

SPACE DETAILS:

LOCATION:

East block between Academy Street and Smith Street

SIZE:

GROUND FLOOR: 5,400 SF
(Divisible - Smaller space can be made available)

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.

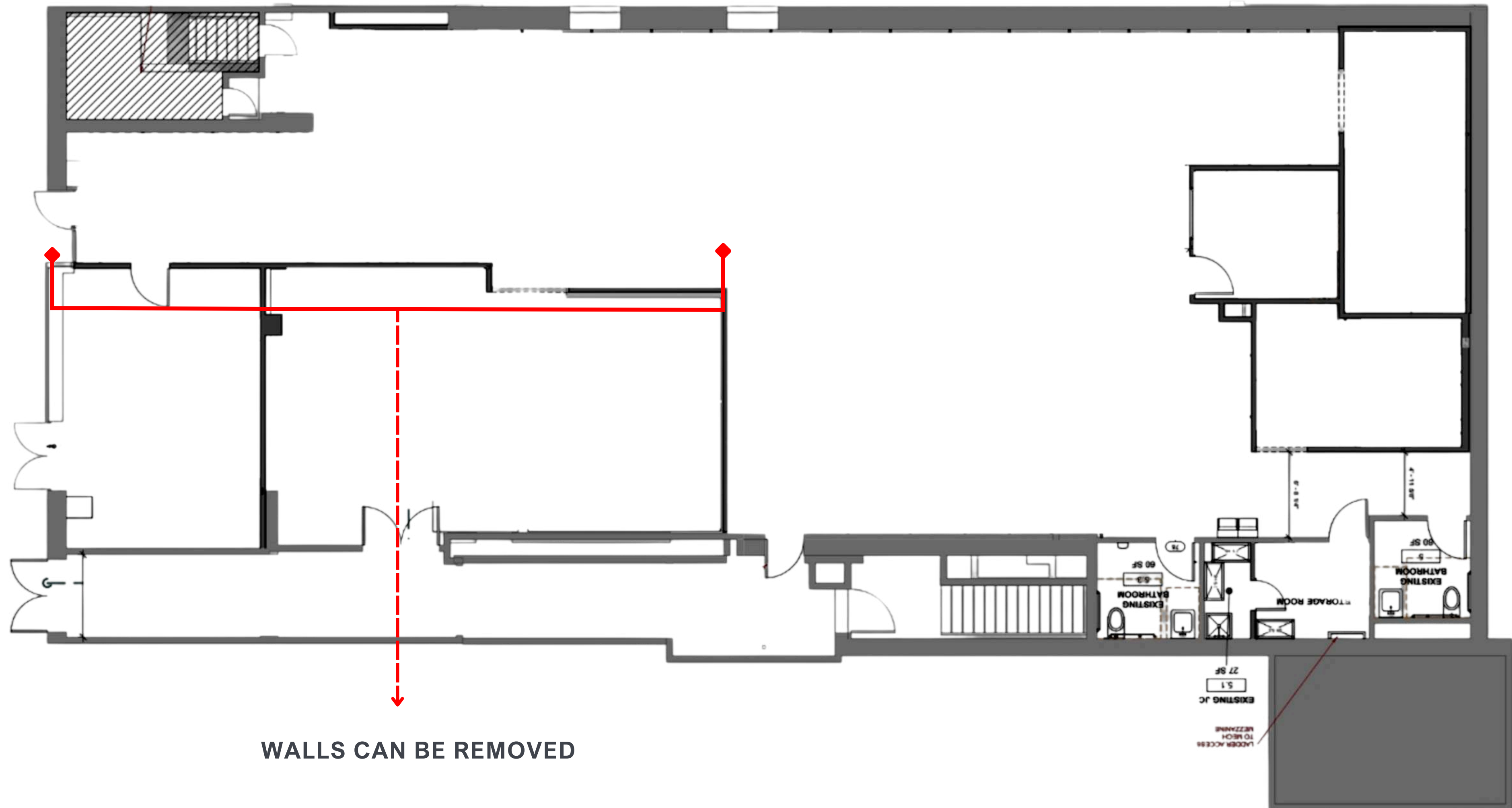
NEIGHBORING RETAILERS:



NEIGHBORING UNIVERSITIES:

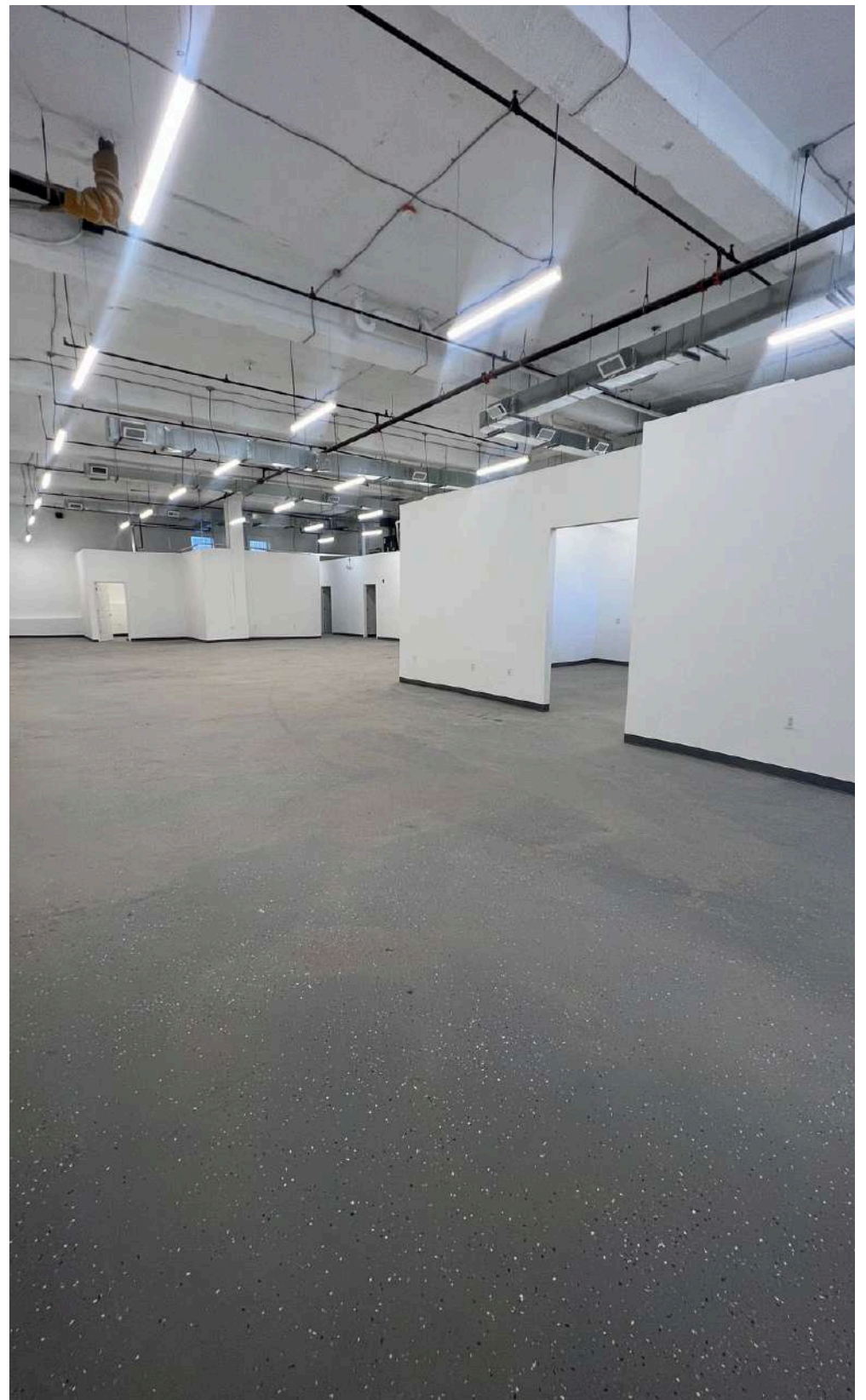
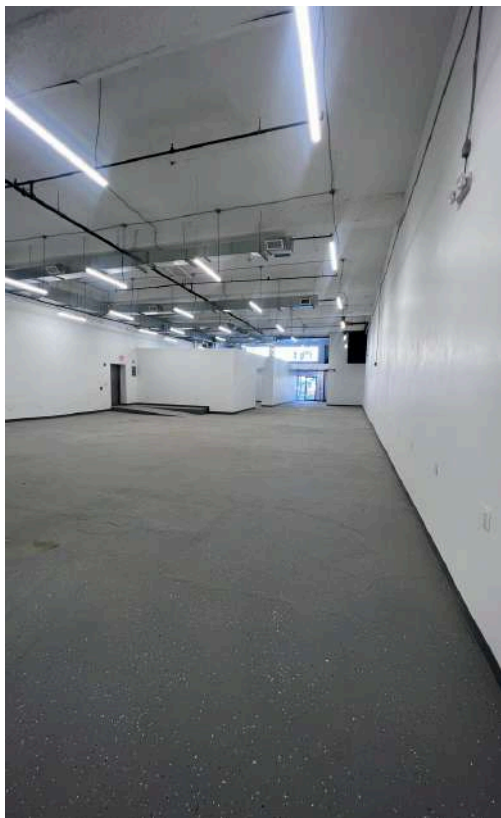
