

# 510

## SUMMIT AVENUE



**AUCTION DATE: MAY 5 - 7, 2025**



**FOR SALE:  
RESTAURANT/COMMERCIAL/JOURNAL SQUARE 2060 PLAN  
[CLICK HERE](#) TO REGISTER FOR AUCTION**

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## LIMITING CONDITIONS

This Offering Memorandum prepared in March 2025 by GRID Real Estate, LLC (“GRID” or “Advisor”) and is solely for the use of prospective buyers, (each a “Buyer”) of the real property commonly known as 510 Summit Avenue, in Jersey City, NJ, (the “Property”) Neither GRID nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective Buyers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement therein was prepared. Prospective Buyers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to purchase the Property. Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, at its sole and absolute discretion, to terminate discussions with any potential Buyers at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to buy the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer.





## CONFIDENTIAL INVESTMENT OFFERING

THIS CONFIDENTIAL INVESTMENT OFFERING (the “Investment Offering”) is being furnished to the recipient (the “Recipient”) solely for the Recipient’s own limited use in considering to purchase the investment (the “Investment”). GRID Real Estate, LLC (“GRID”), has prepared this Confidential Investment Offering, which contains brief, selected information pertaining to the business and affairs of the Property. This confidential information does not purport to be all-inclusive nor does it purport to contain all the information, which a prospective investor may desire. Neither the Owner, nor GRID nor any of their respective partners, officers, employees, or agents makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this Investment Offering or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

The Recipient agrees that (a) the Investment offering and its contents are Confidential Information, except for such information contained in the Investment offering, which is a matter of public record, (b) the Recipient, the Recipient’s employees, agents and consultants (collectively, the “need to know parties”) will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of GRID and our client, and (c) the Recipient and the need to know parties will not use or permit to be used this Investment offering or its contents in any fashion or manner detrimental to the interest of the Owner or GRID or for any purpose other than use in considering whether to provide all or a portion of the investment. The Recipient and the need to know parties agree to keep this Investment offering and all confidential Information contained herein permanently confidential and further agree to use this Investment offering Submission for the purpose set forth above.

PHOTOCOPYING OR OTHER DUPLICATION IS STRICTLY PROHIBITED. OUR CLIENT EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPOSED INVESTMENT AND TO TERMINATE DISCUSSIONS WITH ANY PARTY, AT ANY TIME, WITH OR WITHOUT NOTICE. THE CONFIDENTIAL INVESTMENT OFFERING SHALL NOT BE DEEMED TO BE A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS INVESTMENT OFFERING.

For additional information on this submission contact:

**Bobby Antonicello Jr.,**  
Broker/Advisor  
Bobby@gridcre.com  
(551) 795 - 2836

**Andrew Crisara,**  
Licensed Real Estate Salesperson  
Andrew@gridcre.com  
(646) 522 - 9125

**Pace Zambito,**  
Costar Group  
Pzambito@costar.com  
(205) 342 - 7482





## QUICK INVESTMENT ANALYSIS

STARTING BID: \$350,000.00

AUCTION DATE: MAY 5-7, 2025

CLICK [HERE](#) TO REGISTER FOR AUCTION

## EXECUTIVE SUMMARY

GRID Real Estate, LLC (“GRID”), has been exclusively engaged to sell 510 Summit Avenue, Jersey City, located in the Journal Square neighborhood of Jersey City. The Summit House, formerly known as the Newkirk House, is one of the oldest buildings in America. Built around 1690, it sits atop a ridge of bedrock that goes through Jersey City called the Palisade Sill. The originally one-story building was discovered in 1979 during a renovation. Today, it stands as a good example of a seventeenth-century Dutch colonial.

Located on the east side of Summit Avenue, 510 Summit has an unparallel location in one of Jersey City’s and New Jersey’s hottest and fastest growing neighborhoods. The Summit House is significant for its architectural style and historical importance to the local community. It is often recognized for its distinctive design elements and cultural heritage.

Journal Square, once a bustling transportation hub in Jersey City, has undergone a remarkable transformation in recent years with a surge of new developments. The skyline now boasts sleek high-rises, adding a modern touch to the area’s historic charm. Luxury residential buildings have sprung up, offering unparalleled views of the Manhattan skyline. Additionally, retail spaces and dining options have flourished, catering to the diverse taste of residents and visitors alike. With improved infrastructure and amenities, Journal Square has reclaimed its status as a vibrant neighborhood, attracting young professionals and families seeking urban living with a touch of sophistication.

Access to Manhattan from the location is exceptionally convenient, with immediate proximity to the JSQ PATH and other key public transportation options. 510 Summit offers a brief walk to the JSQ PATH, providing an 18-minute ride to the Oculus-World Trade Center Transportation Hub. These transportation facilities offer convenient connections to various destinations in the region, including the three major airports.

The property sits on 3,951 square foot property or 0.09 acres. The building that comprises 510 Summit is approximately 6,800 square feet. The property is located on tax Block 09605, Lot 5. The real estate taxes for the calendar year 2023 is \$28,000. The following is a summary of the investment analysis of 510 Summit Avenue. There are no leases on the property and the landlord is aware of no underground oil tanks or contamination.

The following analysis is only a snapshot of the investment, using current financial information GRID has been provided by ownership. You are expected to perform your own detailed review of the leases in place and generate your own review of the expenses. The following information is meant as just the start of your own due diligence.

## EXECUTIVE SUMMARY



ADDRESS:

510 Summit Ave.,  
Jersey City, NJ 07306



NYC MARKET:

Jersey City  
Journal Square



LOT SIZE:

3,920 SF



BUILDING SIZE:

6,800 SF



PROPERTY TYPE:

Turn-Key Restaurant



WALK SCORE:

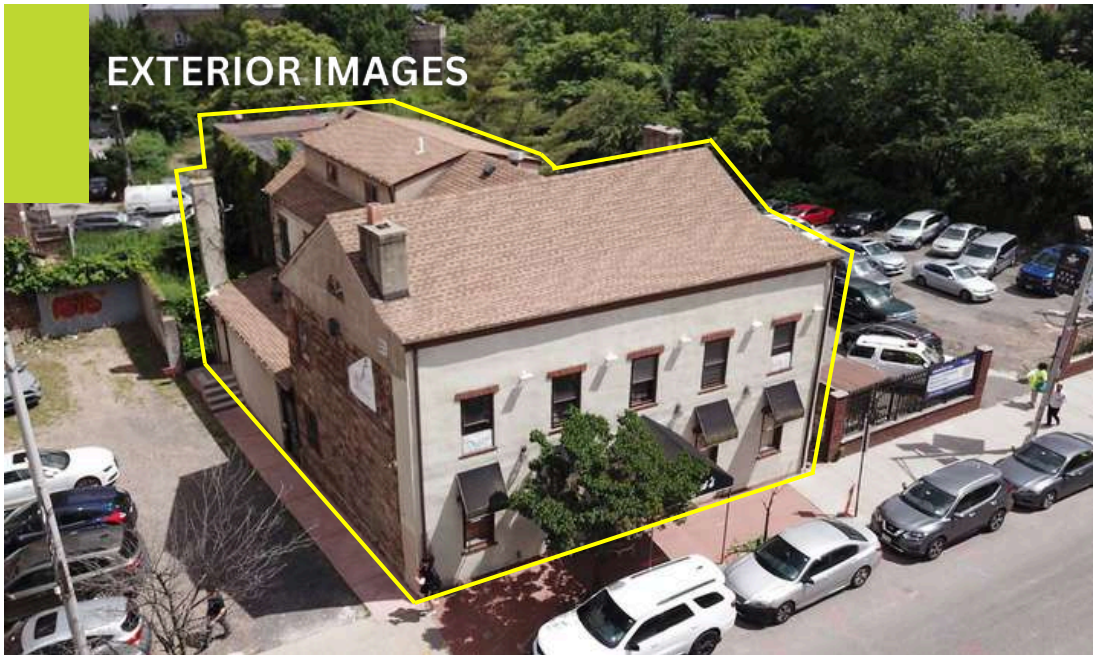
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## THE OFFERING

