



AVAILABLE FOR LEASE

THE ORCHARD

711 MONTGOMERY

JERSEY CITY, NJ

SIZE:

1,063 SF - 5,190 SF Available

SPACE 1: 2,379 SF (Montgomery Street)

Divisible - 1,583 SF
Divisible - 1,131 SF

SPACE 2: 2,810 SF (Montgomery Street)

Divisible - 1,351 SF
Divisible - 1,063 SF

SPACE 3: 1,261 SF (Orchard Street)

FRONTAGE:

SPACE 1: 40 FT along Montgomery Street

SPACE 2: 50 FT along Montgomery Street

SPACE 3: 25 FT along Orchard Street

LEASE TYPE:

Modified Gross

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:



BOBBY ANTONICELLO JR.

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

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



McGINLEY SQUARE NEIGHBORHOOD



ROOFTOP AT 711 MONTGOMERY STREET



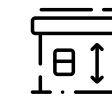
LOCATION

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 Block

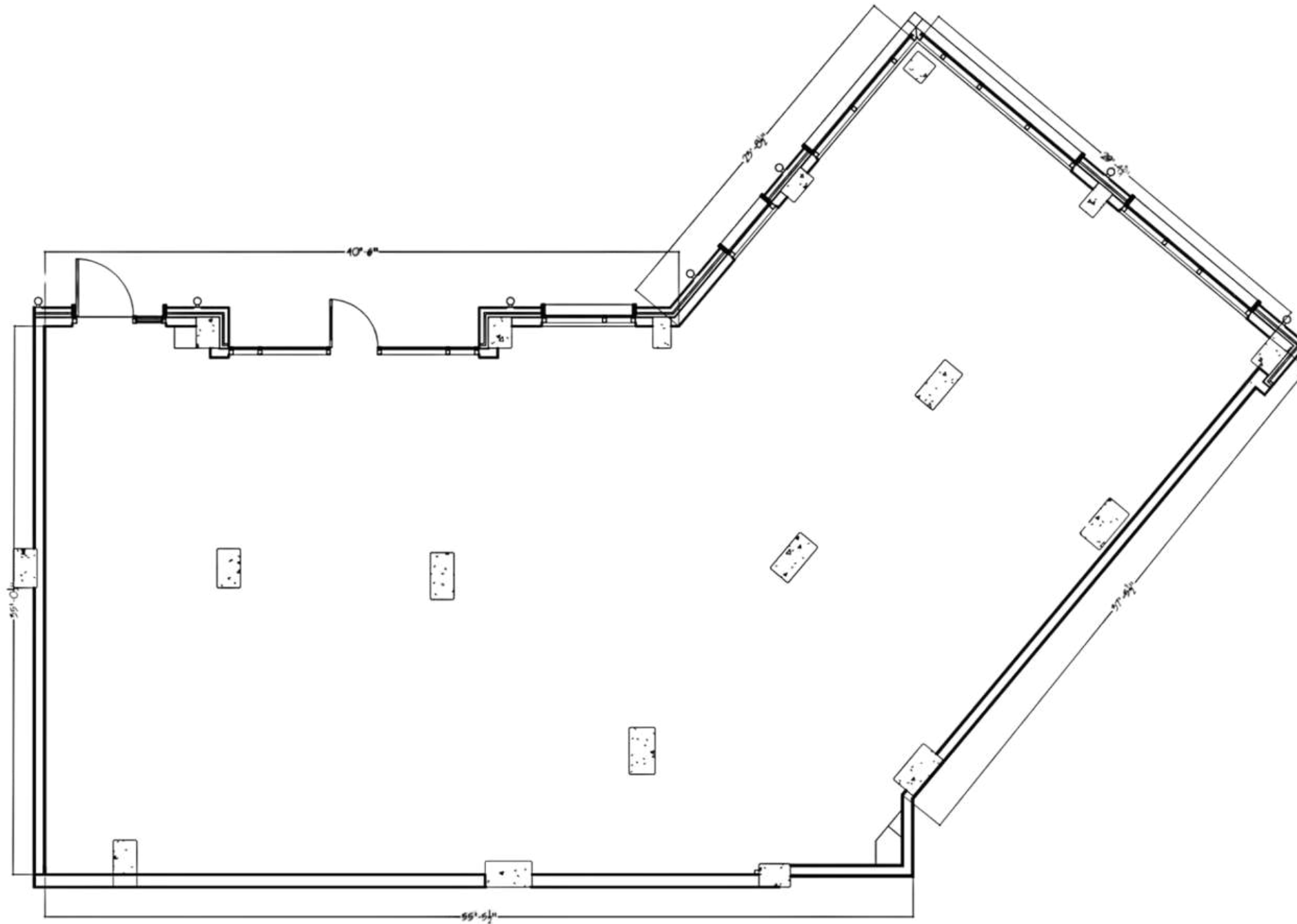
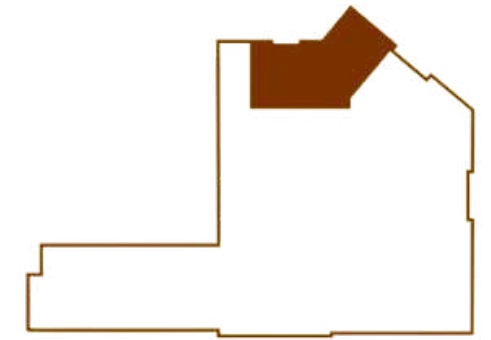