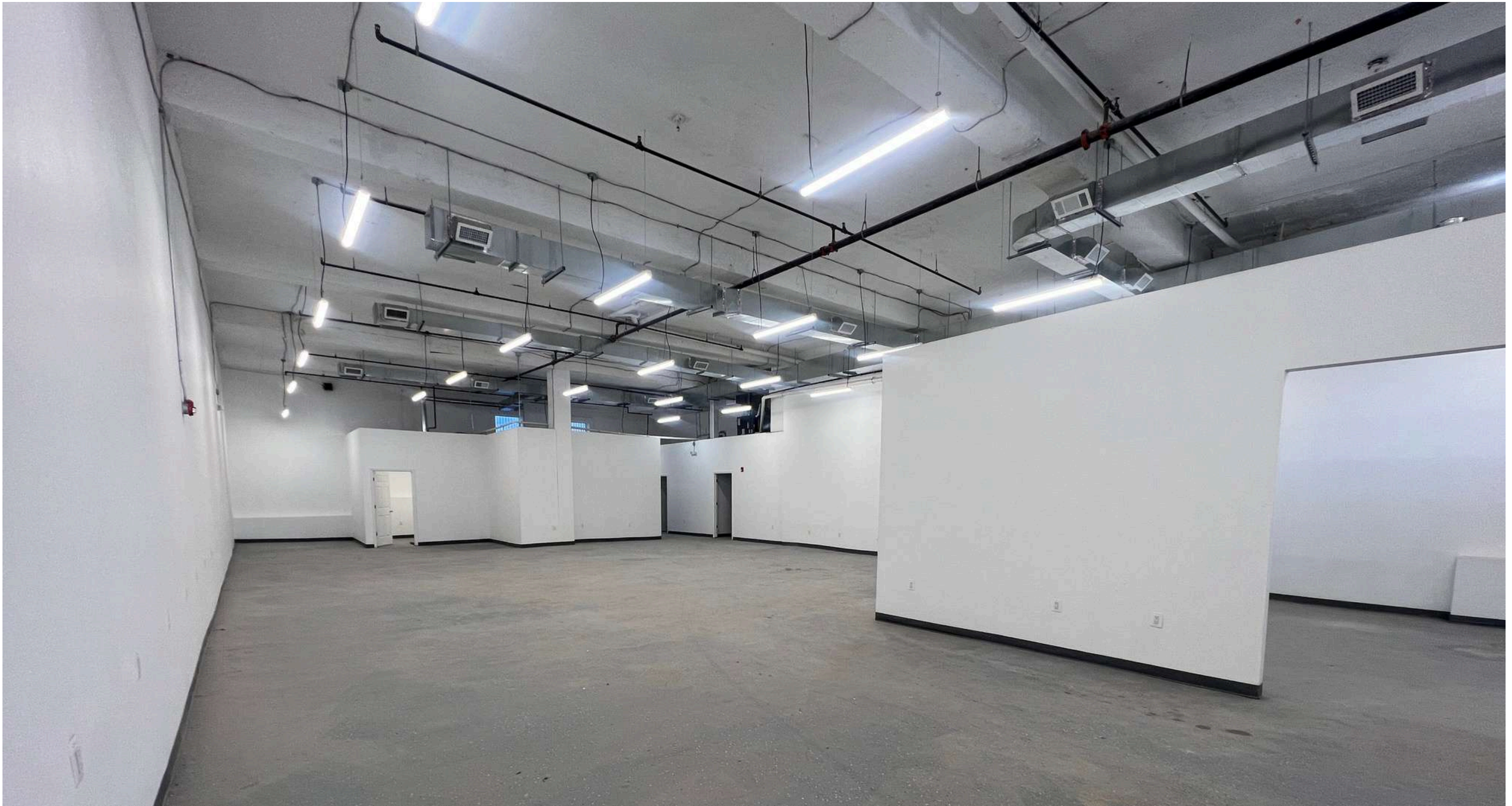