Starting Bid	\$350,000.00
Address	510 Summit Avenue, Jersey City, 07306
Neighborhood	Journal Square
Neighborhood Population	31,935
Year Built	Est. 1690
Block/Lot	09605 / 5
Lot Size	3,920 SF
Building Size	6,800 SF
Property Layout	One three story building
Parking	None
Zoning	JSQ 2060



EXTERIOR IMAGES





AERIAL

# UNPARALLED LOCATION IN THE HEART OF JOURNAL SQUARE



**4,605,604**  
2023 JOURNAL SQUARE  
PATH RIDERSHIP



**510  
SUMMIT AVE.**



**500 SUMMIT AVENUE  
900 UNITS APPROVED**



# DEMOGRAPHICS / EDUCATION / RETAIL

POPULATION	2-MILE	5-MILES	10-MILES
2027 Projection	262,035	1,327,389	6,197,863
2022 Population	261,979	1,328,510	6,252,329
2010 Population	244,822	1,242,525	6,056,865

HOUSEHOLDS	2-MILE	5-MILES	10-MILES
2027 Projection	107,606	616,440	2,462,072
2022 Population	107,691	617,151	2,484,818
2010 Population	101,118	576,508	2,406,662

INCOME	2-MILE	5-MILES	10-MILES
2022 Average Household Income	107,606	616,440	2,462,072
2022 Median Household Income	107,691	617,151	2,484,818
2022 Per Capita Income	101,118	576,508	2,406,662

## 5-MILE RADIUS DEMOGRAPHICS



**\$136,343**

AVERAGE HOUSEHOLD INCOME



**1,328,510**


TOTAL POPULATION




**617,151**

TOTAL HOUSEHOLDS


## EDUCATION




**4,000 Students and Faculty**




**1,053 Faculty and Students**



**3,000 Faculty and Students**



**9,000 Students and Faculty**



**8,000 Students and Faculty**

## NEIGHBORING RETAILERS

























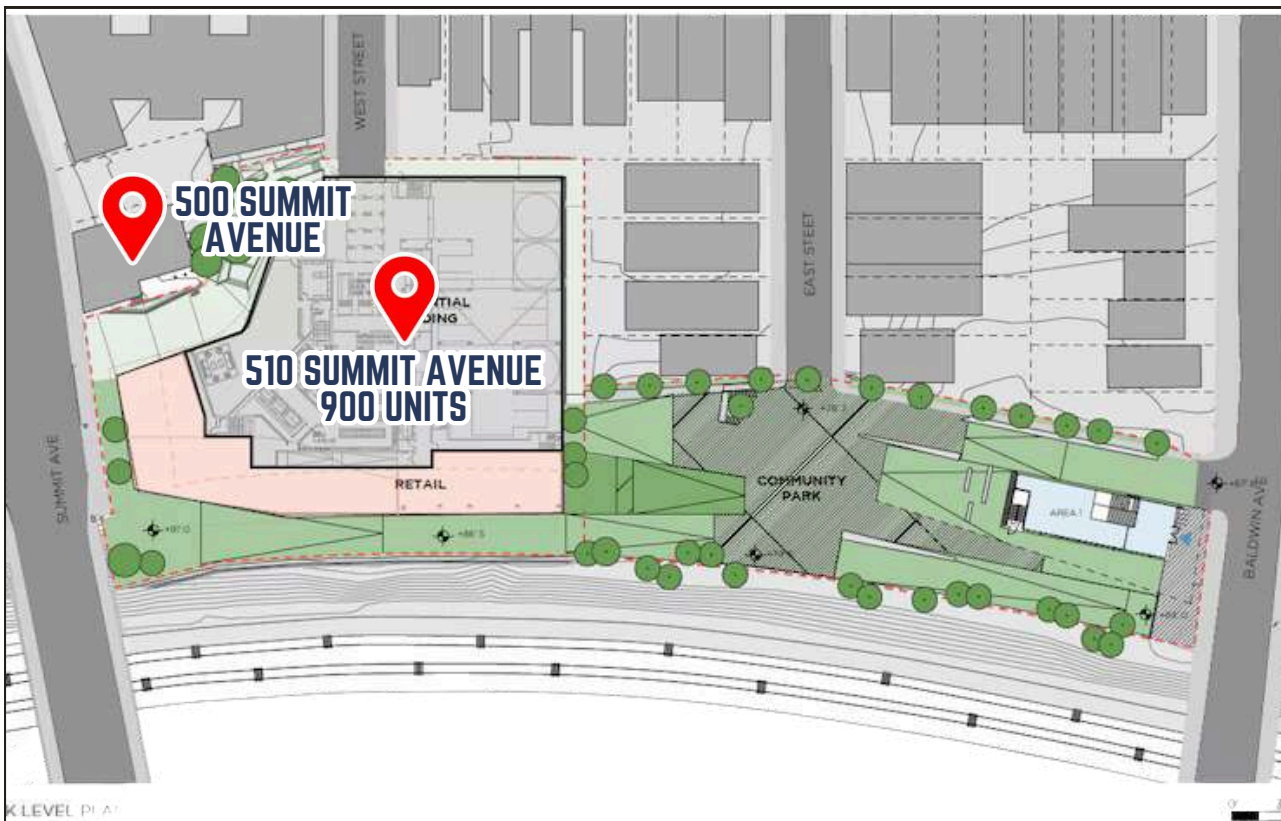
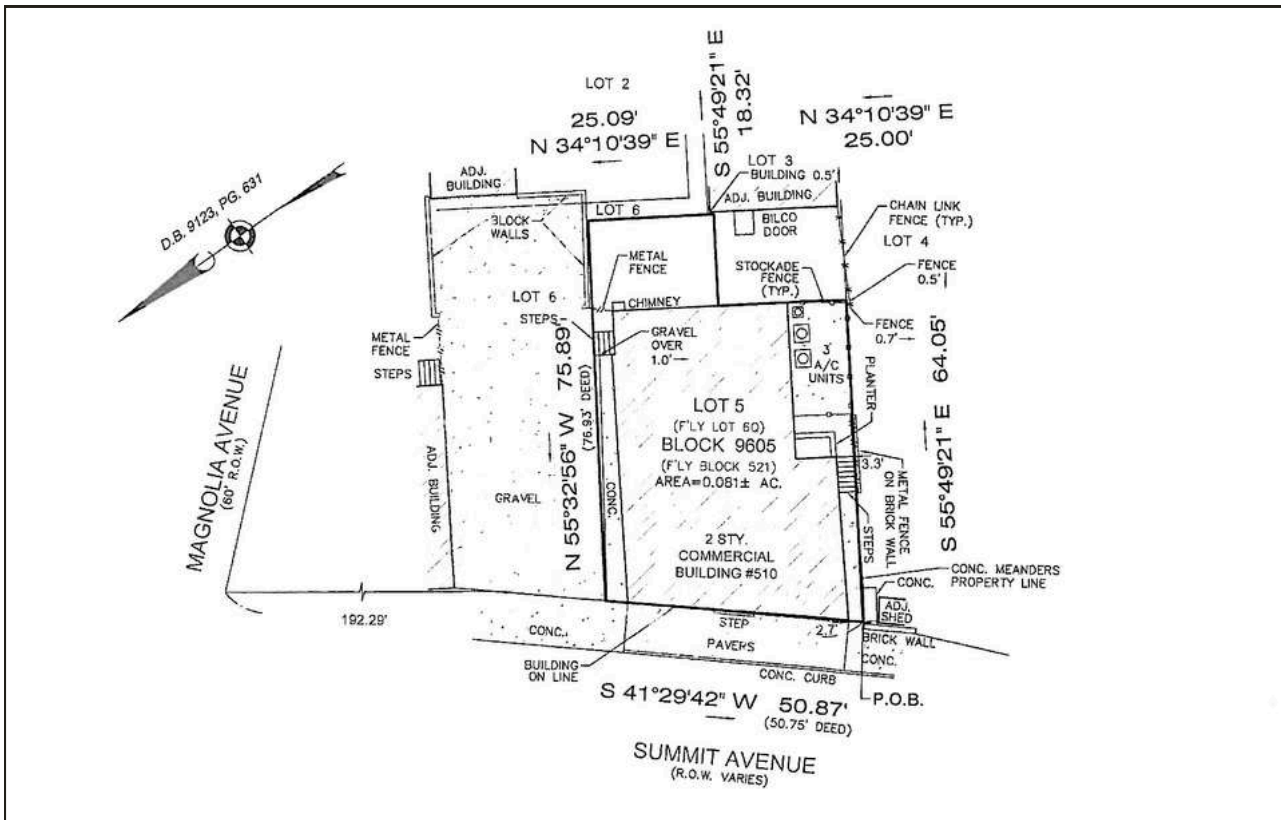








