



## 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:

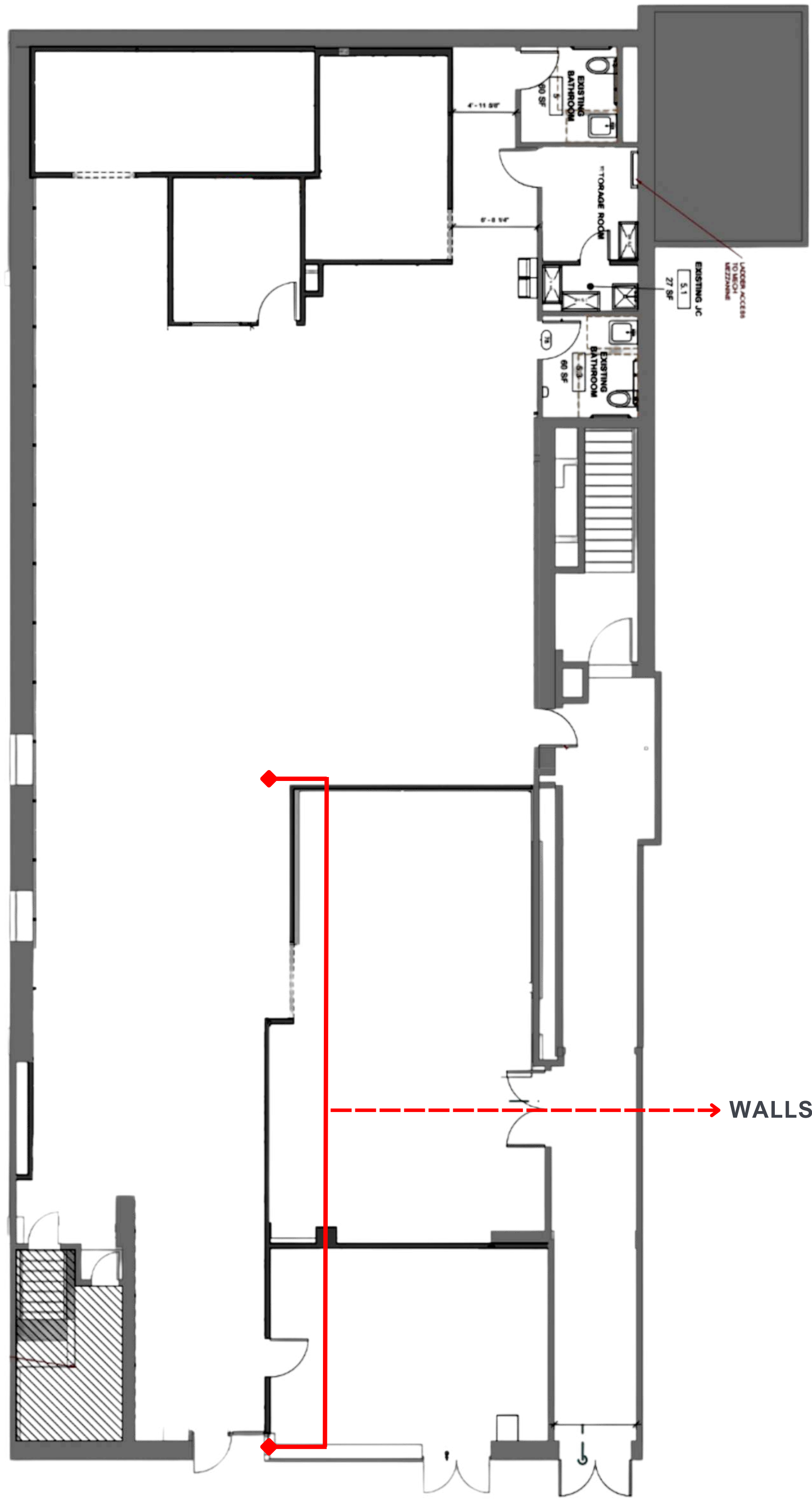


