



## SPACE DETAILS:

### LOCATION:

East block between Academy Street and Smith Street

### SIZE:

GROUND FLOOR: 5,400 SF

### FRONTAGE:

35 FT on Bergen Avenue

### CEILING HEIGHT:

16 FT

### POSSESSION:

Arranged

### SITE STATUS:

Currently Vacant

### DELIVERY:

Vanilla Box

### LEASE TYPE:

NNN

### ASKING RENT:

Upon Request

## HIGHLIGHTS:

Newly built space with brand new storefront, two ADA bathrooms and a 15-ton HVAC system in place. Side door for loading 400 AMP's of power available. Adjacent to Hudson County Community College and the Journal Square PATH Station.

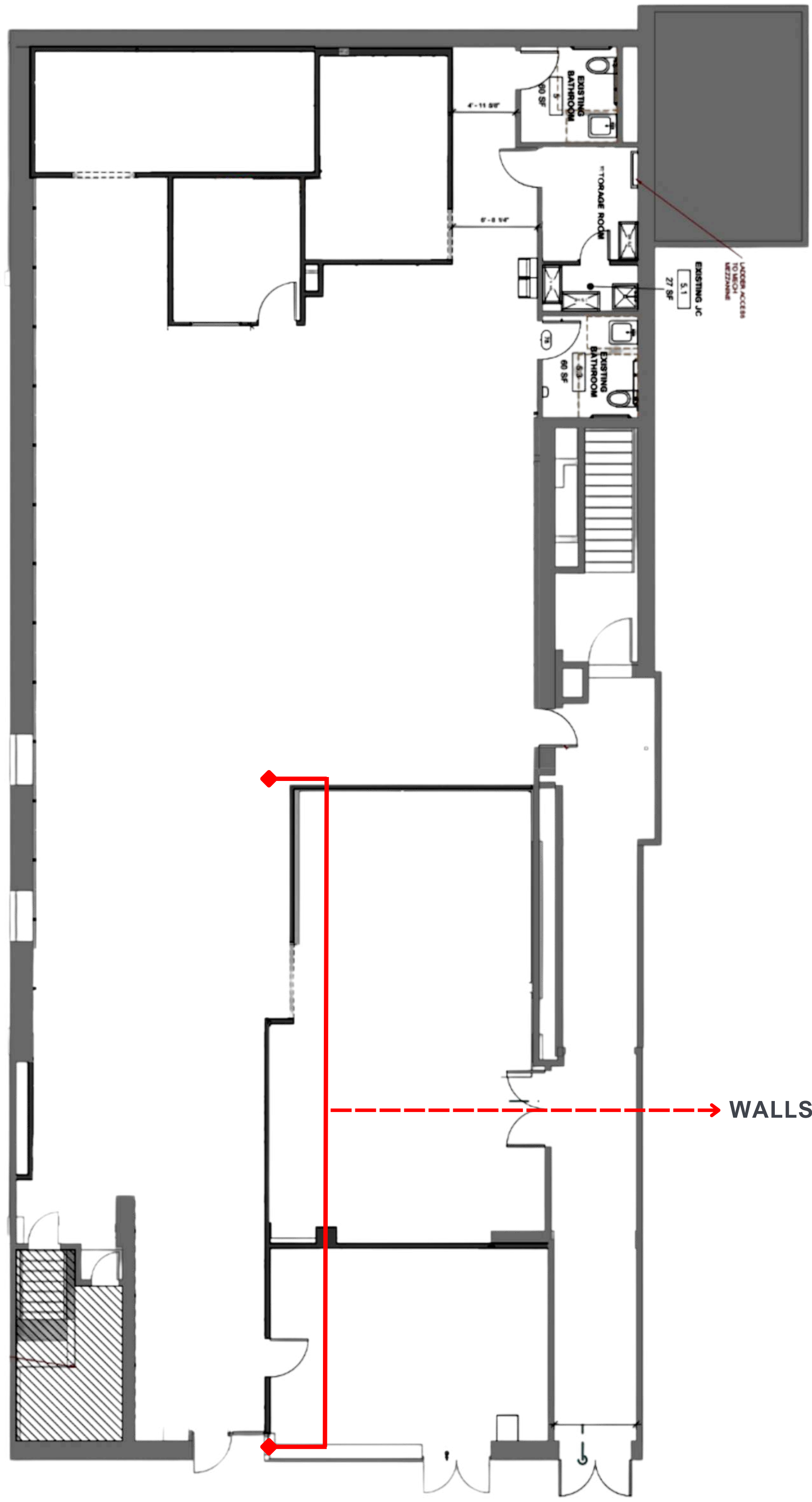
### NEIGHBORING RETAILERS:



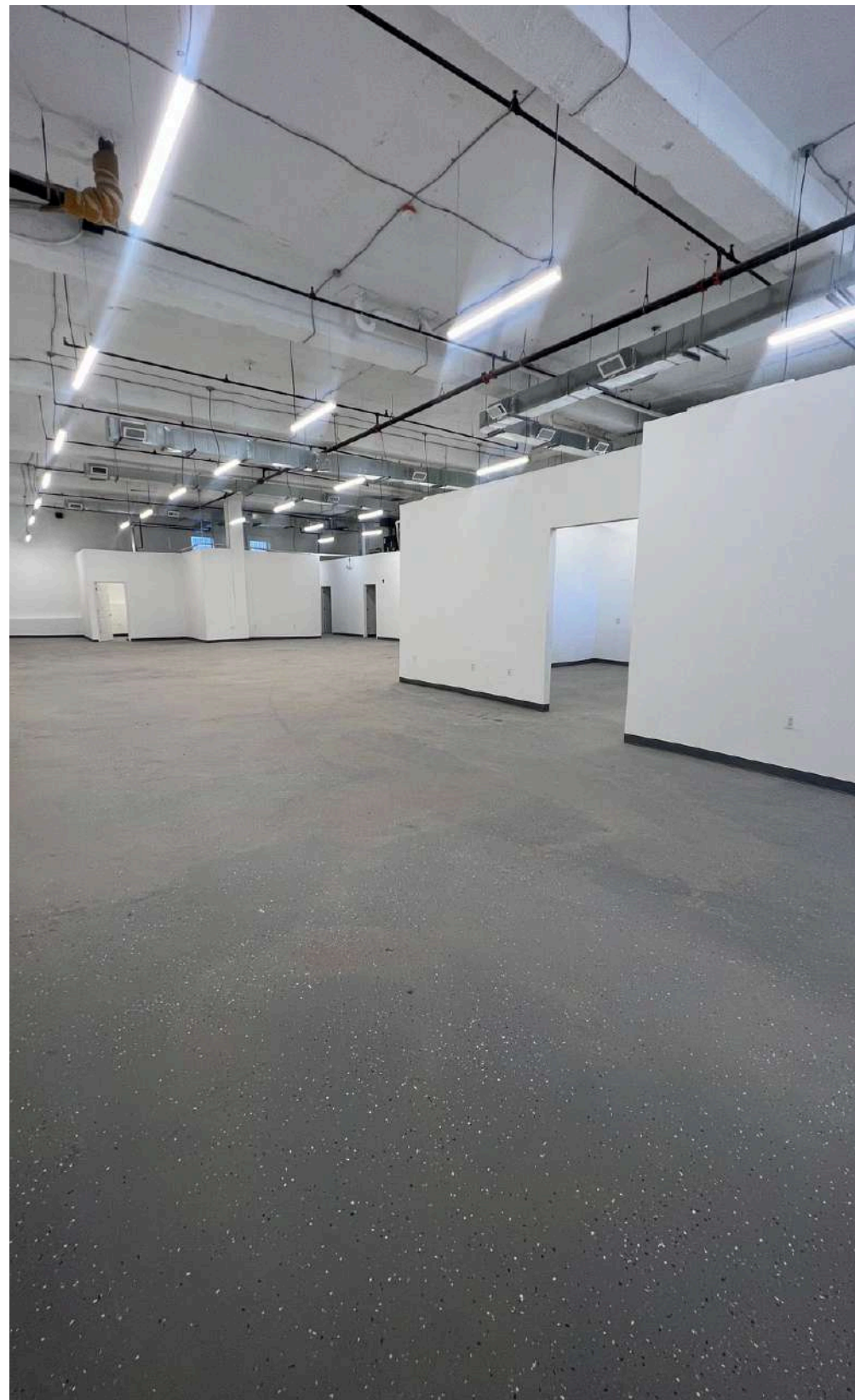
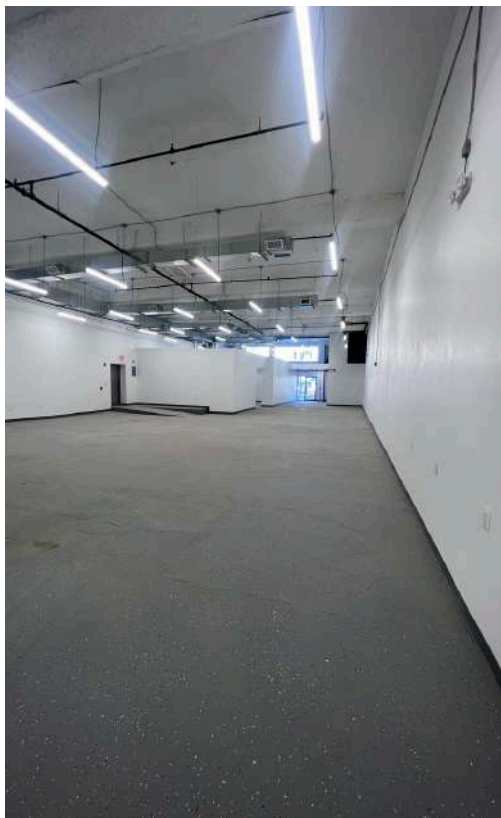