# SURVEYS & FUTURE SITE PLANS





EXTERIOR CONCEPT PLANS



CONCEPT 1

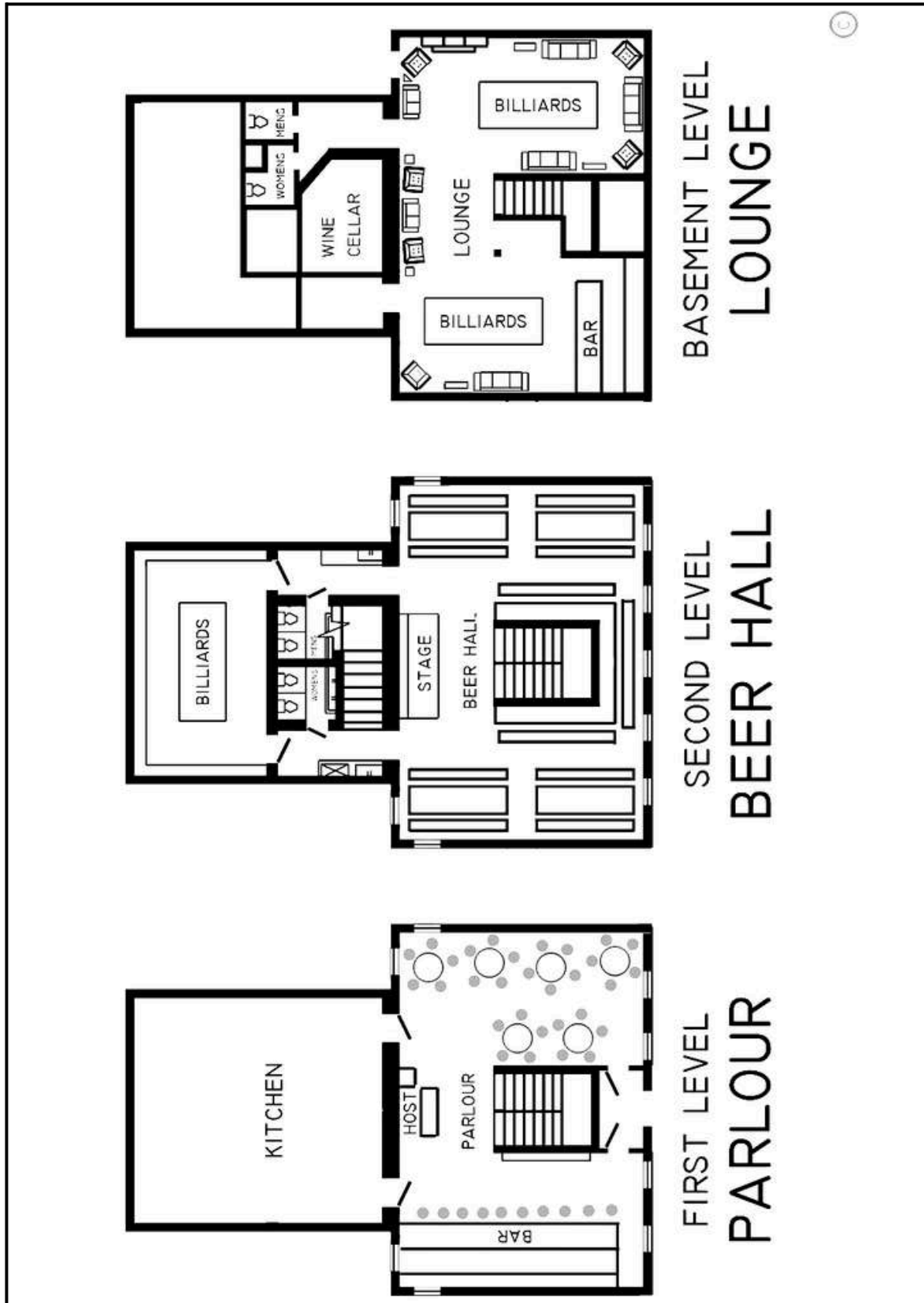


CONCEPT 2

**\*\* PLEASE CONFIRM WITH ARCHITECT\*\***



# CONCEPT FLOOR PLAN





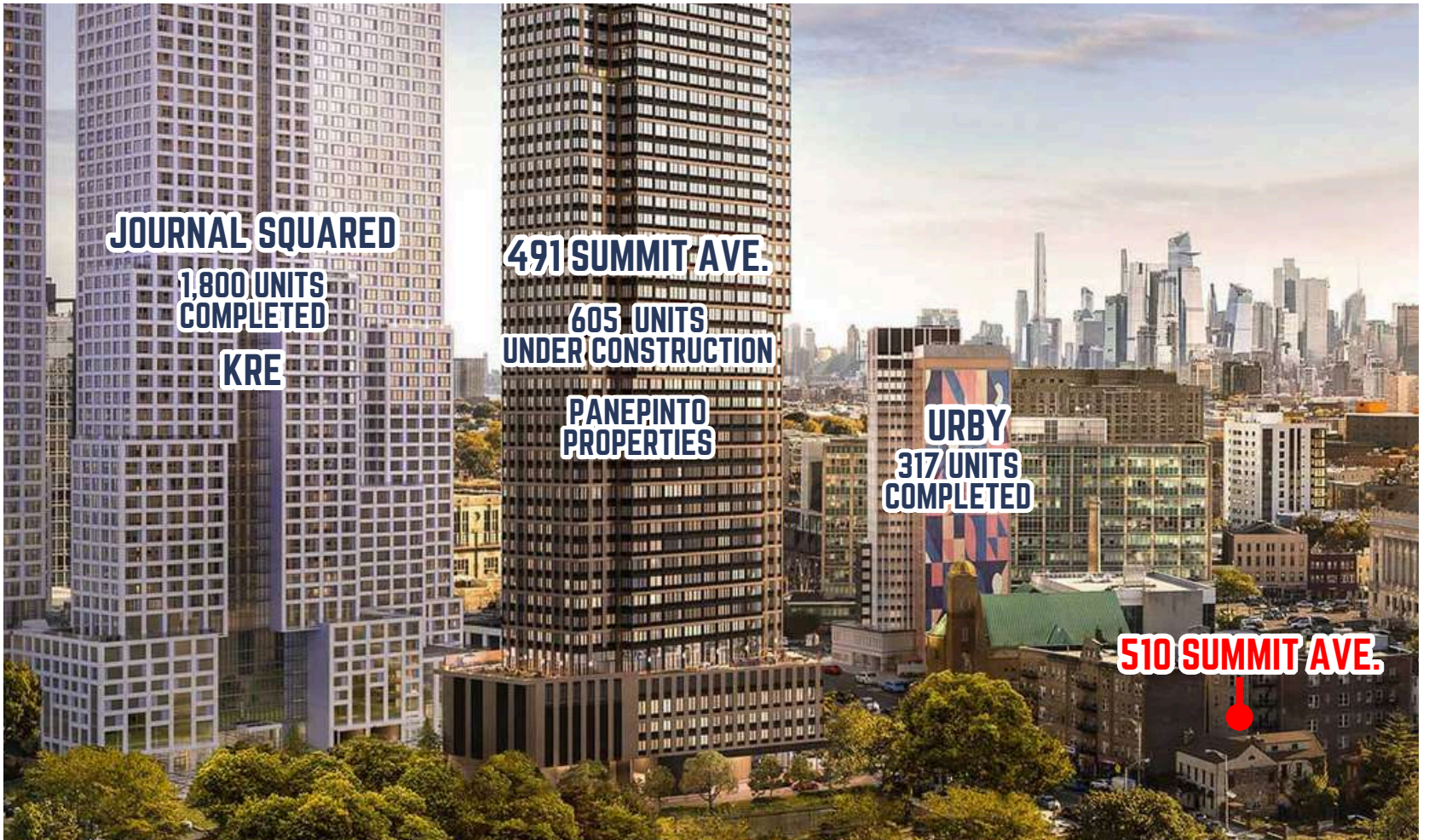
2025 RENDERINGS



**491 SUMMIT AVE.**  
**605 UNITS**  
**UNDER CONSTRUCTION**  
**PANEPINTO**  
**PROPERTIES**

**JOURNAL SQUARED**  
**1,800 UNITS**  
**COMPLETED**  
**KRE**

**510 SUMMIT AVE.**



**JOURNAL SQUARED**  
**1,800 UNITS**  
**COMPLETED**  
**KRE**

**491 SUMMIT AVE.