1,000 Students
1 Block

FLOOR PLAN

FL. 01

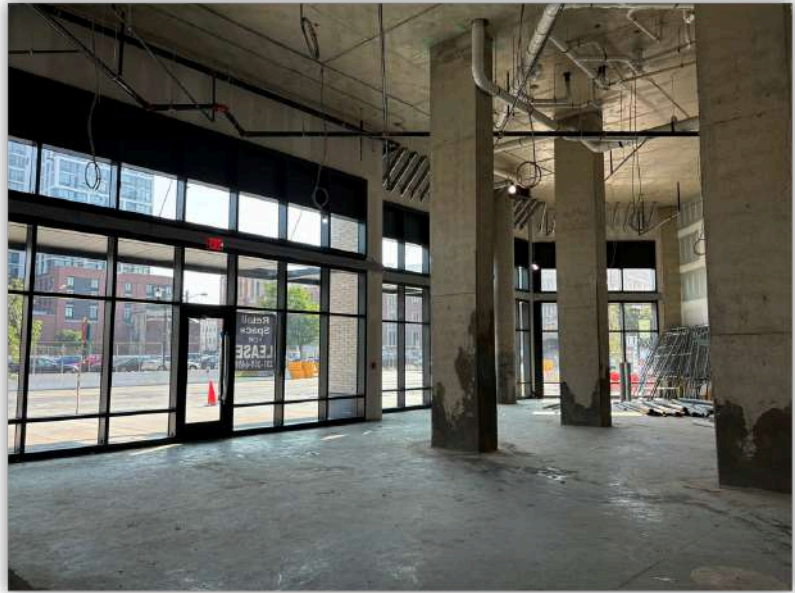
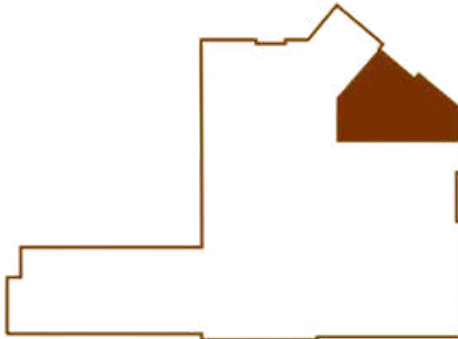
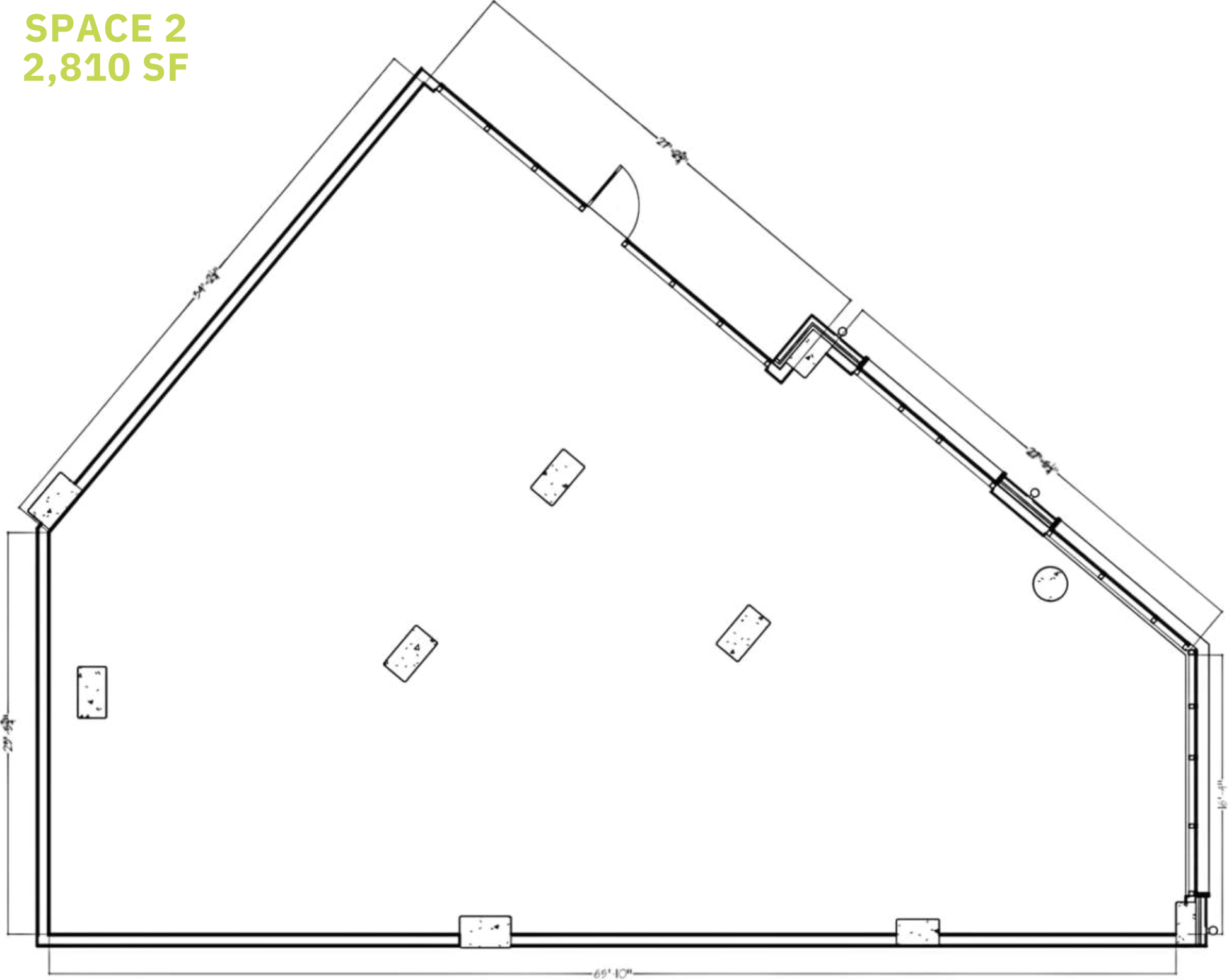
SPACE 1
2,379 SF