### NEIGHBORING UNIVERSITIES:





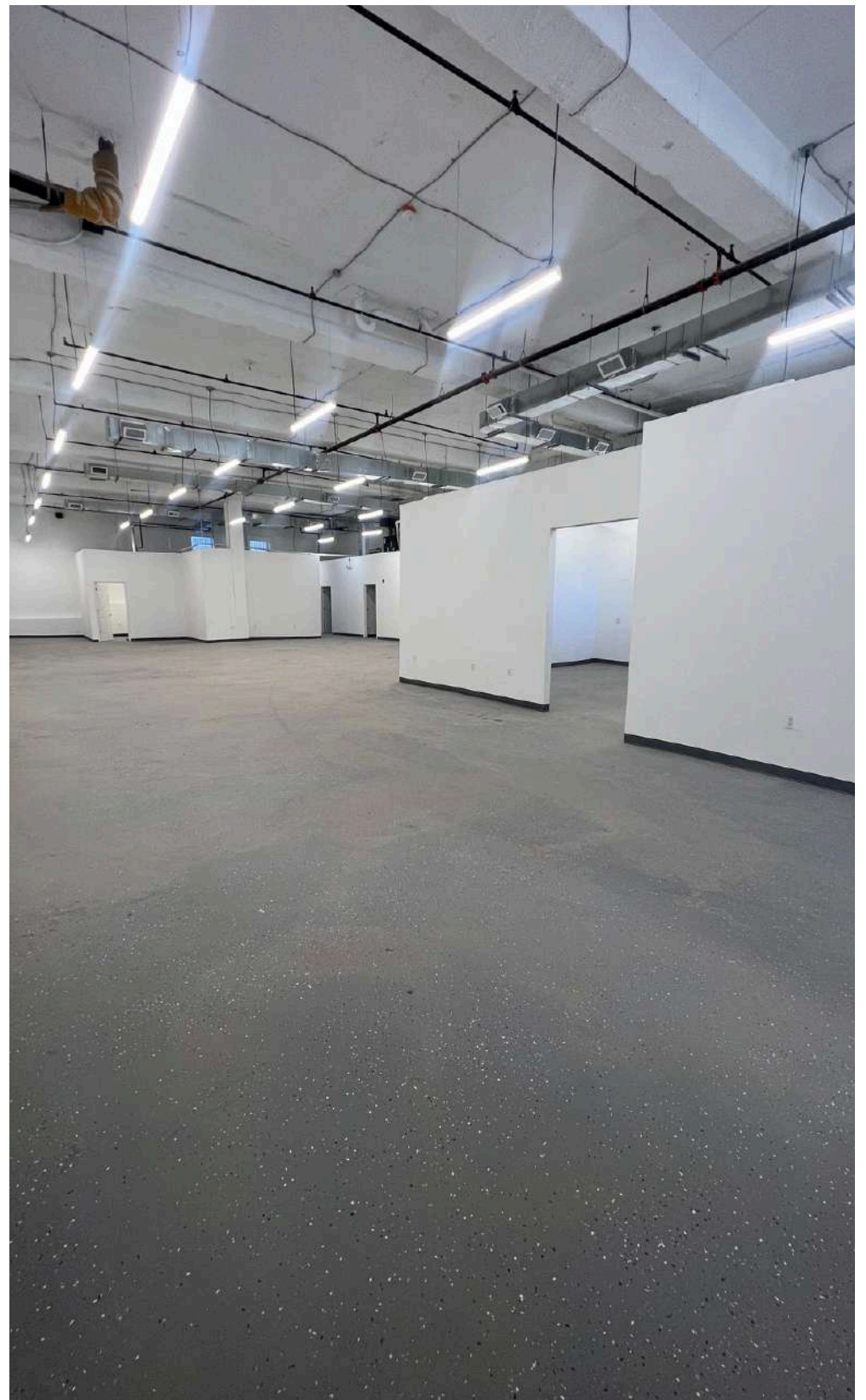