**  
**605 UNITS**  
**UNDER CONSTRUCTION**  
**PANEPINTO**  
**PROPERTIES**

**URBY**  
**317 UNITS**  
**COMPLETED**

**510 SUMMIT AVE.**



KITCHEN IMAGES





LOWER LEVEL IMAGES



KITCHEN HOOD



FIRE PLACE



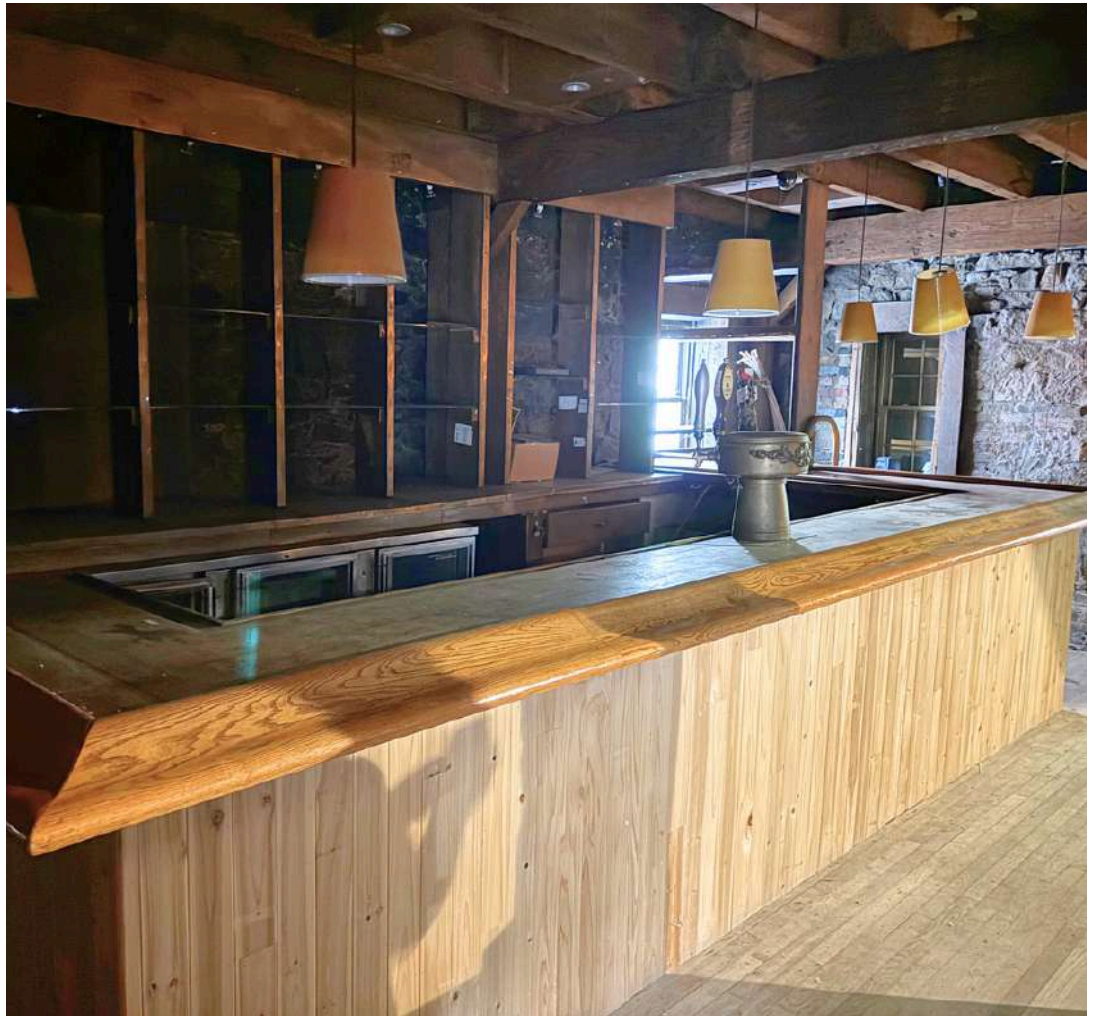
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REAR EGRESS

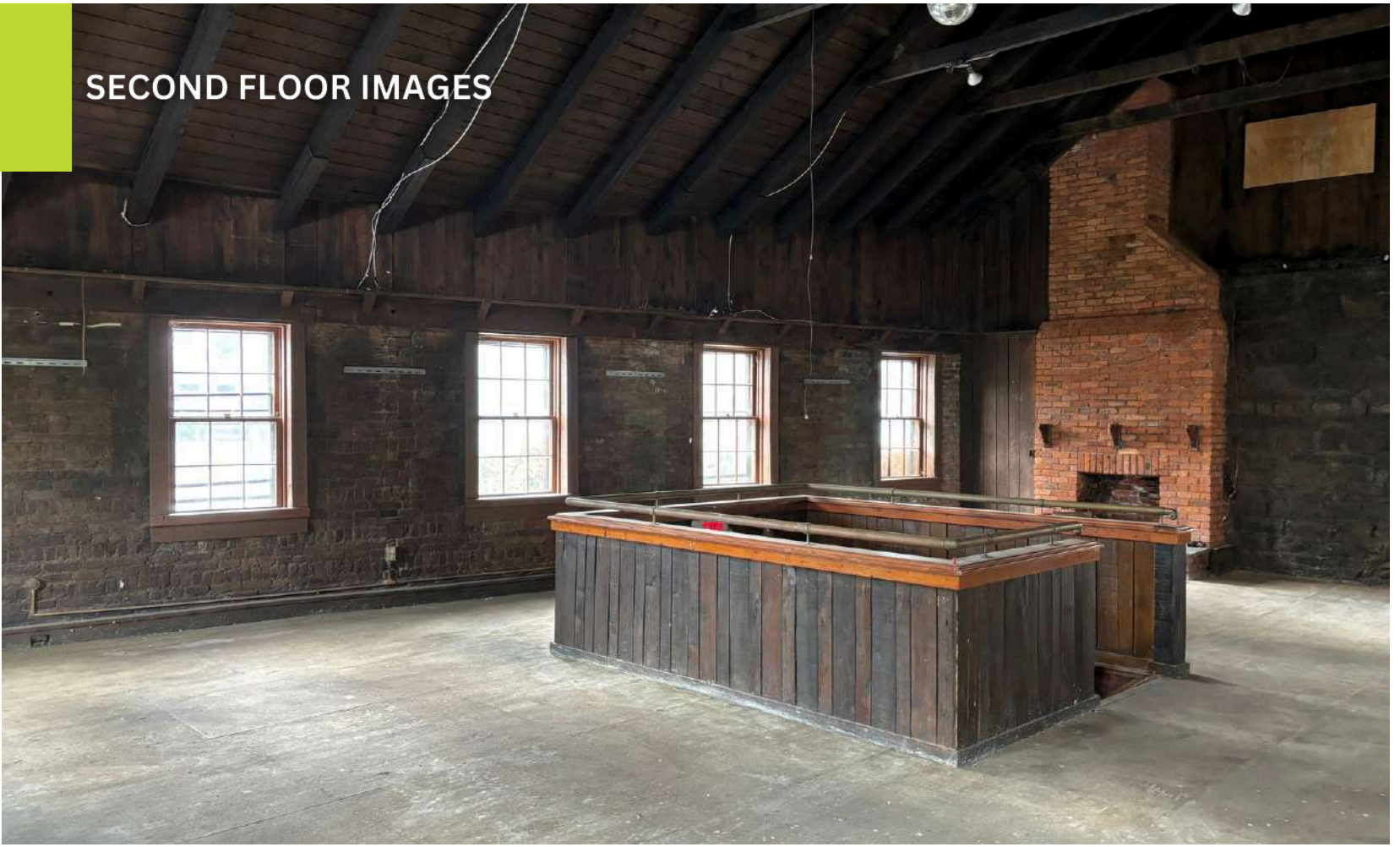


FIRST FLOOR IMAGES





SECOND FLOOR IMAGES





## ZONING



## ZONING

510 Summit Ave is located in the Journal Square, one of Jersey City's numerous redevelopment areas. As per the City of Jersey City's Website the property is located in zone 6 preservation redevelopment district.