RETAIL 1 CAN BE COMBINED WITH RETAIL 2 TOTAL SF 5,189

FLOOR PLAN

FL. 01
SPACE 2
2,810 SF

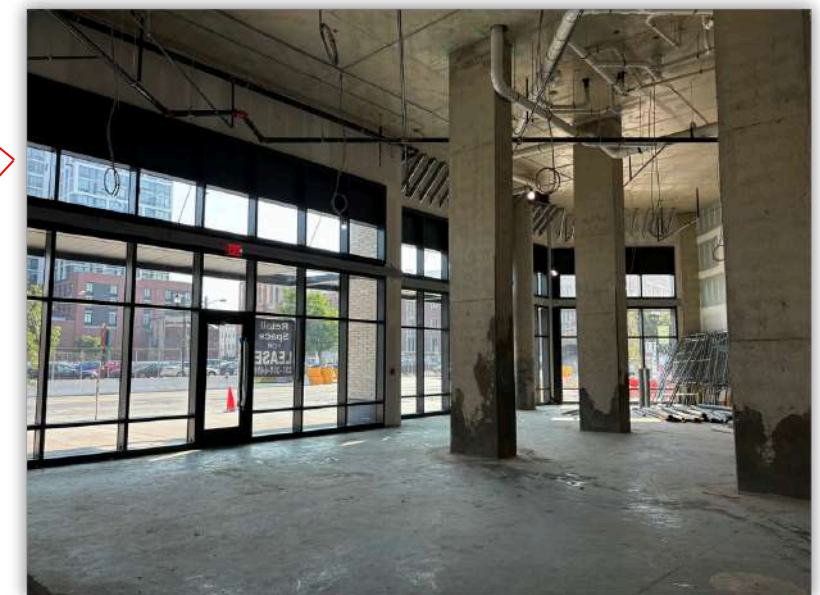
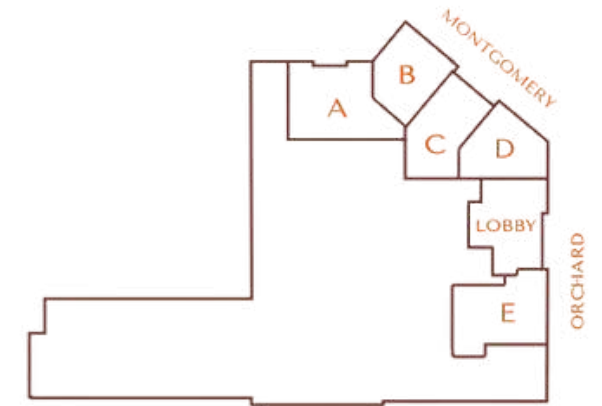
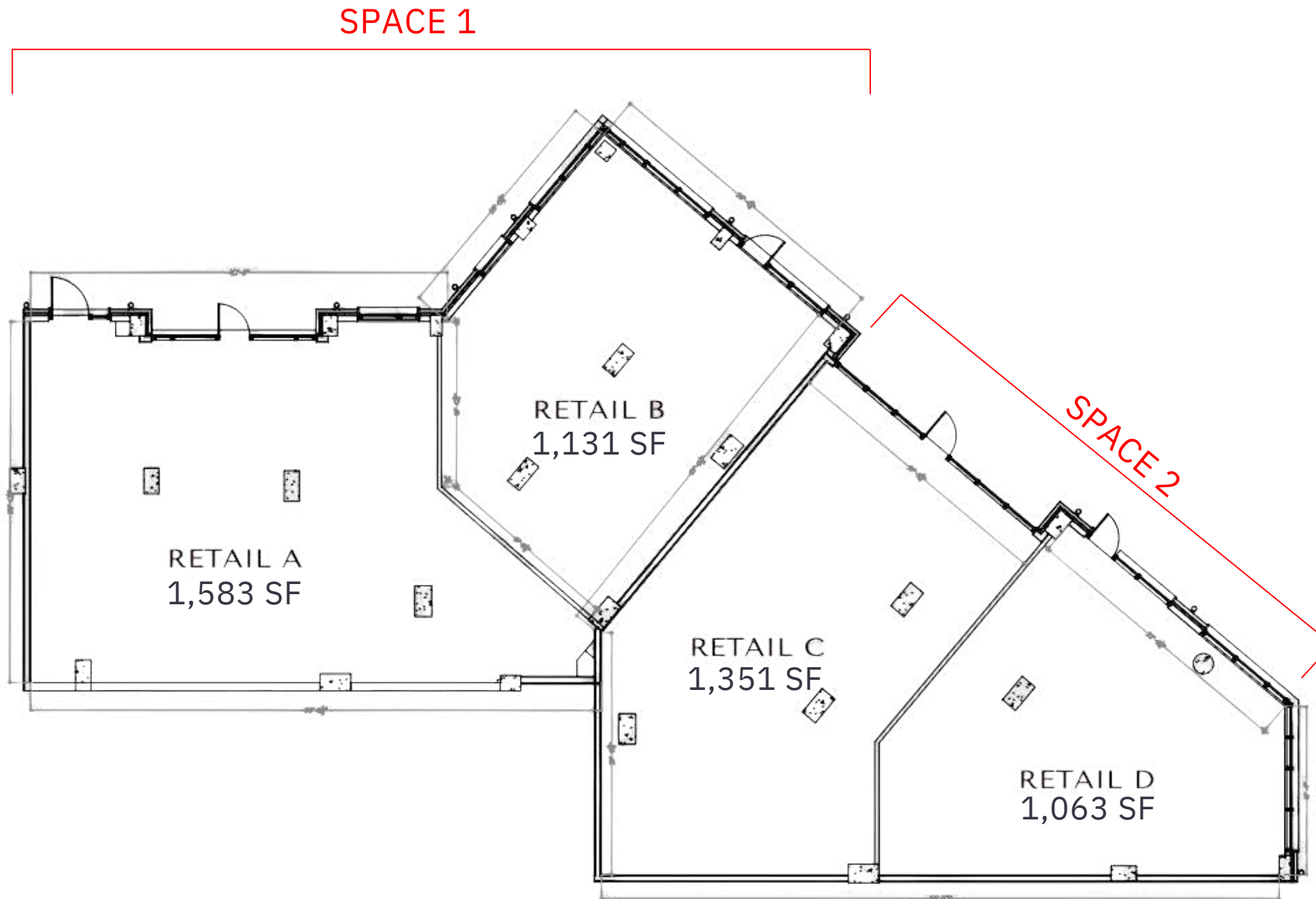


