

# AVAILABLE FOR LEASE

## THE ORCHARD

### 711 MONTGOMERY

### JERSEY CITY, NJ

#### SIZE

- 1,261 SF - 5,189 SF Available
- SPACE 1:** 2,379 SF (Orchard Street)
- SPACE 2:** 2,810 SF (Montgomery Street)
- SPACE 3:** 1,261 SF (Montgomery Street)
- (Space 2 + 3 can be combined)

#### FRONTAGE

- SPACE 1:** 25 FT along Orchard Street
- SPACE 2:** 50 FT along Montgomery Street
- SPACE 3:** 40 FT along Montgomery Street

#### LEASE TYPE:

NNN

#### ASKING RENT

Upon Request

#### HIGHLIGHTS:

- Brand new retail space located at the base of brand new residential high-rise in Jersey City; McGinley Square Neighborhood. 285 units above and across from brand new 287 unit high rise.
- Dynamic daytime activity and lively evening nightlife in a growing neighborhood next to the bustling Journal Square and Downtown areas.
- Walking distance of Journal Square PATH Station, steps from Saint Peter's University, and Hudson Catholic High School.
- Located on a highly visible block of Montgomery Street and steps from Bergen Avenue.
- Hundreds of new residential units under construction in the immediate area.

#### NEIGHBORING RETAILERS:



STEAK-N-TAKE

Cafe Alyce



## BOBBY ANTONICELLO JR.

201 Marin Blvd, Unit 106, Jersey City, NJ 07302

(201) - 300 6489 | bobby@gridcre.com



# McGINLEY SQUARE NEIGHBORHOOD



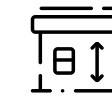
## LOCATION

Located on busy Montgomery St between Orchard and Bergen Ave.  
1 block from St Peter's University and Hudson Catholic High School.  
5 Blocks to Journal Square PATH.



## DELIVERY BOX

Vanilla Box



## CEILING HEIGHT

27'