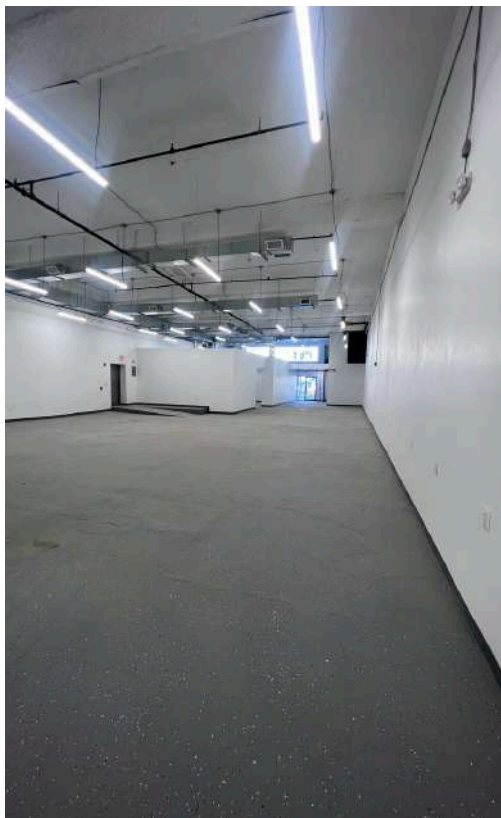
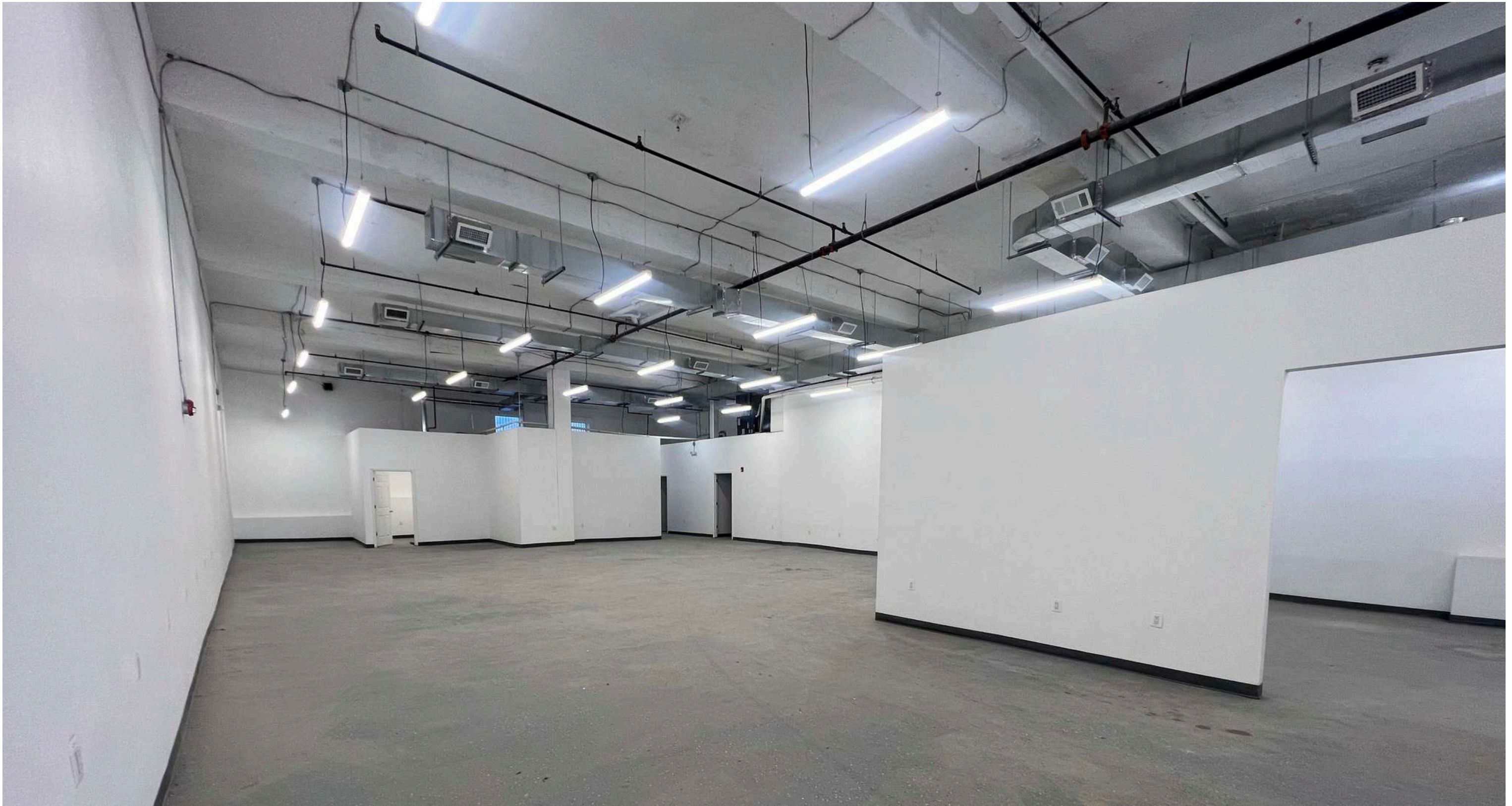
**FLOOR PLAN**