RETAIL 1 CAN BE COMBINED WITH RETAIL 2 TOTAL SF 5,189

FLOOR PLAN

FL. 01

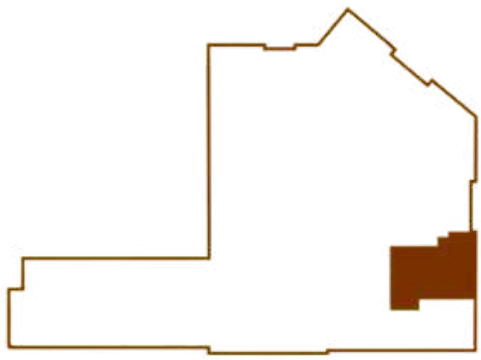
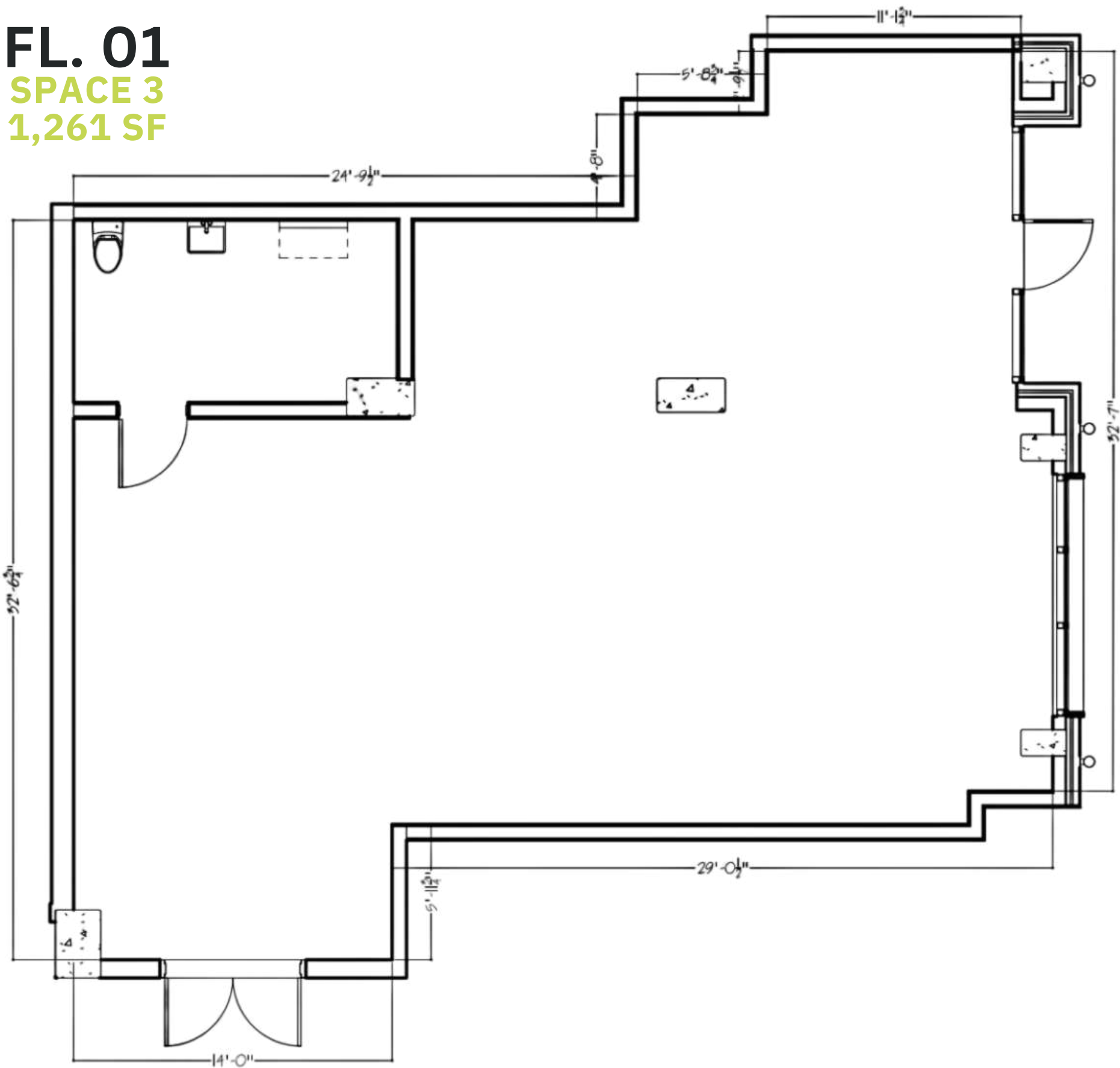
DIVISIBLE PLAN - SPACE 1 & 2