## POSSESSION

Immediate



## TRAFFIC COUNT

Montgomery St 14,564 VPD  
Orchard St 3,100 VPD



## ZONING

Commercial



## EDUCATION



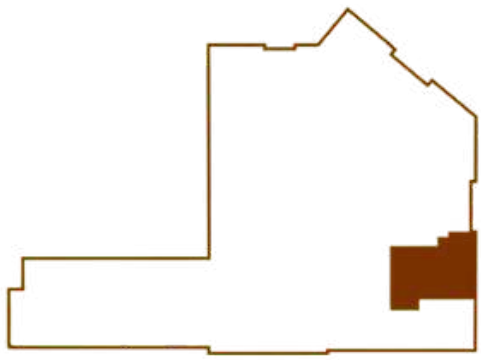
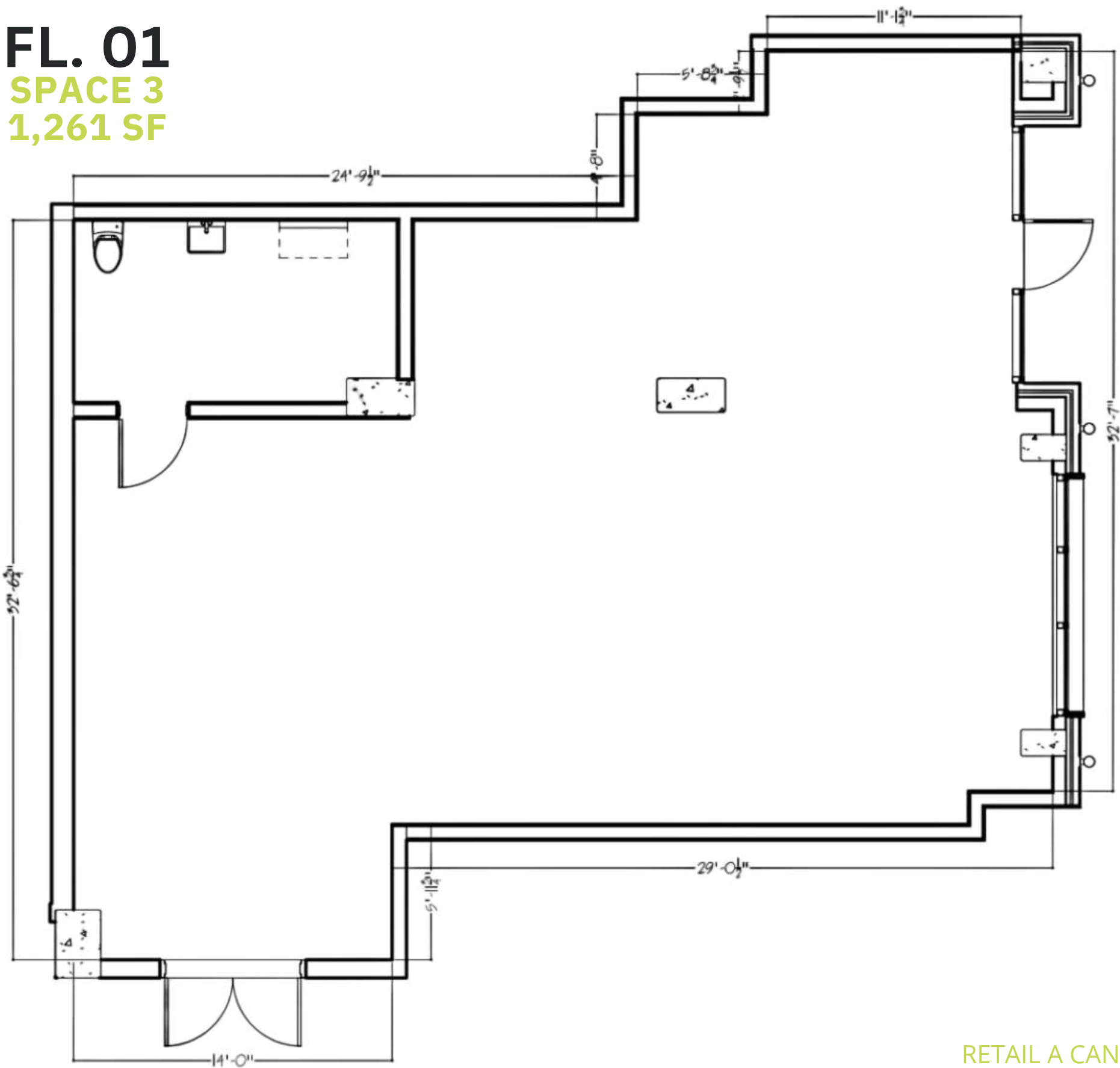
**3,000** Students