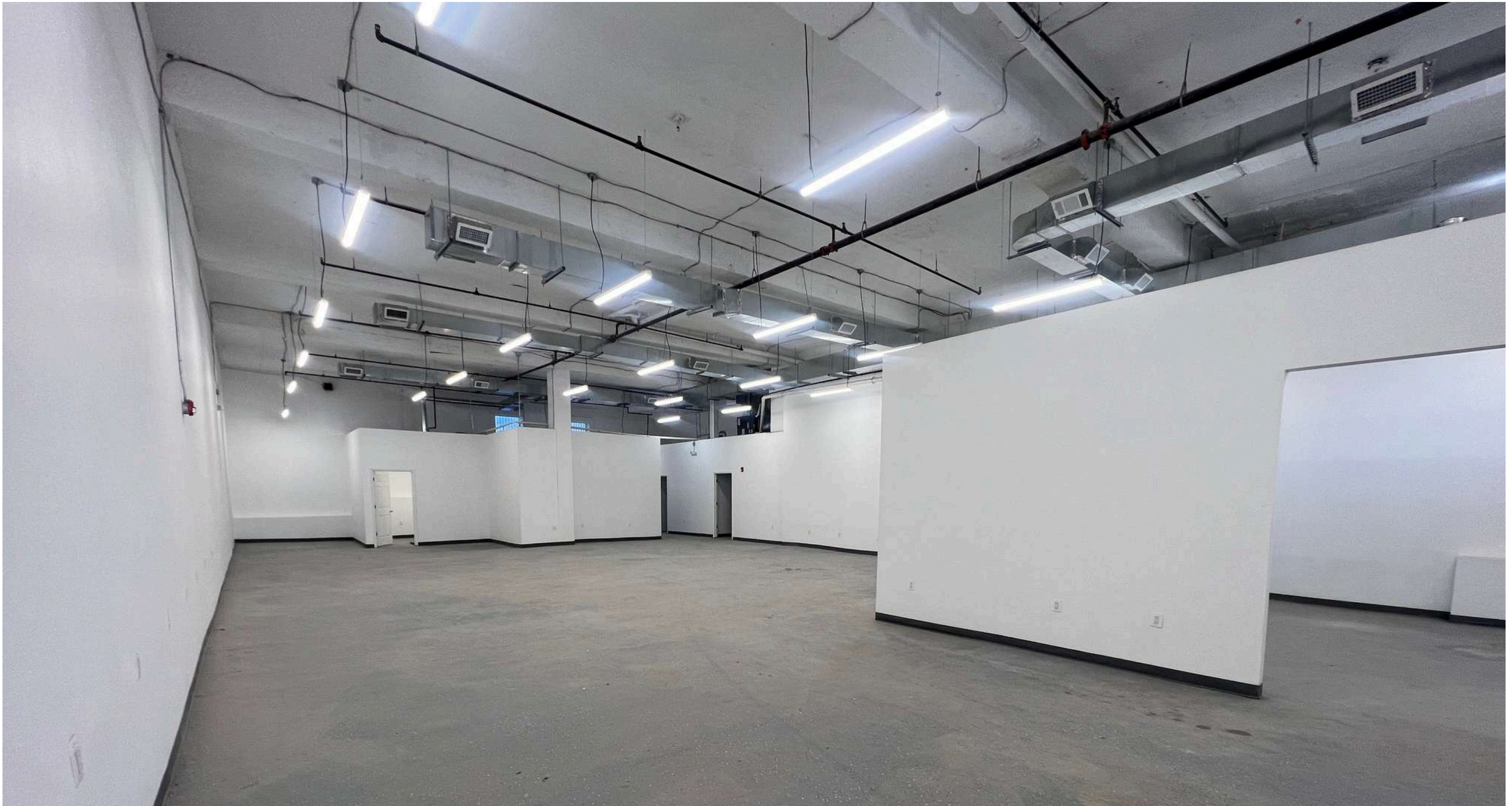
### NEIGHBORING UNIVERSITIES:



**FLOOR PLAN**



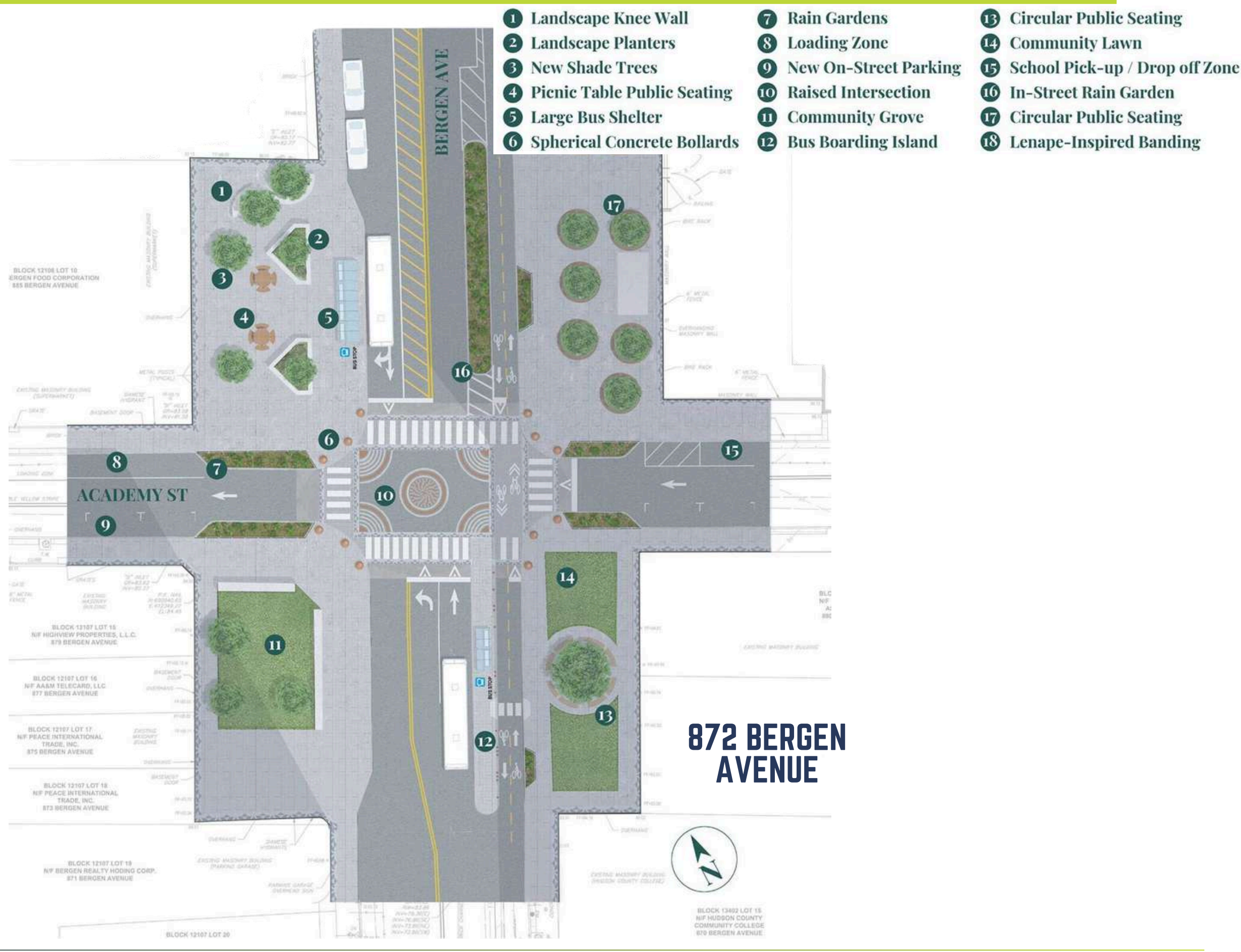
# INTERIOR IMAGES



## JOURNAL SQUARE, JERSEY CITY, NEW JERSEY



BERGEN SQUARE MAP (CONSTRUCTION COMPLETED)