→ WALLS CAN BE REMOVED



# INTERIOR IMAGES

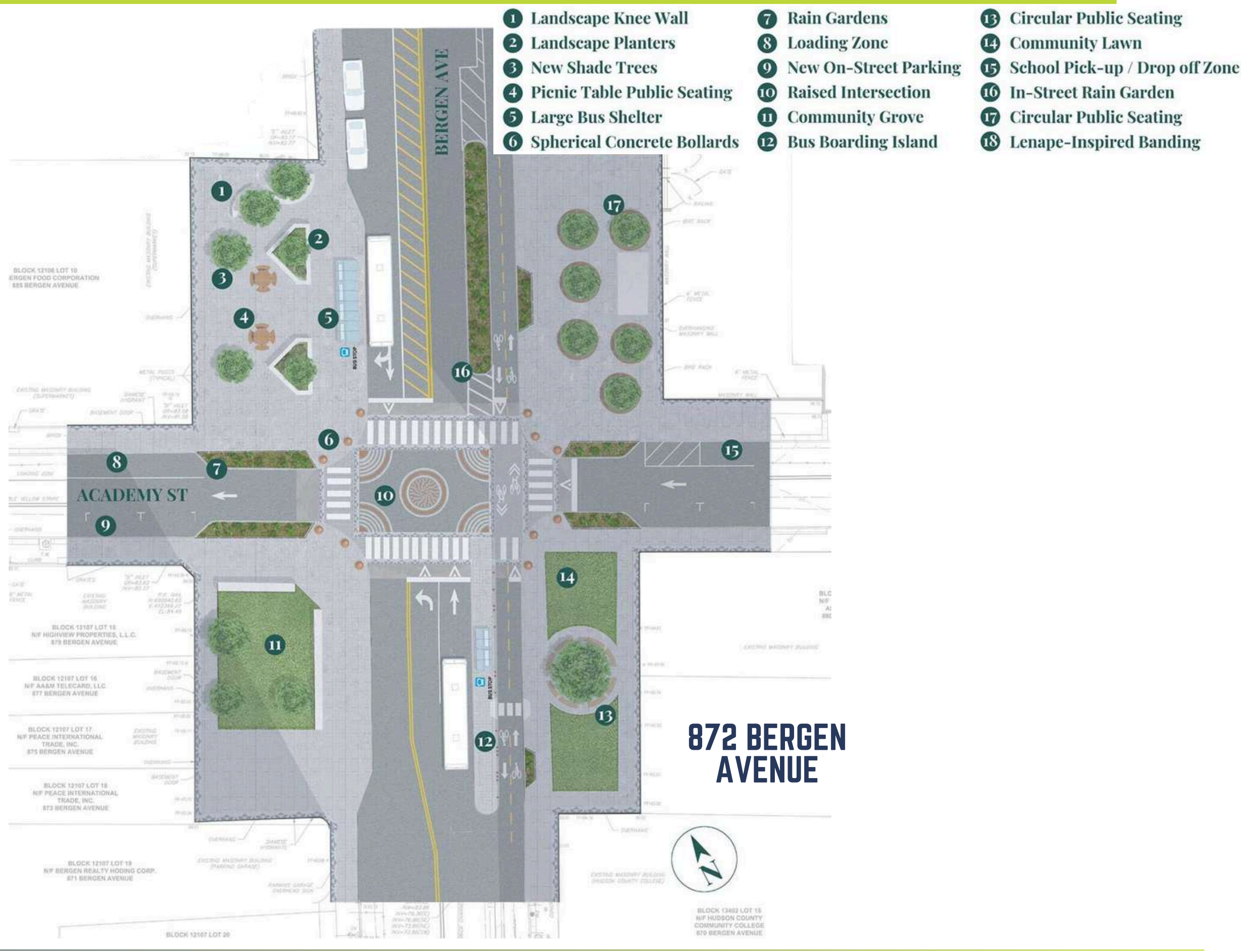




## JOURNAL SQUARE, JERSEY CITY, NEW JERSEY



BERGEN SQUARE MAP (CONSTRUCTION COMPLETED)