FLOOR PLAN



WALLS CAN BE REMOVED

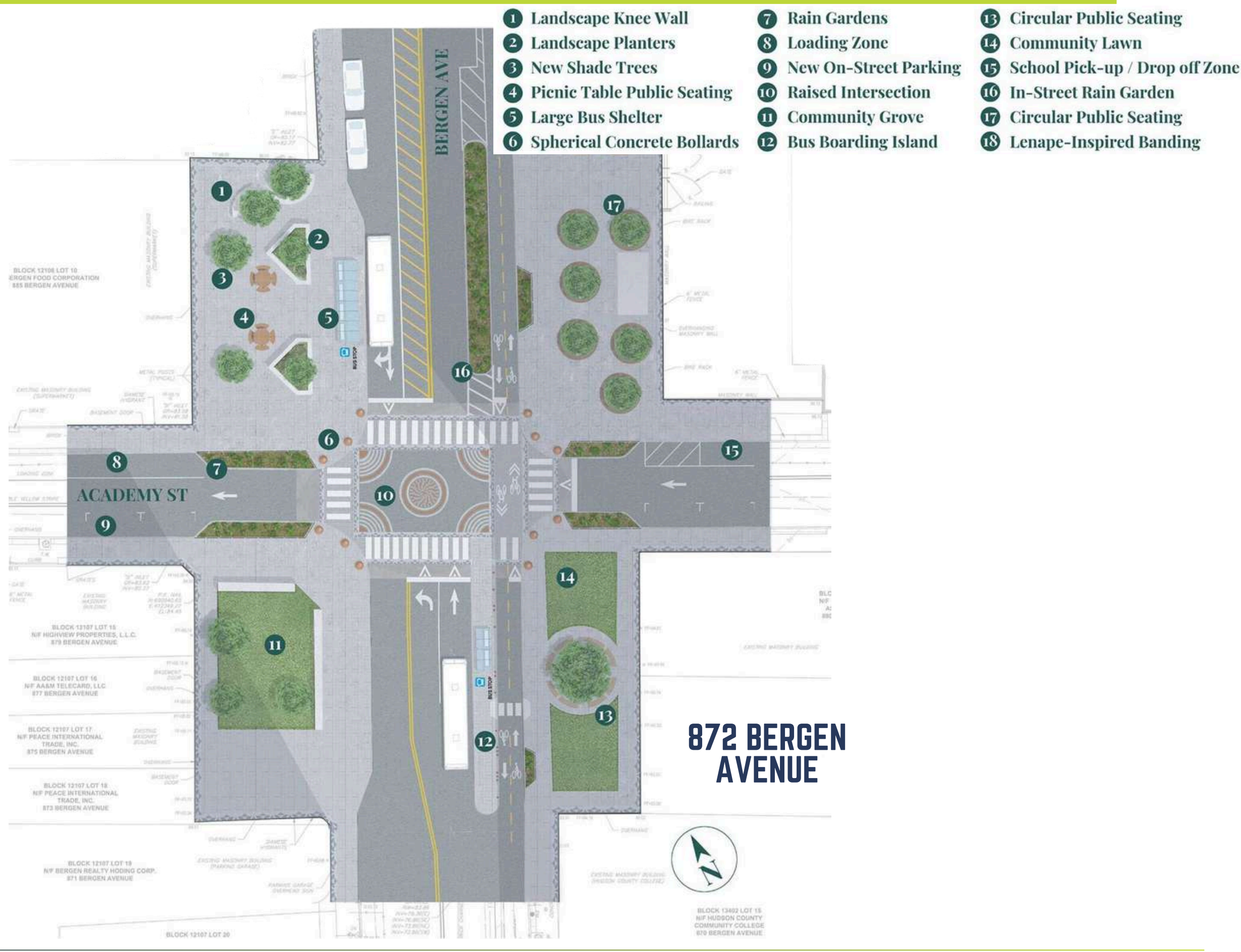
INTERIOR IMAGES



JOURNAL SQUARE, JERSEY CITY, NEW JERSEY



BERGEN SQUARE MAP (CONSTRUCTION COMPLETED)



