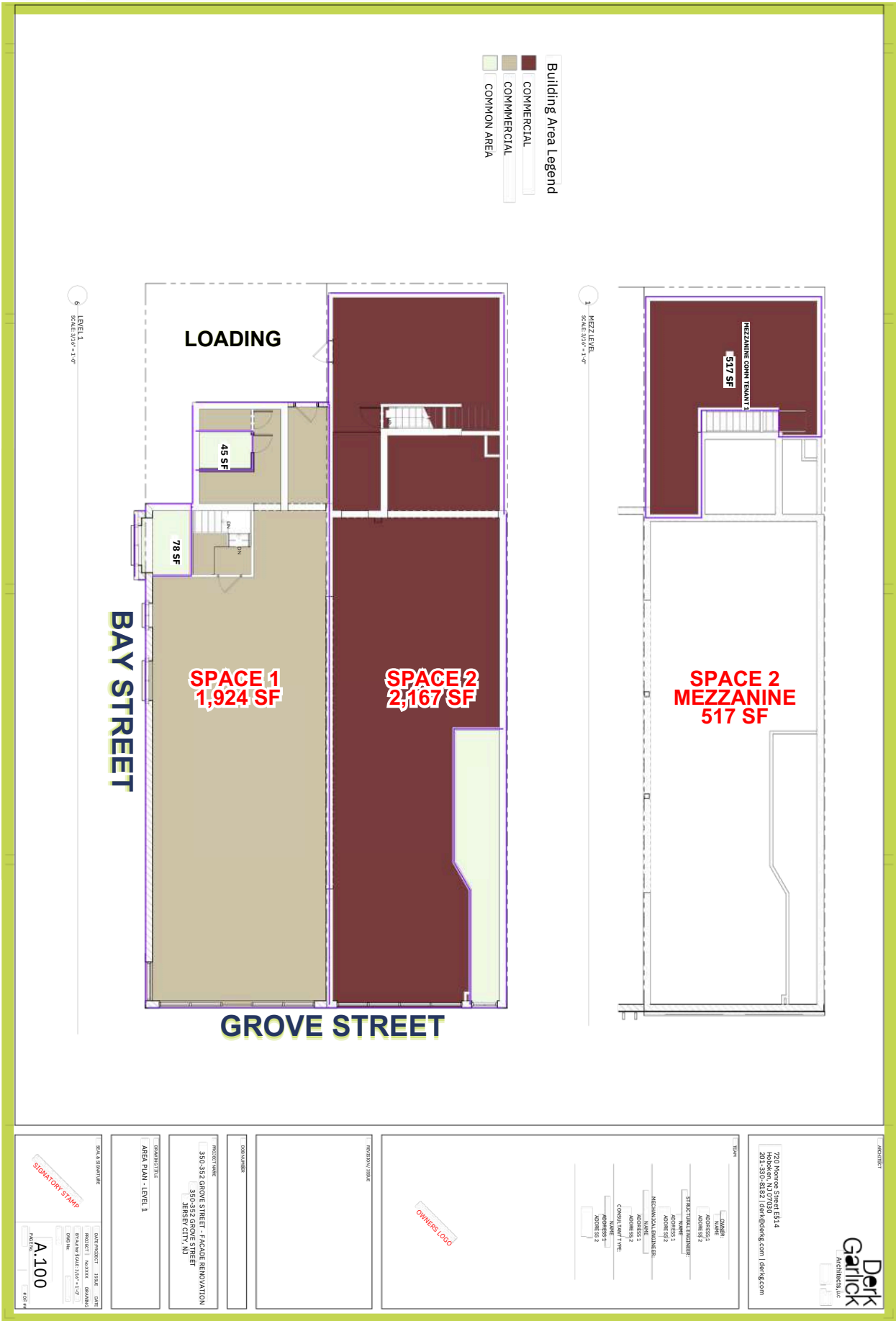
CORNER UNIT: SPACE 1



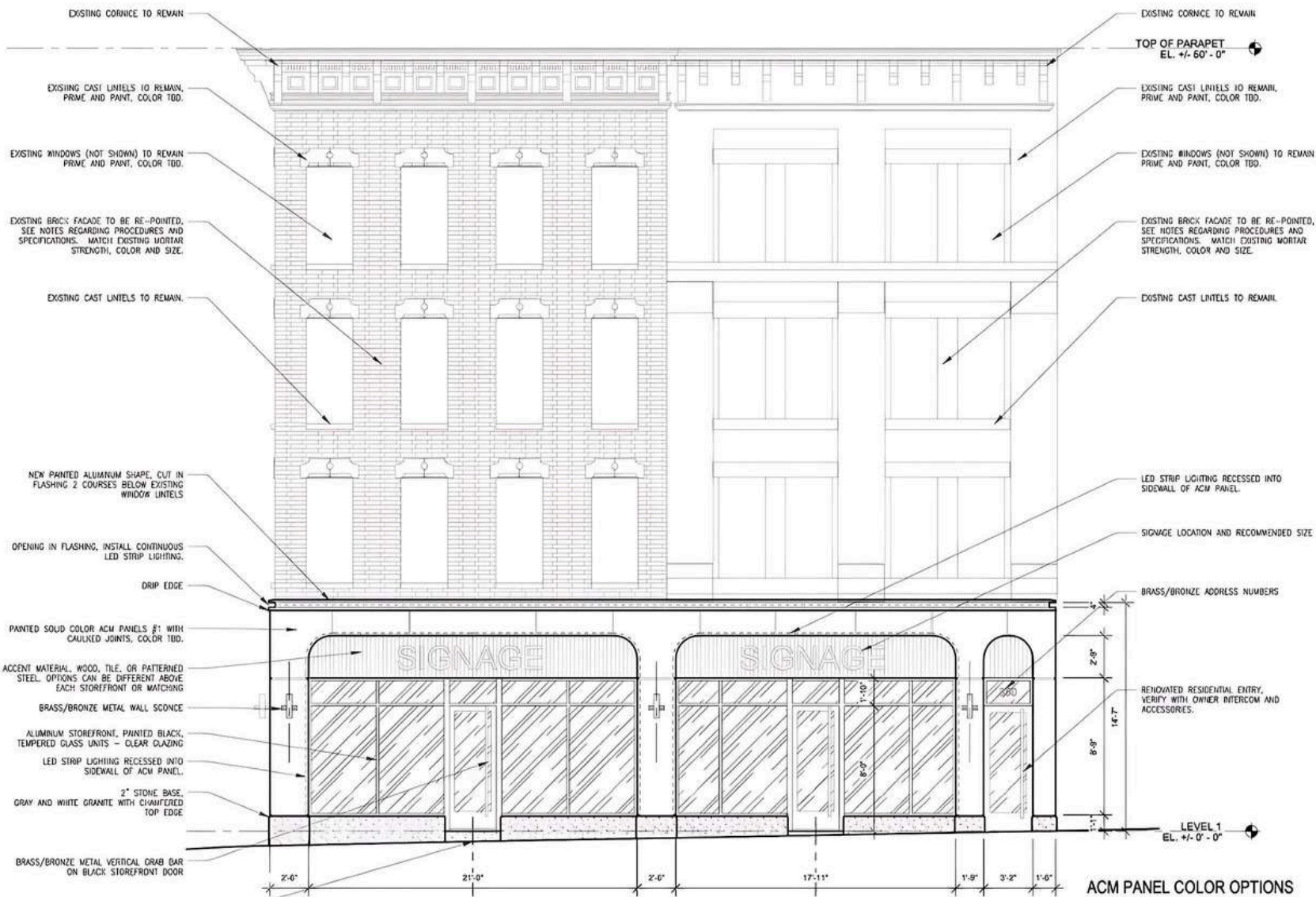
INLINE UNIT: SPACE 2



FLOOR PLAN



EXTERIOR RENDERING

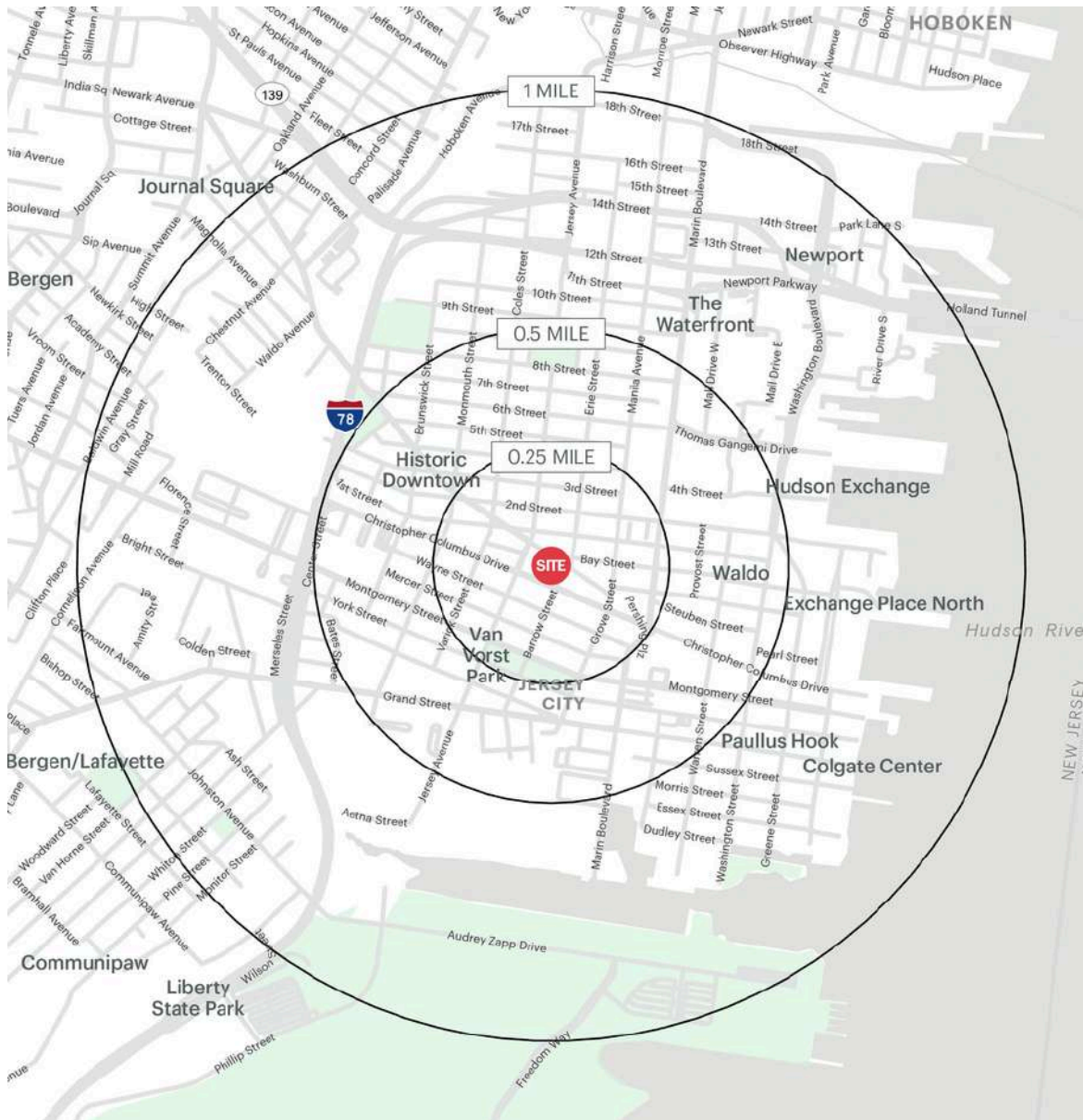


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DEMOGRAPHICS



.25 MILE RADIUS

POPULATION	10,827	COLLEGE GRADUATES (Bachelor's +)	7,445 - 88%
HOUSEHOLDS	5,186	TOTAL BUSINESSES	558
MEDIAN AGE	36.4	TOTAL EMPLOYEES	11,175
AVERAGE HOUSEHOLD INCOME	\$216,470	DAYTIME POPULATION (w/ 16 yr +)	14,729

.5 MILE RADIUS

POPULATION	44,602	COLLEGE GRADUATES (Bachelor's +)	30,342 - 88%
HOUSEHOLDS	22,645	TOTAL BUSINESSES	1,104
MEDIAN AGE	36.6	TOTAL EMPLOYEES	24,916
AVERAGE HOUSEHOLD INCOME	\$227,593	DAYTIME POPULATION (w/ 16 yr +)	40,239

1 MILE RADIUS

POPULATION	90,675	COLLEGE GRADUATES (Bachelor's +)	58,130 - 80%
HOUSEHOLDS	44,225	TOTAL BUSINESSES	2,573
MEDIAN AGE	36.2	TOTAL EMPLOYEES	76,971
AVERAGE HOUSEHOLD INCOME	\$211,289	DAYTIME POPULATION (w/ 16 yr +)	111,392