**1,000** Students

# FLOOR PLAN

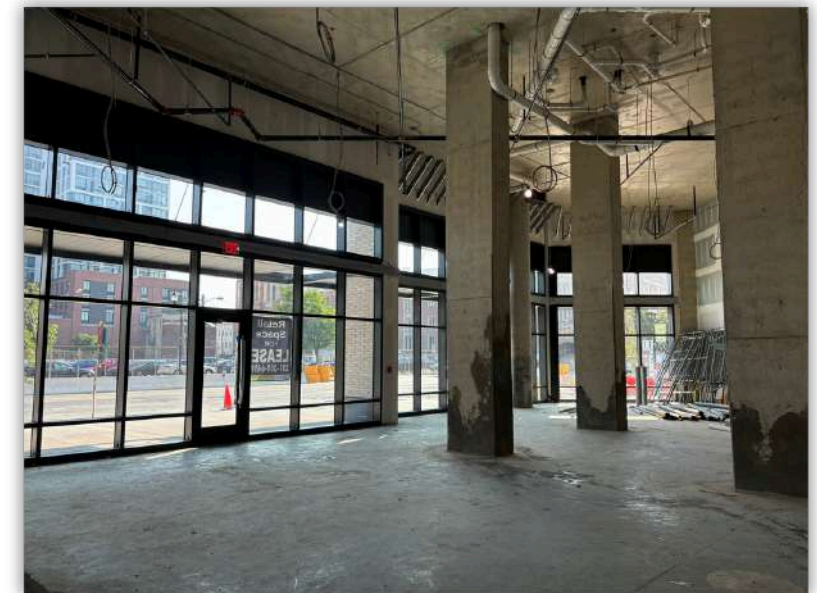
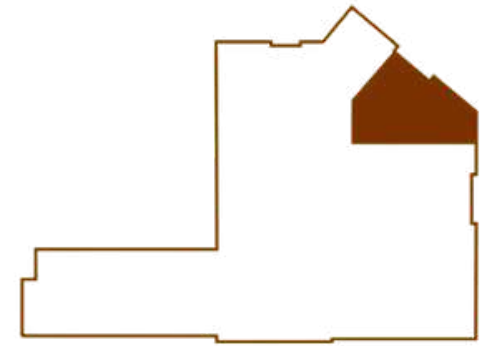