### 1. Permitted Uses:

- **(a)** All uses at their existing location at the time of adoption of this Plan are permitted.
- **(b)** New uses shall be considered by the Planning Board on a case by case basis, guided by adjacent uses only. Because historic buildings in this zone are scattered throughout the Plan Area, and are situated in a variety of land use areas, the permitted uses in this zone must be contextual to the site.
- **(c)** Adaptive re-use conversions to residential or live/work units is permitted.

### 2. Lot Size and Dimension Requirements

- **(a)** All existing lots at the time of adoption of this plan are conforming lots.
- **(b)** Subdivision is not permitted.

### 3. Height and Bulk Requirements

- **(a)** The existing building height, floor area, established setbacks and the exterior building envelope as of the adoption of this Plan shall constitute the development standards of each building. Any change to the above standards shall constitute a deviation from this plan.
- **(b)** Minor alterations in site plan and facade characteristics may be permitted by the Planning Board provided such alterations are consistent with the above standards for this zone. Any changes not consistent with this Plan are cognizable under a deviation application, and will be judged on their merits.

It is strongly recommended that potential buyers meet with the City of Jersey City planning staff to determine the zoning, renovation standards and other development concerns for the properties. Neither GRID Real Estate or the seller make any recommendations as to current, future, or "as of right" zoning. Buyers must perform their own due diligence on this matter.



## ZONING CONTINUED..

510 Summit Ave is located in the Journal Square, one of Jersey City's numerous redevelopment areas. As per the City of Jersey City's Website the property is located in zone 6 preservation redevelopment district.

### 4. Yard and Coverage Requirements

- (a) Building coverage: Existing
- (b) Lot coverage: Existing
- (c) Front yard: Existing
- (d) Side yard: Existing
- (e) Rear yard: Existing
- (f) Building Design Requirements
- (g) All visible facades must retain historic building fabric where practicable.
  - Architectural elements must be fully retained, preserved, restored, or recreated as necessary, based on site, photographic, or period documentation.
- (h) Any rehabilitation is to be done in compliance with the Secretary of the Interiors Standards and Guidelines for the Treatment of Historic Properties.
- (i) All building must comply with all State or national historic register regulations.
- (j) Parking is not permitted in this zone unless present at the time of adoption of this redevelopment plan.

It is strongly recommended that potential buyers meet with the City of Jersey City planning staff to determine the zoning, renovation standards and other development concerns for the properties. Neither GRID Real Estate or the seller make any recommendations as to current, future, or "as of right" zoning. Buyers must perform their own due diligence on this matter.



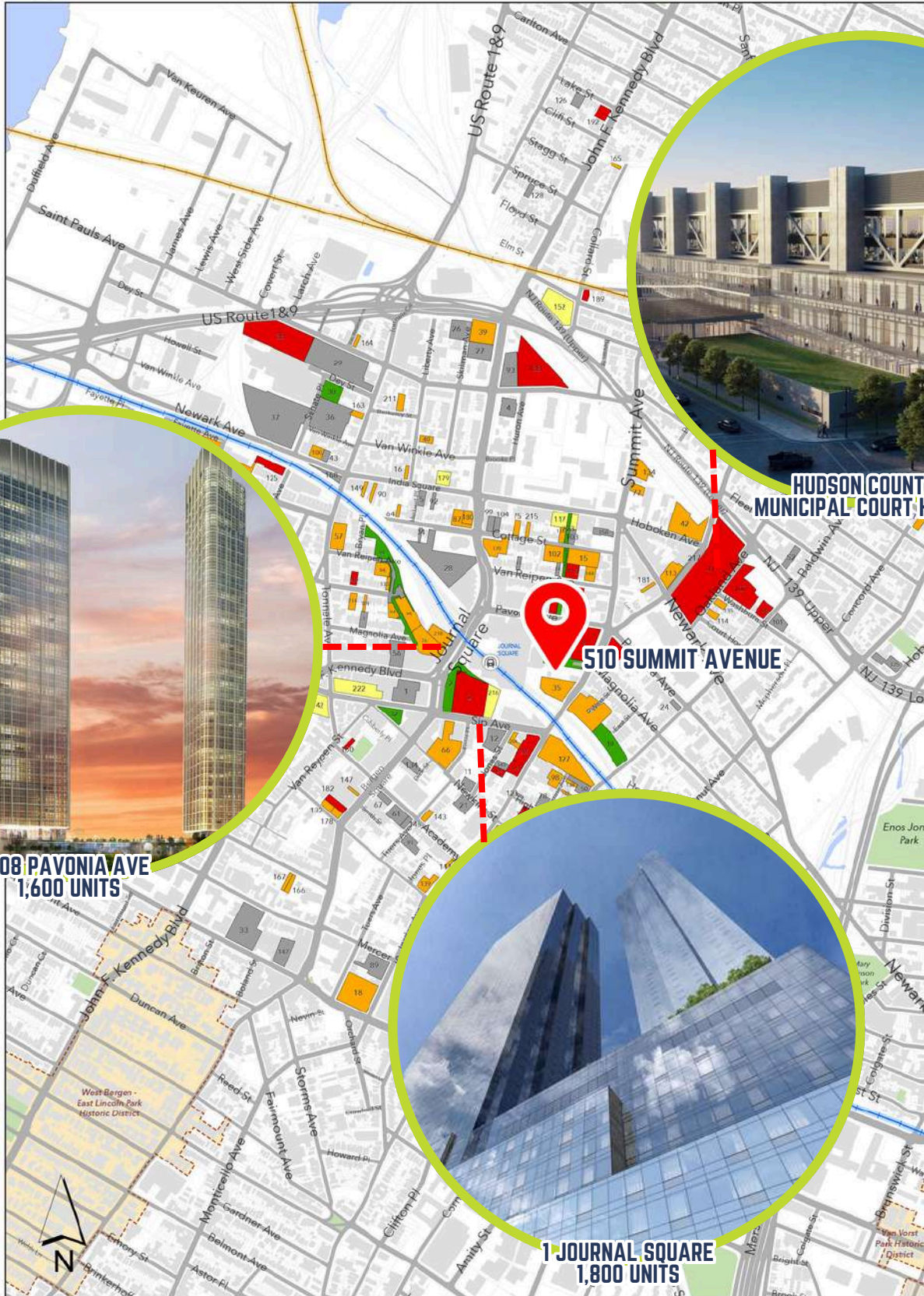
# ZONING MAP



## CITY OF JERSEY CITY JOURNAL SQUARE DEVELOPMENT

January 2023

DISCLAIMER: All data and information contained on this map is intended for general reference only and is subject to change and may contain inaccuracies. This map does not depict city policy on development issues nor does this map represent proposed zoning changes or project feasibility. The areas colored in yellow and marked as proposed are speculative and represent a projection of future development over the next few years.