TRAFFIC COUNT:

GROVE STREET	9,077 (2023)
BAY STREET	2,889 (2023)



PATH

1 BLOCK AWAY

RIDERSHIP

3,622,883 (2023)

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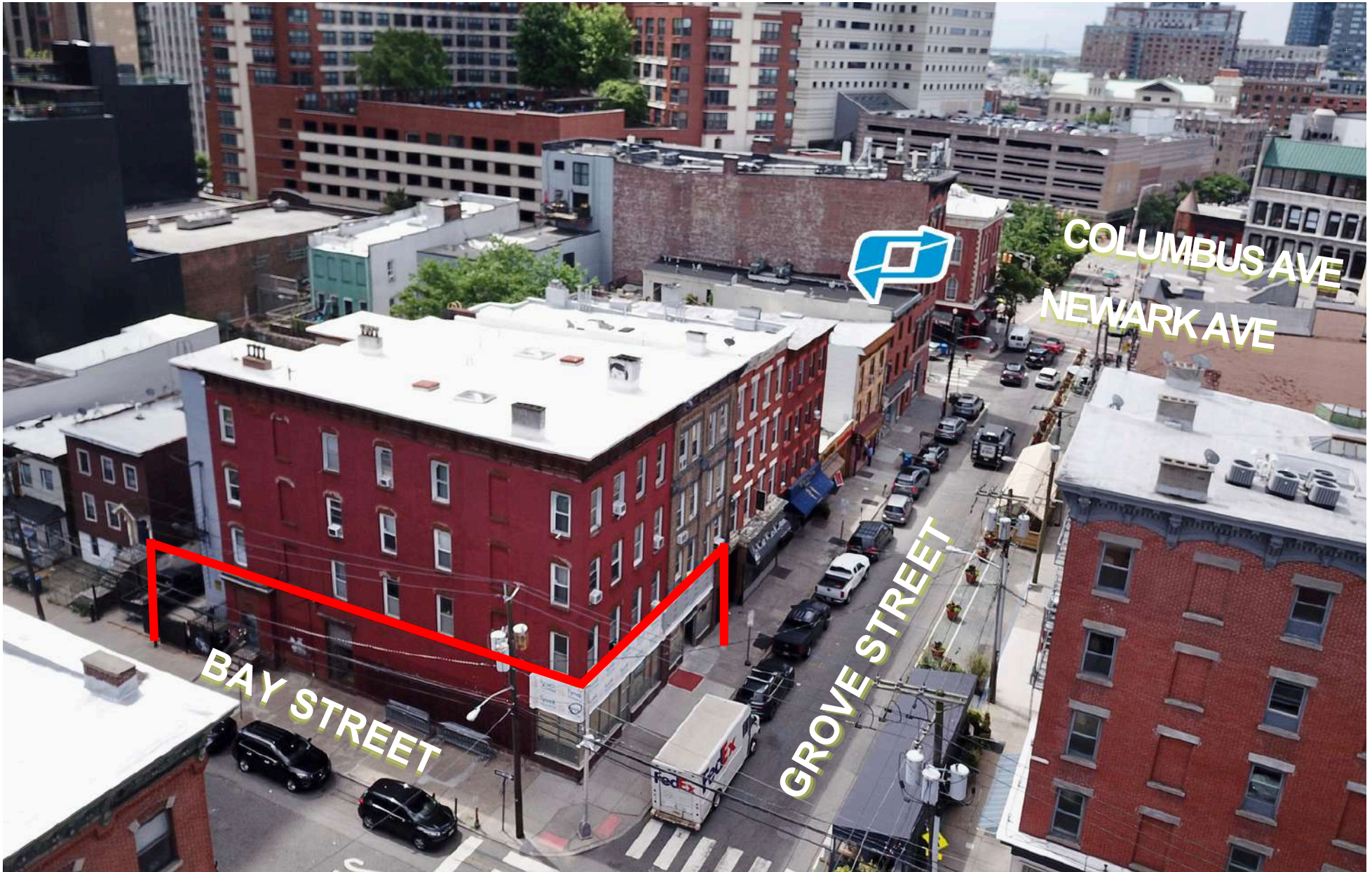




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AERIAL



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