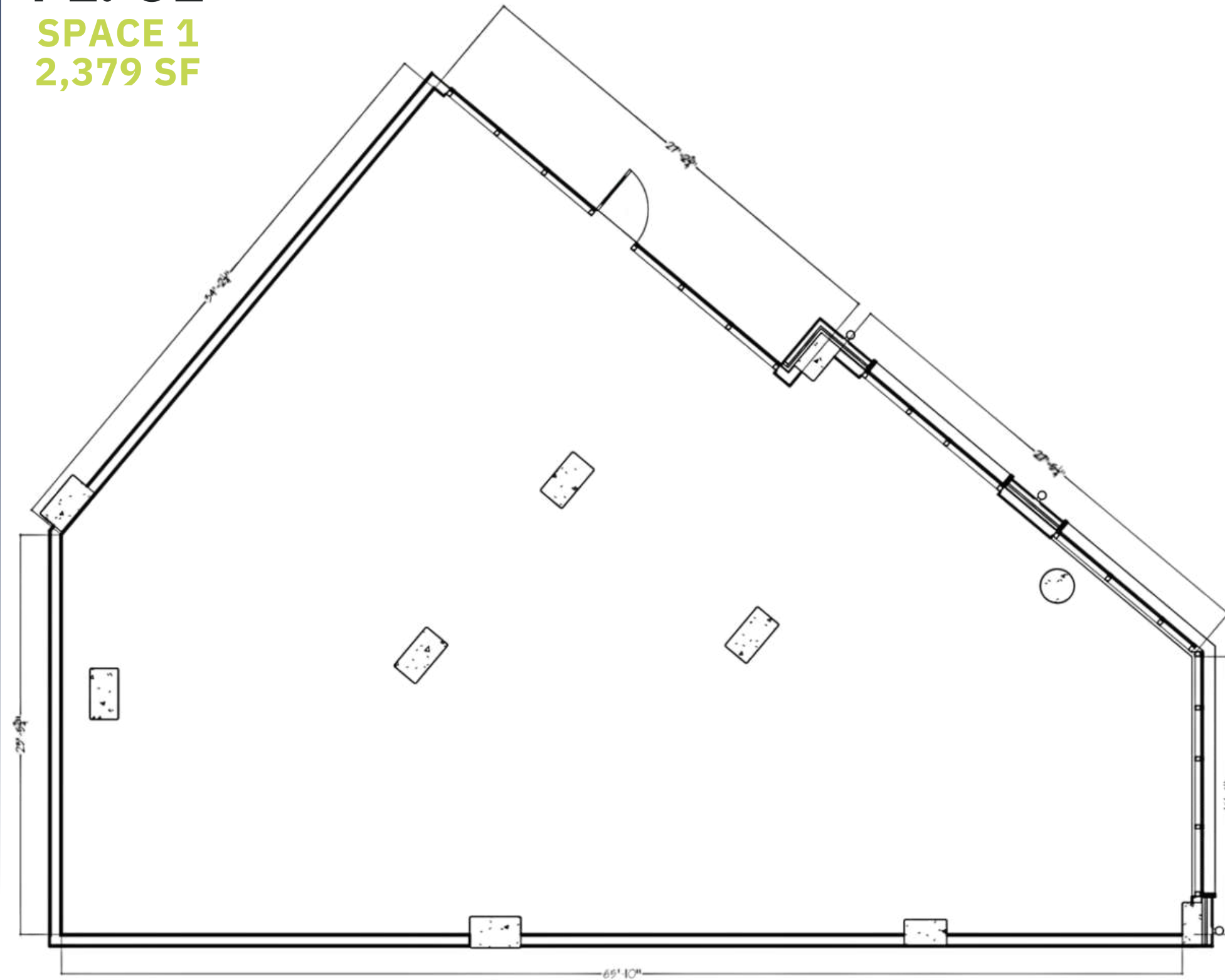
**FL. 01**  
**SPACE 3**  
**1,261 SF**