872 BERGEN AVENUE

HIGHLY VISIBLE RETAIL SPACE AVAILABLE ON BUSY BERGEN AVENUE

PATH
2023 JOURNAL SQUARE PATH RIDERSHIP
4,223,195



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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

U R B Y

26 JOURNAL SQUARE OFFICE

55 NEWKIRK
196 UNITS



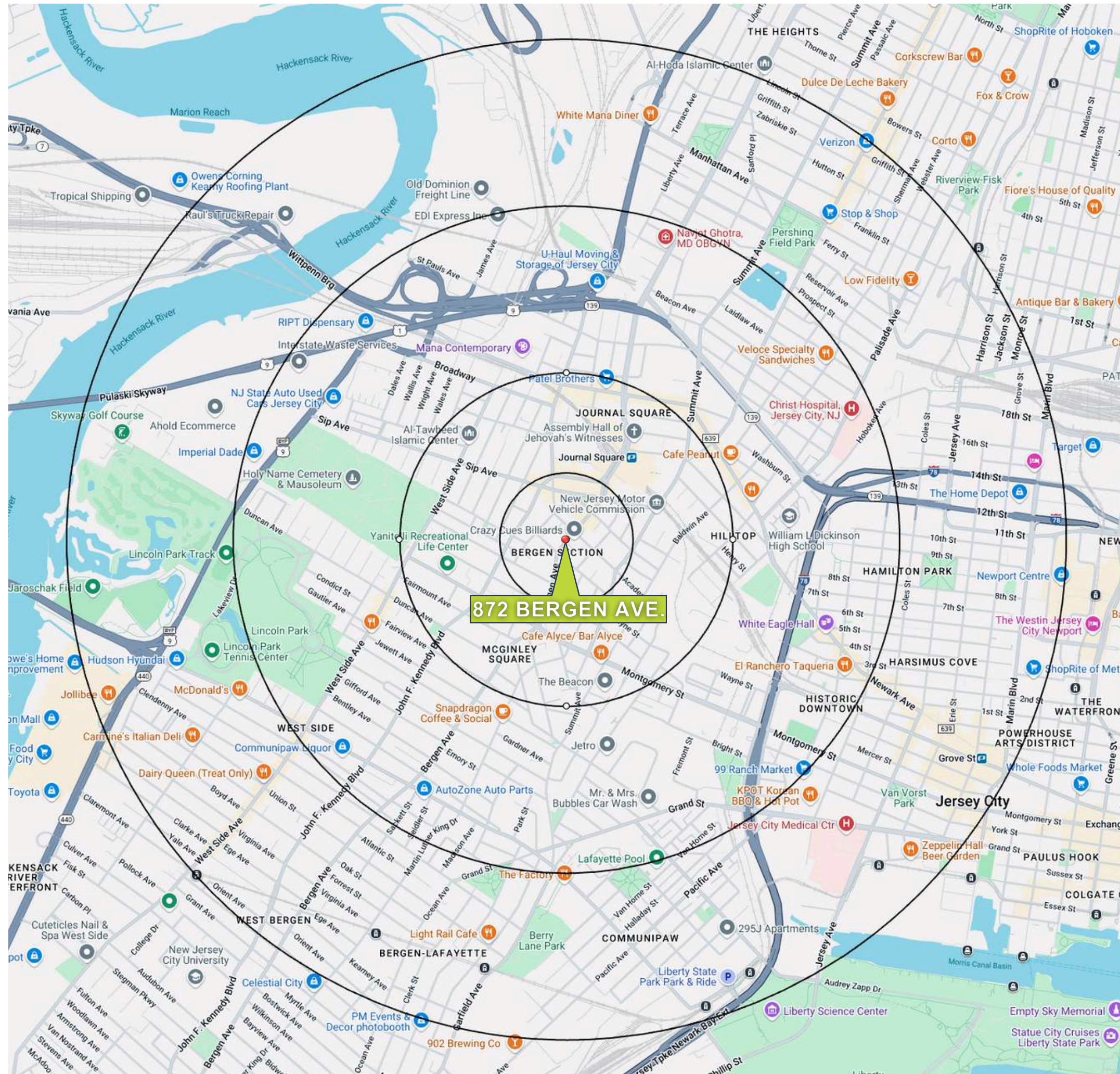
2 JOURNAL SQUARE
ENGLEWOOD HEALTH

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