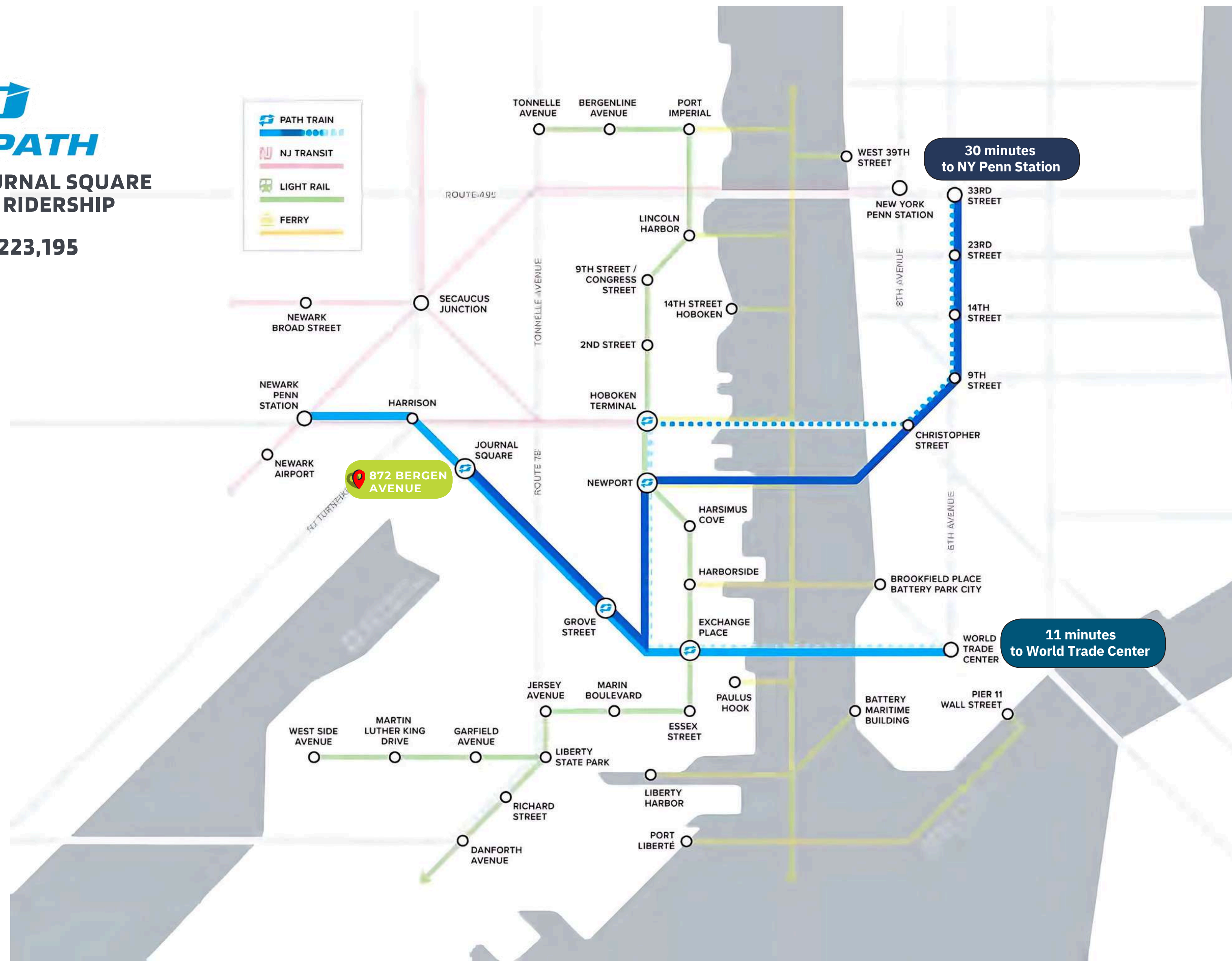
# 872 BERGEN AVENUE

HIGHLY VISIBLE RETAIL SPACE AVAILABLE ON BUSY BERGEN AVENUE



2023 JOURNAL SQUARE PATH RIDERSHIP

4,223,195



**CHRIS VITIELLO**

(551) 204 1361 | [chris@gridcre.com](mailto:chris@gridcre.com) | [www.gridcre.com](http://www.gridcre.com)



