West Side Square

**1075 WEST SIDE AVENUE,
JERSEY CITY, NEW JERSEY**

RETAIL FOR LEASE

Located on the busy Broadway corridor!

815-3,640 SF Available For Lease

Parking Available

JOIN metro market

home away child care center



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HIGHLIGHTS

WEST SIDE SQUARE



HIGHLIGHTS:

- West Side Square is positioned just west of the Journal Square PATH in the Marion Neighborhood of Jersey City.
- Surrounded by multiple brand new high-rise developments all with an array of upscale residences, trendy retail spaces, and vibrant communal areas making this neighborhood of Journal Square the place to be for those who crave the pulse of city living.
- Numerous retail spaces available with fantastic visibility along the Broadway corridor.
- Surrounded by 4,000 new residential units with 2,000 more in the pipeline in the immediate area.
- Perfect for a cafe, restaurants, medical facilities and everyday retail uses.

DELIVERY:

- Vanilla Box

TRAFFIC COUNT:

- **Broadway:** 6,593 VPD
- **West Side Ave:** 8,543 VPD

ZONING:

- Commercial

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THE NEIGHBORHOOD



















THE DETAILS

WEST SIDE SQUARE

SPACES:

RETAIL 4: 2,544 SF - Vented Restaurant Space
RETAIL 5: 815 - 3,640 SF (LOBBY CAFE)
RETAIL 6: 2,860 SF (FITNESS LOCATION)

RETAIL SPACES CAN BE MADE SMALLER OR LARGER

CEILING HEIGHT:

23 FT

ASKING RENT :

Upon Request

RENT TYPE:

NNN

PARKING:

Available in rear of building

NEIGHBORING TENANTS

Salumeria Ercolano ITALIAN DELICATESSEN
RWJBarnabas HEALTH
TARGET
ENGLEWOOD HEALTH
Walgreens
CHIPOTLE MEXICAN GRILL
DUNKIN' DONUTS
JAG-ONE PHYSICAL THERAPY
BANK OF AMERICA
TACO BELL
STARBUCKS
TERIYAKI MADNESS

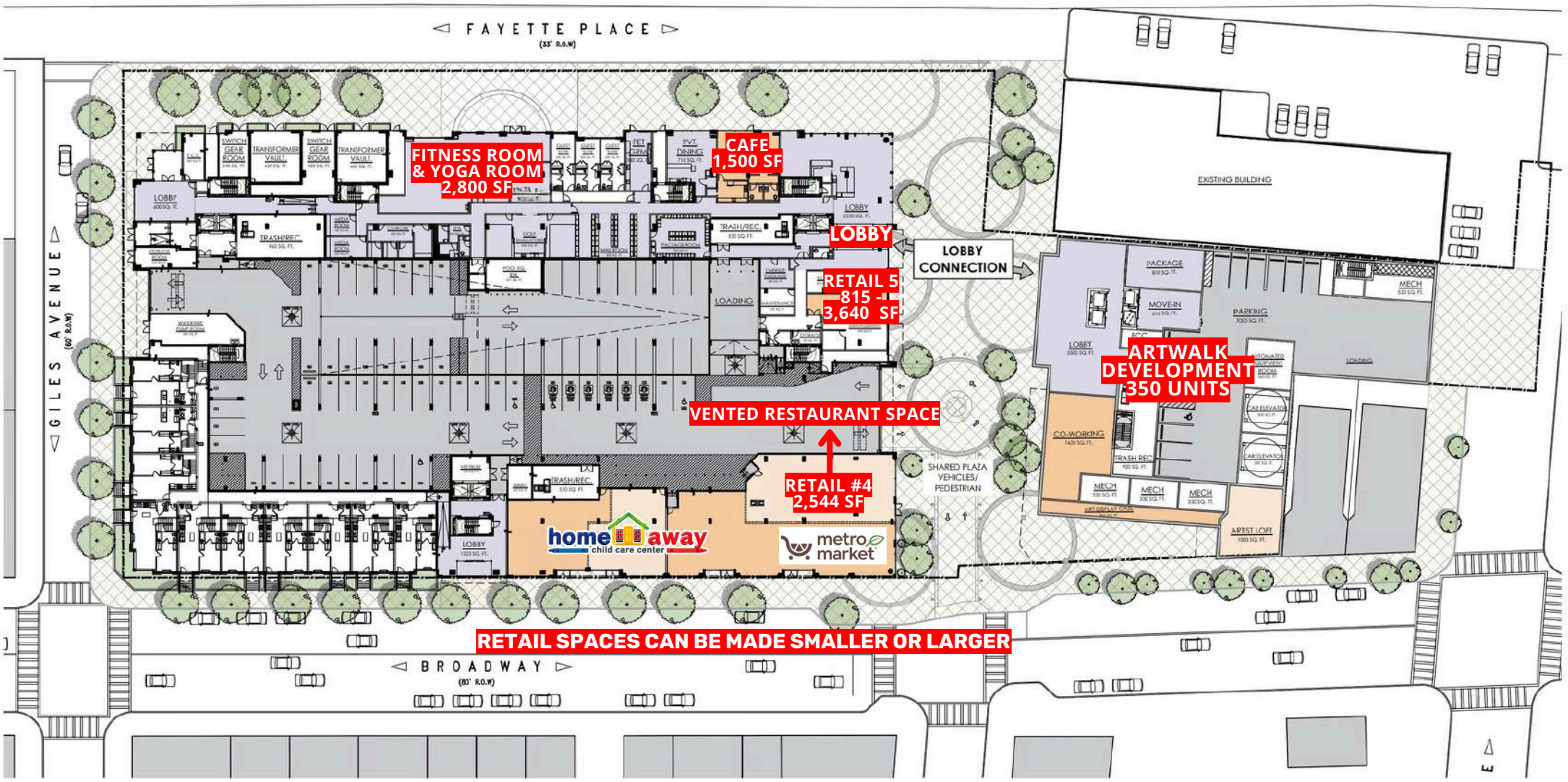
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GROUND LEVEL FLOOR PLAN