RETAIL A CAN BE COMBINED WITH RETAIL B. TOTAL SF 5,189

# FLOOR PLAN

**FL. 01**  
**SPACE 1**  
**2,379 SF**

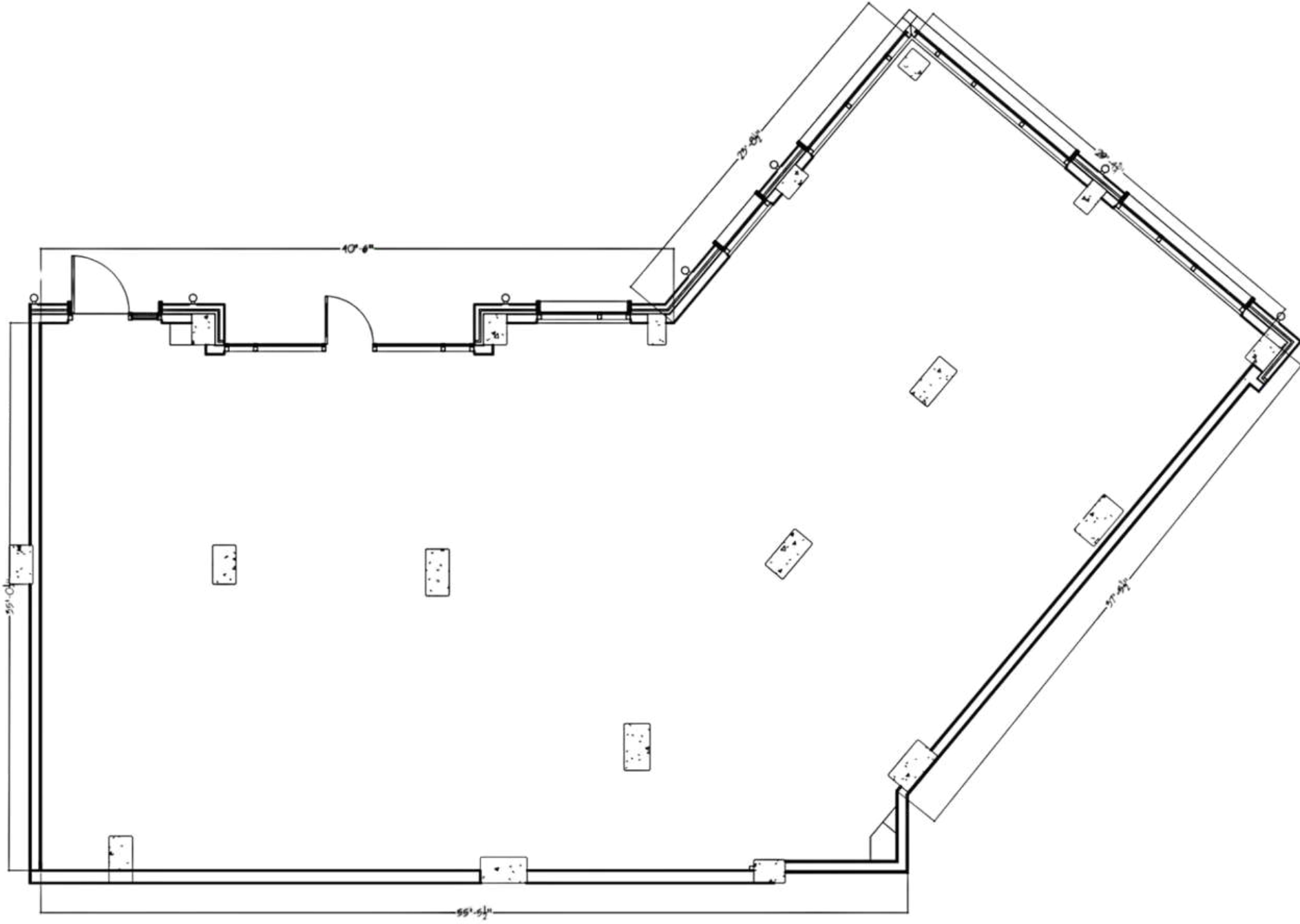
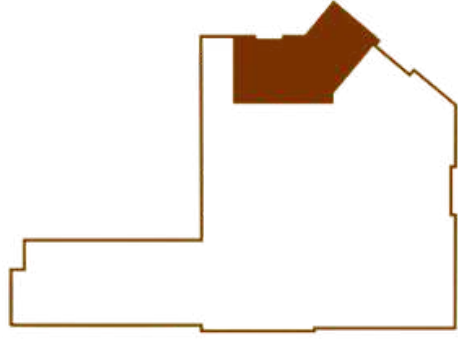