# 872 BERGEN AVENUE



2023 JOURNAL SQUARE  
PATH RIDERSHIP

4,223,195

HIGHLY VISIBLE RETAIL  
SPACE AVAILABLE ON BUSY  
BERGEN AVENUE



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COMMERCIAL  
REAL ESTATE



JOURNAL SQUARED  
1,800 UNITS

1 JOURNAL SQUARED  
1,800 UNITS

425 SUMMIT AVENUE  
309 UNITS

HOMESTEAD PLACE  
1,000 UNITS

421 SUMMIT AVENUE  
296 UNITS

**U R B Y**



2 JOURNAL SQUARE  
ENGLEWOOD HEALTH

26 JOURNAL  
SQUARE OFFICE

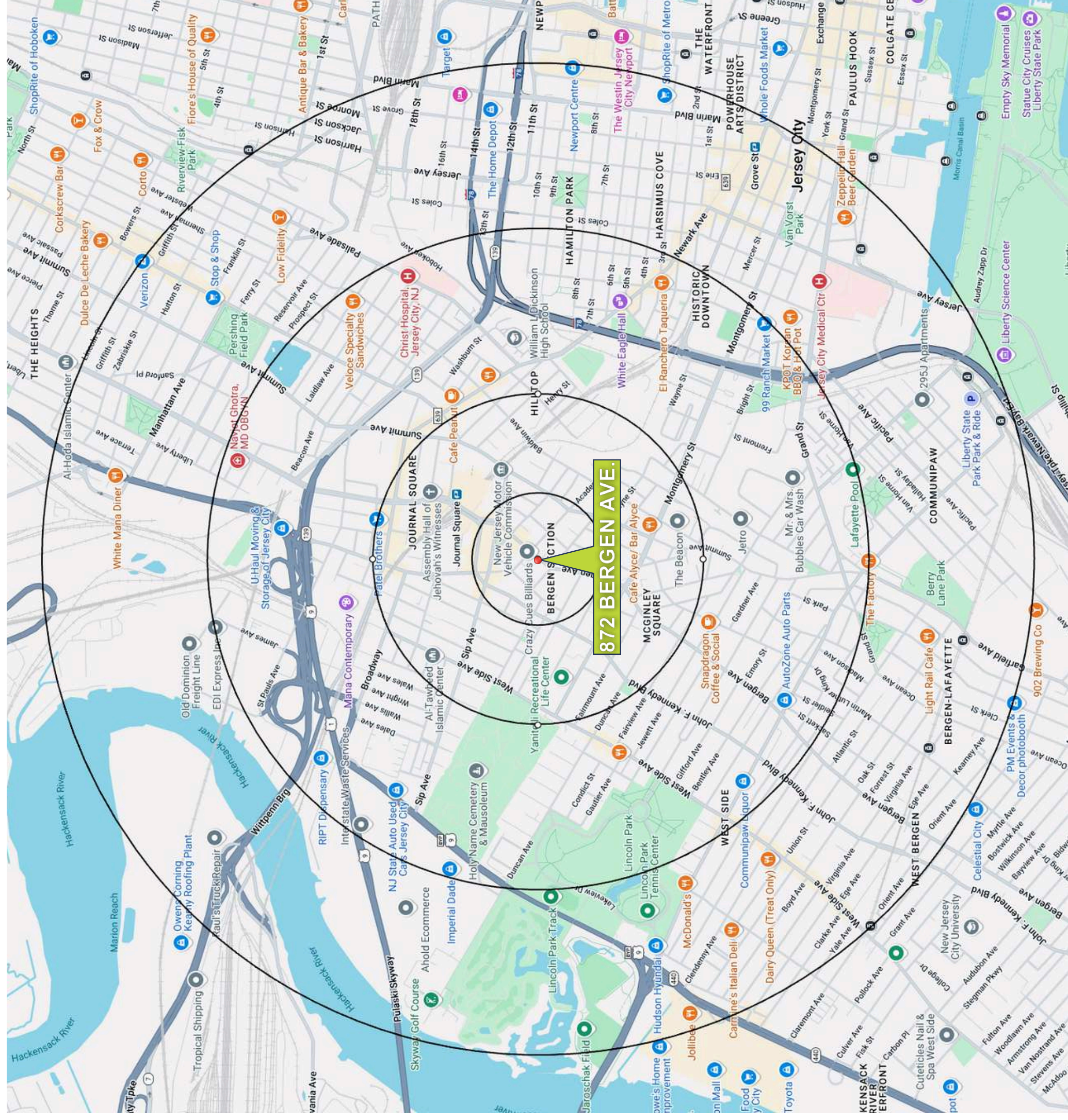
35 JOURNAL  
SQUARE OFFICE

55 NEWKIRK  
196 UNITS

872 BERGEN AVENUE







HIGHLY VISIBLE RETAIL  
SPACE AVAILABLE ON BUSY  
BERGEN AVENUE

### ESTIMATED DAYTIME POPULATION

1/4 mile	7,703	34.5
1/2 mile	27,463	35.0
1 mile	68,773	34.8
1 1/2 mile	134,234	34.3

### 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