WEST SIDE SQUARE



ARTWALK 16 STORY
Jersey City, NJ

ARTWALK MERCHANDISING CONCEPT PLAN

GROUND FLOOR

September 09, 2024

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MHS ARCHITECTURE

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AVAILABLE SPACES

WEST SIDE SQUARE



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INTERIOR IMAGE

SITE STATUS: Under Construction / Vanilla Box Delivery

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LOBBY CAFE CONCEPT PLAN

WEST SIDE SQUARE



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CURRENT AERIAL

WEST SIDE SQUARE

DEVELOPMENT STATUS: Completing Construction



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CURRENT AERIAL

WEST SIDE SQUARE

DEVELOPMENT STATUS: Completing Construction



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CURRENT AERIAL

WEST SIDE SQUARE

DEVELOPMENT STATUS: Completing Construction



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KEY DEVELOPMENT STATISTICS

WEST SIDE SQUARE



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AERIAL

WEST SIDE SQUARE

DEVELOPMENT STATUS: Completing Construction



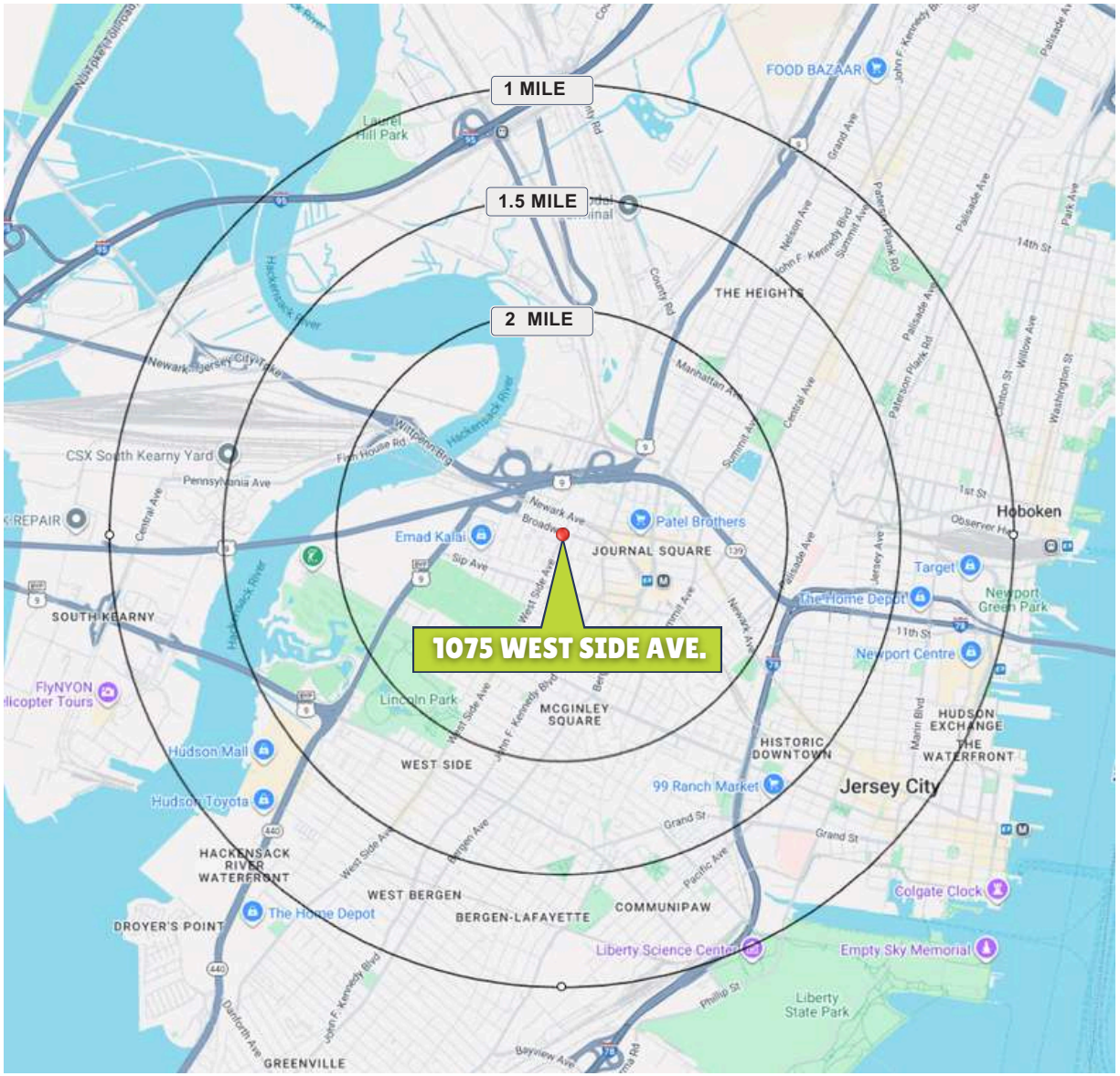
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AREA DEMOGRAPHICS

WEST SIDE SQUARE



1 MILE RADIUS

POPULATION
91,118

HOUSEHOLDS
37,752

MEDIAN AGE
35

COLLEGE GRADUATES (Bachelor's +)
34,777 - 52.1%

TOTAL BUSINESSES
2,350

TOTAL EMPLOYEES
34,403

AVERAGE HOUSEHOLD INCOME
$113,616

1.5 MILE RADIUS

POPULATION
179,762

HOUSEHOLDS
75,347

MEDIAN AGE
34.7

COLLEGE GRADUATES (Bachelor's +)
74,713 - 56.2%

TOTAL BUSINESSES
4,600

TOTAL EMPLOYEES
76,664

AVERAGE HOUSEHOLD INCOME
$136,741

2 MILE RADIUS

POPULATION
289,703

HOUSEHOLDS
124,694

MEDIAN AGE
34.4

COLLEGE GRADUATES (Bachelor's +)
130,917 - 60.6%

TOTAL BUSINESSES
7,500

TOTAL EMPLOYEES
148,676

AVERAGE HOUSEHOLD INCOME
$156,972

*2024 estimates

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ALTREE

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LANTREE DEVELOPMENTS

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