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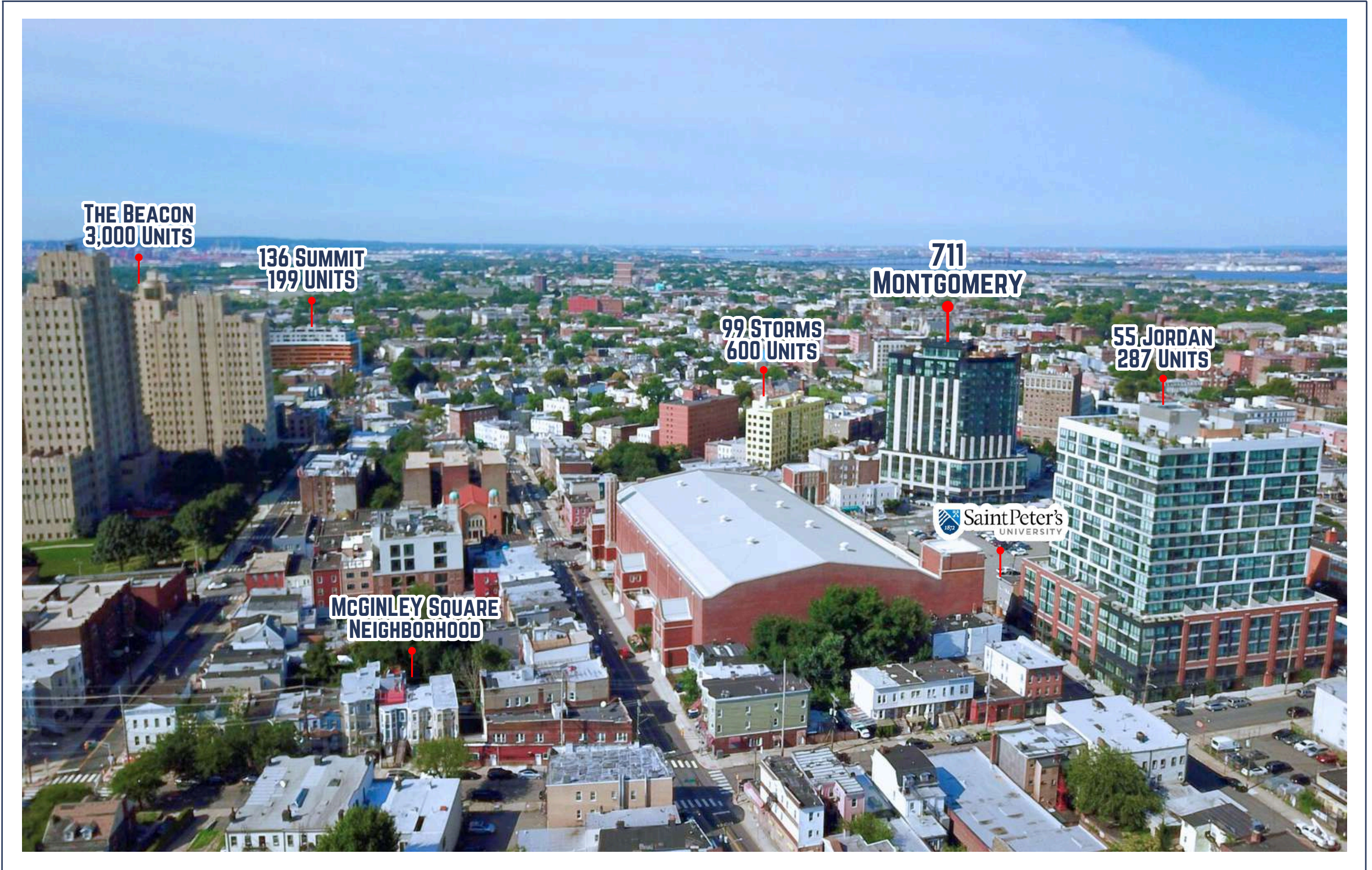
## FL. 01