**HUDSON COUNTY  
MUNICIPAL COURT HOUSE**



**808 PAVONIA AVE  
1,600 UNITS**



**1 JOURNAL SQUARE  
1,800 UNITS**

**Project Development Status (Journal Square)**

- Proposed
- Completed
- Historic District
- NJ Transit Rail Line
- Approved
- Park
- Path Line
- Under Construction
- Future Street
- Path Stations

0 275 550 1,100 1,650 Feet







CITY OF JERSEY CITY  
JOURNAL SQUARE DEVELOPMENT STATISTICS

January 2023

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING
<b>DEVELOPMENT PROPOSALS</b>						<b>SUMMARY:</b>					
117	701 NEWARK AVENUE (3)	-	-	-	-	179	776 NEWARK AVENUE (1)	-	-	-	-
142	2790 JOHN F. KENNEDY BOULEVARD (1)	-	-	-	-	214	27-29 FAYETTE PLACE (1)	-	-	-	-
152	15 NARDONE PLACE (13)	41	-	-	101	222	198 SIP AVENUE (1)	-	-	-	-
						<b>SUMMARY:</b> 41 0 0 101					

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING
<b>APPROVED DEVELOPMENT PROJECTS</b>						<b>SUMMARY:</b>					
2	10 JOURNAL SQUARE (64)	1,723	-	41,227	889	134	622-628 SUMMIT AVENUE (2)	269	-	2,500	-
7	ROBINSON PLAZA (2)	900	-	5,200	250	135	76 OAKLAND AVENUE (6)	26	-	-	-
15	11-29 COTTAGE STREET (28)	659	44,551	3,323	-	137	88 HIGHLAND AVENUE (4)	14	-	-	-
17	165-173 ACADEMY STREET (19)	188	17,229	1,568	84	138	76 PERRINE AVENUE (3)	7	-	-	-
16	688-700 MONTGOMERY ST / ST. PETERS (21)	507	-	100,140	717	139	72-75 VROOM STREET (7)	42	5,803	-	-
26	490-501 SUMMIT AVENUE (23)	607	-	3,183	110	140	177-179 ACADEMY STREET (6)	50	-	-	-
39	3085 KENNEDY BLVD	-	-	-	-	143	248-250 ACADEMY STREET (3)	30	-	-	-
40	22 LIBERTY AVENUE (5)	24	-	-	-	144	14-18 VAN REIPEN (7)	35	-	-	11
42	414-432 HOBOKEN AVENUE (28) (28)	524	29,000	7,000	143	161	24 TROY STREET (3)	2	-	-	-
46	230-238 SIP AVENUE (14)	123	15,959	1,600	-	163	196 ACADEMY STREET (19)	223	28,890	-	-
57	98-110 TONNELLE AVENUE (13)	167	-	8,675	10	164	155 LAIDLAW AVENUE (3)	2	-	-	-
66	1672 & 1675 WEST SIDE AVENUE (9)	486	-	25,452	384	180	36-42 WAWERLY STREET (7)	42	-	-	10
80	180 BALDWIN AVENUE (7)	166	-	16,000	-	158	298 KENNEDY BLVD (30)	301	14,100	16,028	202
81	180 BALDWIN AVENUE (25)	824	-	21,000	489	159	203 BALDWIN AVENUE (6)	11	-	-	-
84	134 COTTAGE STREET (3)	8	-	-	-	160	167-189 BALDWIN AV & 44-48 NEWARK ST (12)	140	-	4,585	14
85	808 PAVONIA BUILDING-2 (2)	-	10,334	-	-	161	776-782 NEWARK AVENUE (1)	-	9,840	-	-
86	39 JOURNAL SQUARE (72)	741	96,862	16,836	741	162	39 VAN WAGENEN AVENUE (1)	-	-	-	-
70	940 MONTGOMERY STREET (3)	-	17,093	11,541	62	165	19 JOURNAL SQUARE (52)	1,723	-	38,409	683
74	147 ACADEMY STREET (8)	48	-	1,000	10	166	180 BERGEN AVENUE (2)	30	8,222	-	-
15	60 COTTAGE STREET (5)	21	-	-	-	168	845-857 BERGEN AVENUE (5)	51	-	1,368	-
76	LOWES THEATRE RENOVATION	-	-	-	-	170	2360 JOHN F. KENNEDY BLVD. (32)	162	-	-	262
77	614 & 16 SUMMIT AVENUE (8)	32	-	5,491	-	111	RESERVOIR	-	-	-	-
63	51-57 NEWARK STREET (5)	45	-	-	-	172	438 SUMMIT AVENUE (5)	-	-	-	136
67	2973 JOHN F. KENNEDY BLVD (20)	70	18,654	6,770	-	173	311-319 SIP AVENUE (6)	42	-	700	23
90	623 NEWARK AVENUE (4) HOTEL	21	1,976	1,639	-	174	831 BERGEN AVENUE	-	-	-	-
62	702 NEWARK AVENUE (5) HINDU TEMPLE	1	8,350	-	-	160	2975 JOHN F. KENNEDY BOULEVARD (1)	-	-	-	-
54	808 PAVONIA (5) (57)	1,189	5,064	7,200	850	181	633 NEWARK AVENUE (3)	4	-	2,310	-
66	19 PERRINE AVENUE (5)	46	-	-	-	160	59 HENRY STREET (2)	2	-	-	2
133	854-860 NEWARK AVENUE (5)	24	-	-	27	184	181-189 ACADEMY STREET (6)	71	-	-	20
132	35-43 COTTAGE STREET (27)	270	10,379	810	-	182	3235 JOHN F. KENNEDY BOULEVARD	-	-	-	-
135	16 FRONT STREET (5)	26	-	-	-	204	61-63 SIP AVENUE & 54 JONES STREET (10)	72	-	4,819	-
139	627 PAVONIA AVENUE (3)	4	-	-	-	211	10-12 BERKELEY PLACE (4)	12	-	-	7
111	213 ACADEMY STREET (4)	8	-	-	-	312	79 ROMANE AVENUE (5)	8	-	-	7
112	40 VROOM STREET (6)	9	-	-	-	213	88 ROMANE AVENUE (8)	4	-	-	-
113	635-636 NEWARK AVENUE (27)	630	26,146	8,211	-	216	54 COTTAGE STREET (2)	6	-	-	-
114	14-16 OAKLAND AVENUE (6)	20	-	-	-	218	POWELL CO MUSEUM (6)	-	-	-	-
115	32-34 COTTAGE STREET (INTERM USE)	0	-	-	8	217	CENTRAL AVENUE EXTENSION	-	-	-	-
118	18 PERRINE AVENUE (3)	7	-	-	-	218	80 JOURNAL SQUARE (28)	600	17,390	3,600	-
127	438 SUMMIT AVENUE (3)	-	-	-	135	218	376 SUMMIT AVENUE (1)	-	-	-	-
132	150 VROOM STREET (5)	16	-	2,785	-	220	696-702 SUMMIT AVENUE (1)	-	-	-	-
133	810 PAVONIA AVENUE (4)	17	-	-	-	-	-	-	-	-	-

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING
<b>PROJECTS UNDER CONSTRUCTION</b>						<b>SUMMARY:</b>					
3	JOURNAL SQUARE PHASE 3 / KRE (20)	600	-	14,000	215	136	33-35 VAN REIPEN / 618 PAVONIA AVENUE (27)	422	-	26,883	-
36	CANCO LOFTS PHASE 2 (8)	327	-	-	330	138	3080 JOHN F. KENNEDY BLVD (8)	99	-	4,930	50
41	HUDSON COUNTY COURTHOUSE (8)	-	-	-	-	111	522 SUMMIT AVENUE (25)	340	-	4,264	-
131	531 MONTGOMERY AVENUE (2)	-	18,722	-	-	156	407-413 SUMMIT AVENUE (19)	148	-	4,865	10
139	654-660 NEWARK AVENUE (5)	24	-	-	27	150	308 ACADEMY STREET (4)	5	-	-	-
137	52 OAKLAND AVENUE (15)	297	99,822	7,229	181	162	845 BERGEN AVENUE	-	-	-	-
138	345 BALDWIN AVENUE (13)	115	-	1,845	21	169	242-244 BEACON AVENUE	-	-	-	-
116	28-32 VAN REIPEN AVENUE (27)	235	7,723	7,682	-	160	21-29 VAN REIPEN AVENUE (27)	612	30,727	-	-
122	51-53 HIGH STREET (4)	19	-	-	-	210	271-277 SIP AVENUE	-	-	-	-
125	161 VAN WAGENEN AVENUE (13)	121	-	-	38	203	416-435 SUMMIT AVENUE (26)	360	-	1,137	190
128	30-32 JONES STREET (9)	19	-	-	-	205	830-832 PAVONIA AVENUE (5)	21	-	-	-
131	50-52 VROOM STREET (6)	30	-	-	-	221	79 CENTRAL AVENUE	-	-	-	-

SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING
<b>RECENTLY COMPLETED DEVELOPMENT PROJECTS</b>						<b>SUMMARY:</b>					
1	2804 KENNEDY BLVD / SAFE SQUARE (12)	130	-	14,000	395	51	197 ACADEMY STREET	20	-	-	15
3	350 MADONIA AVENUE / CHISEN ESTATES (4)	15	-	-	-	52	63-65 FLEET STREET (2 & 3)	16	-	-	14
4	SCHOOL RENOVATION	-	-	-	-	54	148 OAKLAND AVENUE (4)	35	-	-	163
7	789 NEWARK AVENUE / HOTEL (4)	27	-	4,000	-	55	196 ACADEMY STREET (6)	122	-	-	-
5	JOURNAL SQUARE PHASE 1 / KRE (54)	540	-	4,000	163	56	285-313 JOHN F. KENNEDY BLVD. (8)	43	-	-	-
7	JOURNAL SQUARE PHASE 2 / KRE (70)	700	-	10,000	522	58	61-65 NEWARK STREET (5)	28	-	-	-
11	100 NEWARK STREET / KENNEDY LOFTS (5)	56	-	-	-	61	257 ACADEMY HCCC STEM (6)	0	70,070	-	-
12	HCCC LIBRARY - 112K SF (6)	-	-	-	-	67	880 BERGEN AVENUE (10)	05	-	3,337	11
13	60 VAN REIPEN AVENUE (3)	9	-	-	-	68	362 SUMMIT AVENUE (6)	69	-	1,740	18
14	38 VAN REIPEN AVENUE (3)	4	-	-	-	78	3 PERRINE AVENUE (5)	37	-	-	-
16	604 NEWARK AVENUE (5)	9	-	3,450	-	81	37-47 HIGH STREET (5)	95	-	1,318	6
19	720 BERGEN AVENUE (5)	58	-	3,219	32	88	55 JORDAN AVENUE (16)	282	-	4,340	112
20	52 ORDMOND STREET (5)	-	-	-	-	91	96-100 TWEED AVENUE (6)	30	6,934	7,757	-
21	87-97 NEWARK STREET (14)	132	21,506	5,008	-	93	244 ST PAULS AVENUE (6)	99	-	-	50
22	162 ACADEMY STREET / TOWNSITE (7)	56	-	-	35	99	76 COTTAGE STREET (5)	16	463	-	-
24	707 BALDWIN AVENUE (1)	-	-	-	-	101	348 BALDWIN AVENUE (6)	45	-	-	21
24	707 BALDWIN AVENUE (5)	8	-	-	-	103	29-29 COTTAGE STREET (20)	160	12,688	-	-
25	655-67 SKILLMAN AVENUE (5)	48	-	-	22	104	71-79 COTTAGE STREET (7)	32	1,010	-	-
27	3075 JOHN F. KENNEDY BLVD (8)	83	-	3,709	19	103	386 SUMMIT AVENUE (5)	4	-	948	-
28	JOURNAL SQUARE PHASE II (13)	219	-	-	-	120	76 PALM AVE (4)	15	-	-	10
50	50 DEY STREET - CANCO LOFTS PHASE 1 (8)	224	-	17,862	-	130	34-36 VROOM STREET (4)	8	-	-	-
51	PUBLIC SCHOOL - ELEMENTARY	-	-	-	-	145	34-36 JONES STREET (6)	10	-	879	-
52	ST. PETER'S UNIVERSITY STUDEN CTR (6)	-	-	-	9	148	293 ACADEMY STREET (6)	79	-	-	-
54	119 COTTAGE STREET (4)	3	-	-	3	147	762 MONTGOMERY STREET (6)	72	-	-	-
56	26 SENATE PLACE (6)	266	-	5,667	129	146	647 SUMMIT AVENUE (1)	-	-	7,284	27
37	688 NEWARK AVENUE / MANAFINE ARTS (3 & 6)	-	2,000,000	-	33	160	845 NEWARK AVENUE (2)	-	-	-	-
43	860-862 NEWARK AVENUE (4)	11	-	3,265	-	167	2 TROY STREET (3)	8	-	-	4
44	60-62 NEWARK STREET (5)	20	-	-	-	168	106 WAWERLY STREET	-	-	-	-
45	650-654 MONTGOMERY STREET (5)	22	-	900	23	160	132 HOPKINS AVENUE	-	-	-	-
47	76 ST. PAULS AVENUE (5)	55	-	-	60	181	97 LAIDLAW	-	-	-	-
46	100-160 ACADEMY STREET (5)	81	-	1,120	30	182	3235 JOHN F. KENNEDY BOULEVARD	-	-	-	-
50	205 BALDWIN AVENUE (6)	42	-	-	15	-	-	-	-	-	-

SITE	PROJECT NAME (STORIES)	SITE	PROJECT NAME (STORIES)
<b>NEW OPEN SPACE AND PUBLIC AMENITIES</b>			
2	RENOVATED JOURNAL SQUARE PLAZA	30	NEW PLAZA
6	NEW PATH PLAZA BY KRE	50-2	PLAZA AND PROMENADE
10	NEW PARK	107	RESERVOIR #2
30	CANCO LOFTS PARK	-	-

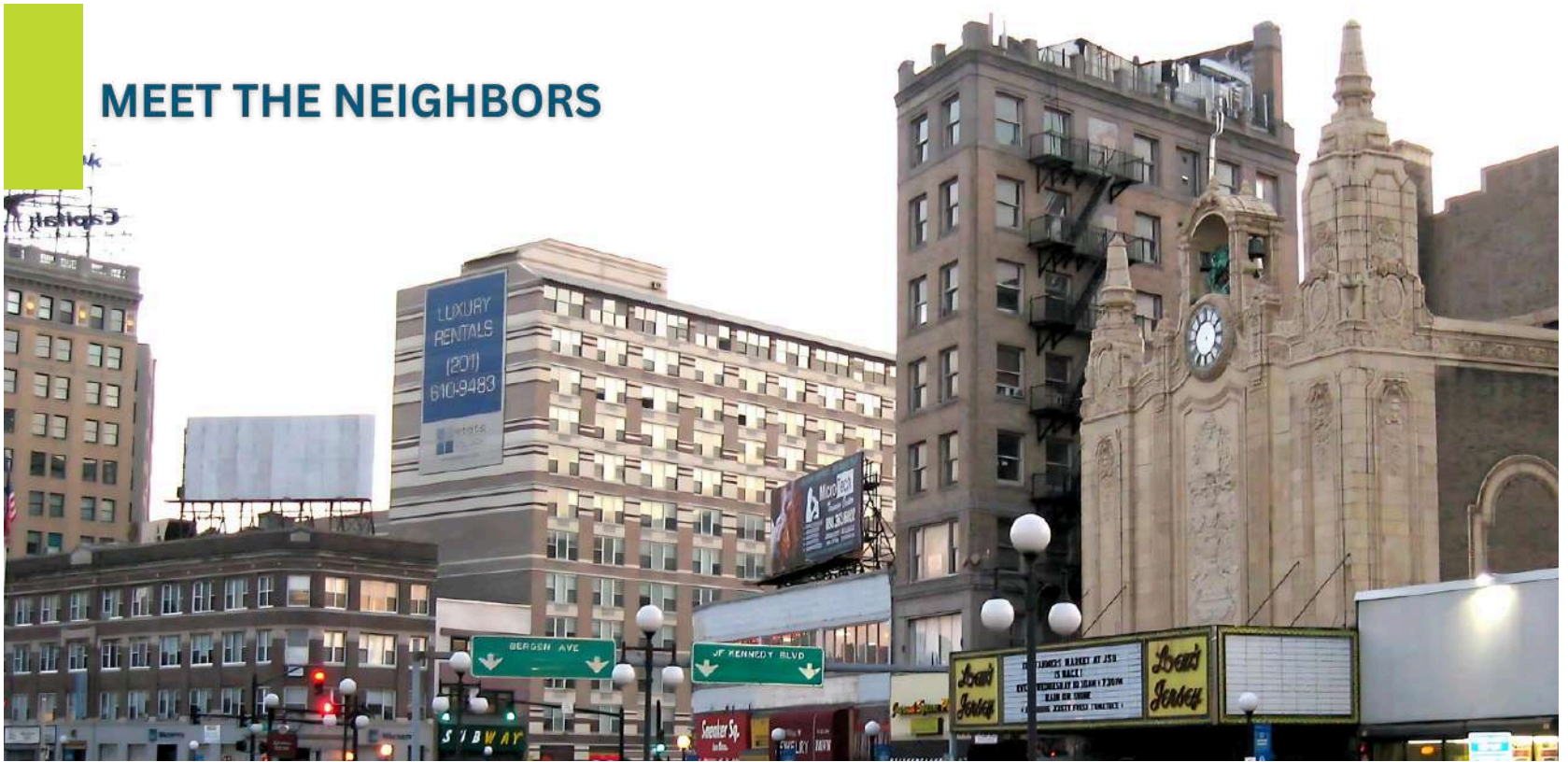
<b>TOTAL:</b>				UNITS	OFFICE	RETAIL	PARKING
				22,443	2,617,765	650,144	9,838