**JOURNAL SQUARED**  
1,800 UNITS

**1 JOURNAL SQUARED**  
1,800 UNITS

**425 SUMMIT AVENUE**  
309 UNITS

**421 SUMMIT AVENUE**  
296 UNITS

**HOMESTEAD PLACE**  
1,000 UNITS

**URBY**

**26 JOURNAL SQUARE OFFICE**

**55 NEWKIRK**  
196 UNITS

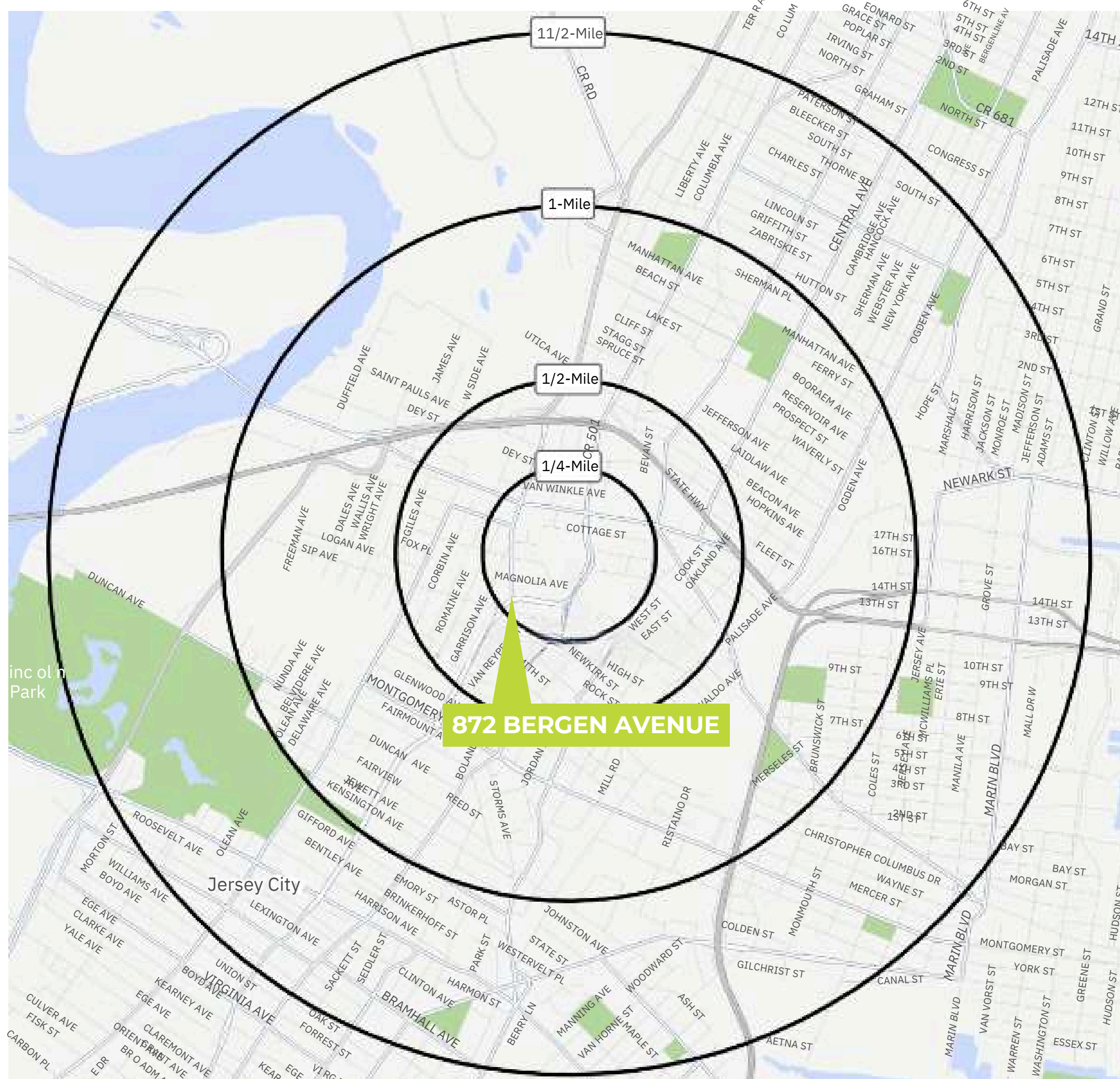
**2 JOURNAL SQUARE**  
ENGLEWOOD HEALTH

**35 JOURNAL SQUARE OFFICE**

**872 BERGEN AVENUE**



### AREA DEMOGRAPHICS



#### ESTIMATED DAYTIME POPULATION

1/4 mile	7,703
1/2 mile	27,463
1 mile	68,773
1 1/2 mile	134,234

#### MEDIAN AGE

1/4 mile	34.5
1/2 mile	35.0
1 mile	34.8
1 1/2 mile	34.3

#### TOTAL POPULATION

1/4 mile	5,787
1/2 mile	26,339
1 mile	79,450
1 1/2 mile	152,117

#### AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS

1/4 mile	\$2,385
1/2 mile	\$2,541
1 mile	\$2,659
1 1/2 mile	\$3,073

#### AVERAGE HOUSEHOLD INCOME

1/4 mile	\$59,880
1/2 mile	\$64,409
1 mile	\$67,278
1 1/2 mile	\$77,485

2022 numbers