SPACE 2  
2,810 SF

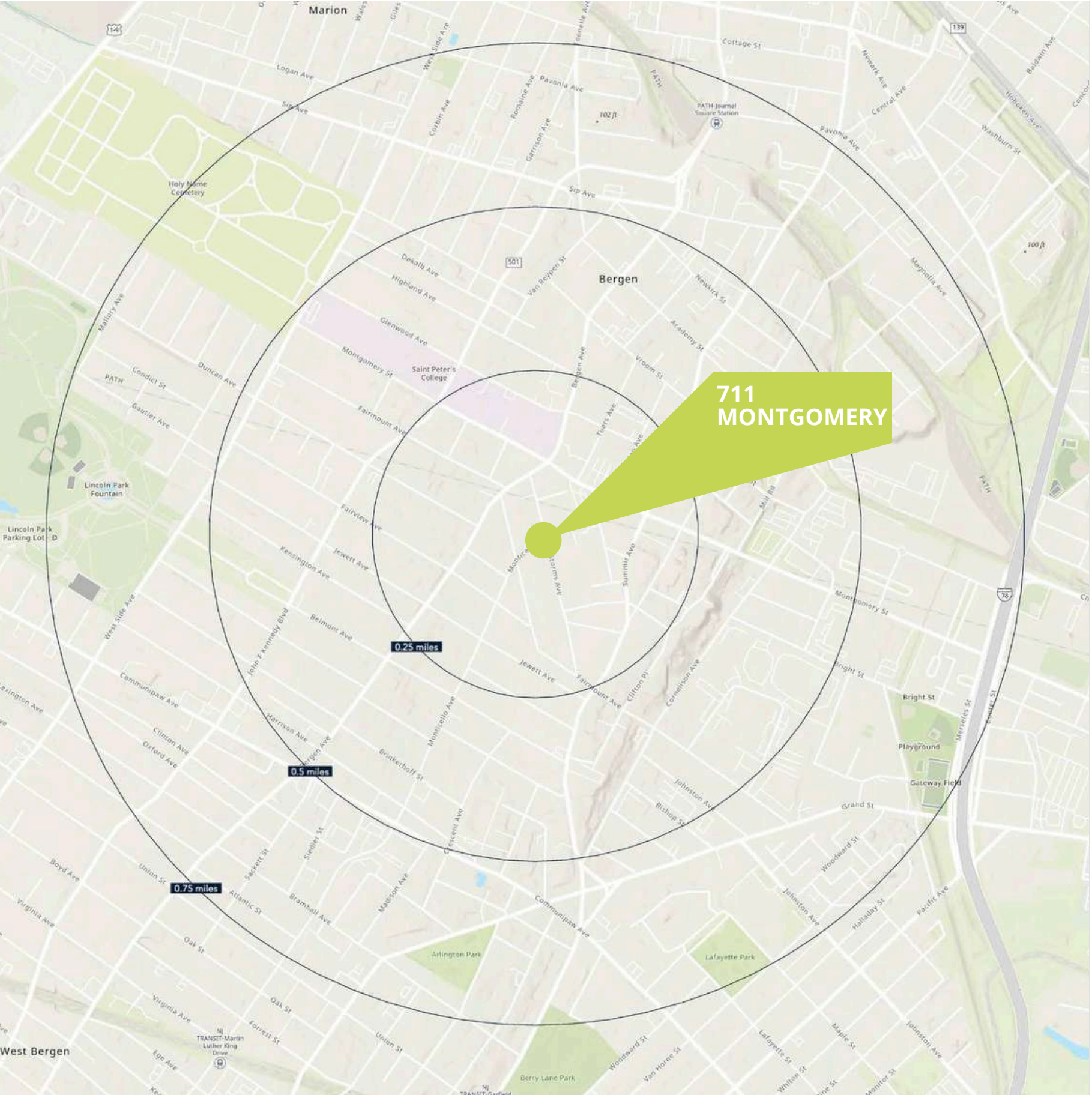


RETAIL A CAN BE COMBINED WITH RETAIL B. TOTAL SF 5,189

# AERIAL



# DEMOGRAPHICS



**711  
MONTGOMERY**

### .25 MILE RADIUS

**POPULATION**  
10,686  
**HOUSEHOLDS**  
4,820  
**MEDIAN AGE**  
36.1  
**COLLEGE GRADUATES** (Bachelor's +)  
3,822 - 51%

**TOTAL BUSINESSES**  
185  
**TOTAL EMPLOYEES**  
2,054  
**TOTAL DAYTIME POPULATION**  
7,866  
**AVERAGE HOUSEHOLD INCOME**  
\$93,517

### .5 MILE RADIUS

**POPULATION**  
33,093  
**HOUSEHOLDS**  
13,789  
**MEDIAN AGE**  
36.3  
**COLLEGE GRADUATES** (Bachelor's +)  
11,083 - 50%

**TOTAL BUSINESSES**  
614  
**TOTAL EMPLOYEES**  
9,348  
**TOTAL DAYTIME POPULATION**  
27,184  
**AVERAGE HOUSEHOLD INCOME**  
\$93,082

### .75 MILE RADIUS

**POPULATION**  
60,161  
**HOUSEHOLDS**  
24,589  
**MEDIAN AGE**  
36.1  
**COLLEGE GRADUATES** (Bachelor's +)  
19,831 - 48%

**TOTAL BUSINESSES**  
1,315  
**TOTAL EMPLOYEES**  
18,060  
**TOTAL DAYTIME POPULATION**  
51,244  
**AVERAGE HOUSEHOLD INCOME**  
\$92,465

\*2023 estimates