AFFORDABLE HOUSING PRODUCTION SINCE 2013

SITE	PROJECT NAME	AFFORDABLE UNIT	TOTAL UNITS
69	55 JORDAN AVENUE	55	563
18	688-700 MONTGOMERY STREET	58	517
23	711 MONTGOMERY STREET	57	285
219	60 JOURNAL SQUARE	48	400
<b>TOTAL:</b>		241	1,474



## MEET THE NEIGHBORS



**Journal Square** in Hudson County stands out as one of New Jersey's premier residential locales. Situated within Jersey City, Journal Square embodies a vibrant blend of business, residential charm, and key transportation connections. Its urban landscape offers a bustling atmosphere, predominantly catering to renters. The neighborhood boasts a plethora of dining spots, bars, cafes, and parks, making it a favored choice among young professionals.

Positioned as Jersey City's northern district, just beyond Downtown Jersey City and The Heights, Journal Square serves as a pivotal transportation hub. Central to this role is the Journal Square Path Station, enabling swift access to New York City in under 20 minutes. This area represents a robust market within Jersey City, characterized by consistent growth and promising prospects for future appreciation.

Journal Square shares similarities with other flourishing neighborhoods in Jersey City, like Hamilton Park. It features a mix of historic brownstone residences and centralized commercial properties, fostering a community-oriented layout supported by robust infrastructure and diverse transport options. This setup positions Journal Square as a prime candidate for continued expansion and increased property value in the years ahead.

### CONVENIENT TRANSPORTATION



- The building is approximately a 5 minute walk to the Sip Ave at Tonelle Ave bus stop which provides a 30 minute trip into Midtown Manhattan.
- The building is located 0.4 miles to the Journal Square Path Station with direct access to NYC.

### PRIME LOCATION



- Right of of Bergen Ave in Journal Square.
- 15-25 minutes to NYC and minutes from Hoboken & Historic Downtown Jersey City.
- Residents have quick access to key employment centers of Manhattan.
- Minutes from Hoboken and Historic Downtown Jersey City.
- Easy access to Garden State Parkway, I-95, I-78, Route 1&9 and more.



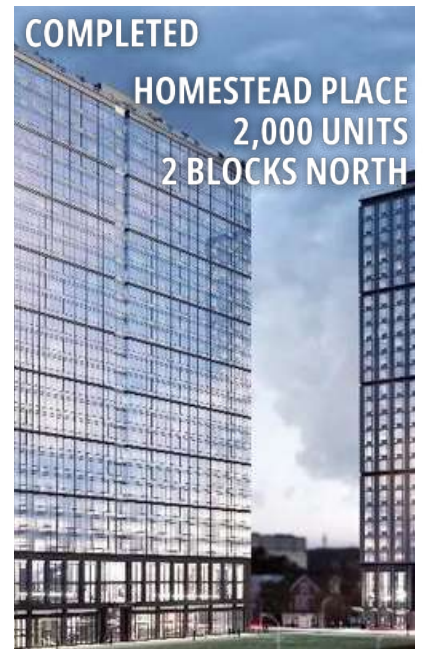


**COMPLETED**

**626 NEWARK AVE.  
500 UNITS  
2 BLOCKS NORTH**



**510 SUMMIT AVE.  
900 UNITS NEIGHBORING PROPERTY**



**COMPLETED**

**HOMESTEAD PLACE  
2,000 UNITS  
2 BLOCKS NORTH**



**COMPLETED**

**421-425 SUMMIT AVE.  
700 UNITS  
1 BLOCK SOUTH**



**COMPLETED**

**URBY  
400 UNITS  
1 BLOCK NORTH**



**491 SUMMIT AVE.  
605 UNITS  
NEIGHBORING PROPERTY**



**UNDER CONSTRUCTION**

**SINGH TOWER  
209 UNITS  
4 BLOCKS NORTH**





## **BOBBY ANTONICELLO JR.**

**Licensed Real Estate Broker**

Jersey City, New Jersey

bobby@gridcre.com

(551) 795 2836

**Robert (Bobby) Antonicello Jr.** specializes in commercial brokerage at Grid Real Estate LLC along New Jersey’s Gold Coast. He is best known for his expertise in retail leasing, investment sales, and redevelopment “dirt” deals in Jersey City. Spending much of his time on retail leasing, he strives to provide his clients creative solutions to produce income on their investments and help new/existing businesses succeed. He is profoundly loyal to each client. In his eyes building and maintaining relationships are critical to the success of all parties.

Over the past six (6) years at Grid he has sourced some of the largest land transactions in Jersey City and worked alongside some of Jersey City’s largest redevelopment projects both on the advisory and the retail leasing side. Bobby joined Grid Real Estate from CBRE where he was responsible for working with national retailers and institutional landlords on the retail leasing end, both in new development and shopping centers, throughout the state of New Jersey. Prior to CBRE, he was a leasing representative at the Palisades Center Mall with Pyramid Management Group where he canvassed and marketed multiple malls and power center properties in New York and Massachusetts. He managed all property inquiries and activity while compiling the prospective client database and conducting property visits with prospective clients. Prior to joining Pyramid, he interned with the Jersey City Redevelopment Agency and City Hall. It was here that he learned his true passion for development and developed a deep love for Jersey City.

Bobby earned a Bachelor of Arts Degree in Global Communication and a minor in Business from the Ramapo College of New Jersey and is in the process of completing his CCIM designation. He is a member of the International Council of Shopping Centers in New Jersey and the Urban Land Institute.

In his free time, Bobby enjoys playing golf, traveling and volunteering with his wife Leah at the Boys and Girls Club of Hudson County where they raise money to provide boxed Thanksgiving meals to families in Jersey City and Hoboken.





## ANDREW CRISARA

**Licensed Real Estate Salesperson**

Jersey City, New Jersey

andrew@gridcre.com

(646) 522 9125

**Andrew Crisara** is a client-oriented real estate resource and has a passion for offering the highest level of expertise, service, and dedication to his clients and customers. As a 12-year resident of Jersey City, he has vast knowledge of the local market and its surrounding emerging neighborhoods. Andrew has a background in property management and new construction leasing and has helped facilitate growth for his developer clients, including leasing six Class A new construction buildings.

He earned the NJAR Circle of Excellence every year since 2016. Andrew thrives in a highly competitive real estate environment and will contribute to your success as a seller, buyer, investor, or developer through his diligence, responsiveness, and commitment.



[CLICK HERE TO REGISTER FOR AUCTION](#)

201 Marin Blvd, Unit 106, Jersey City, NJ 07302  
www.gridcre.com | (201) 300 - 6489