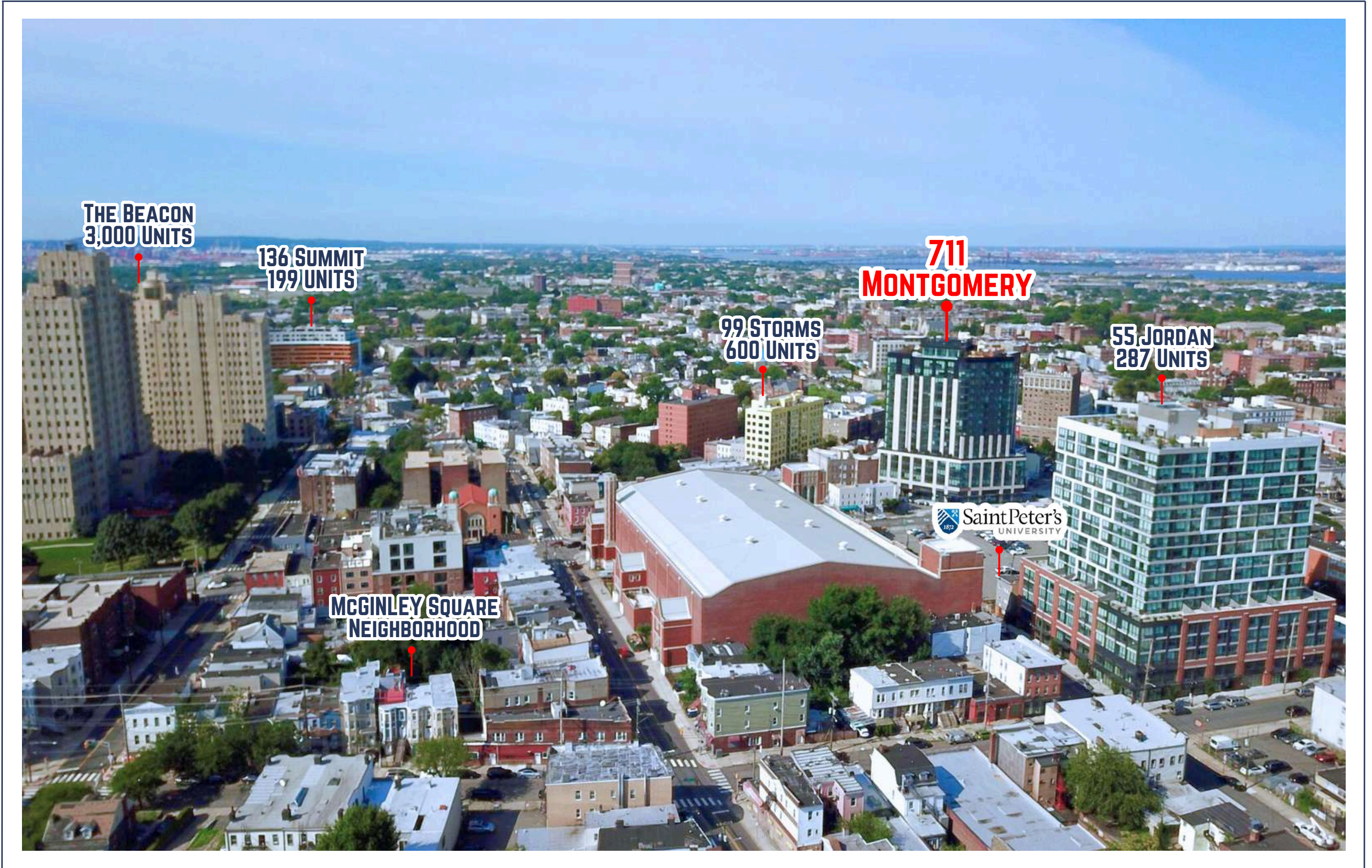
RETAIL 1 CAN BE COMBINED WITH RETAIL 2 TOTAL SF 5,189

FLOOR PLAN

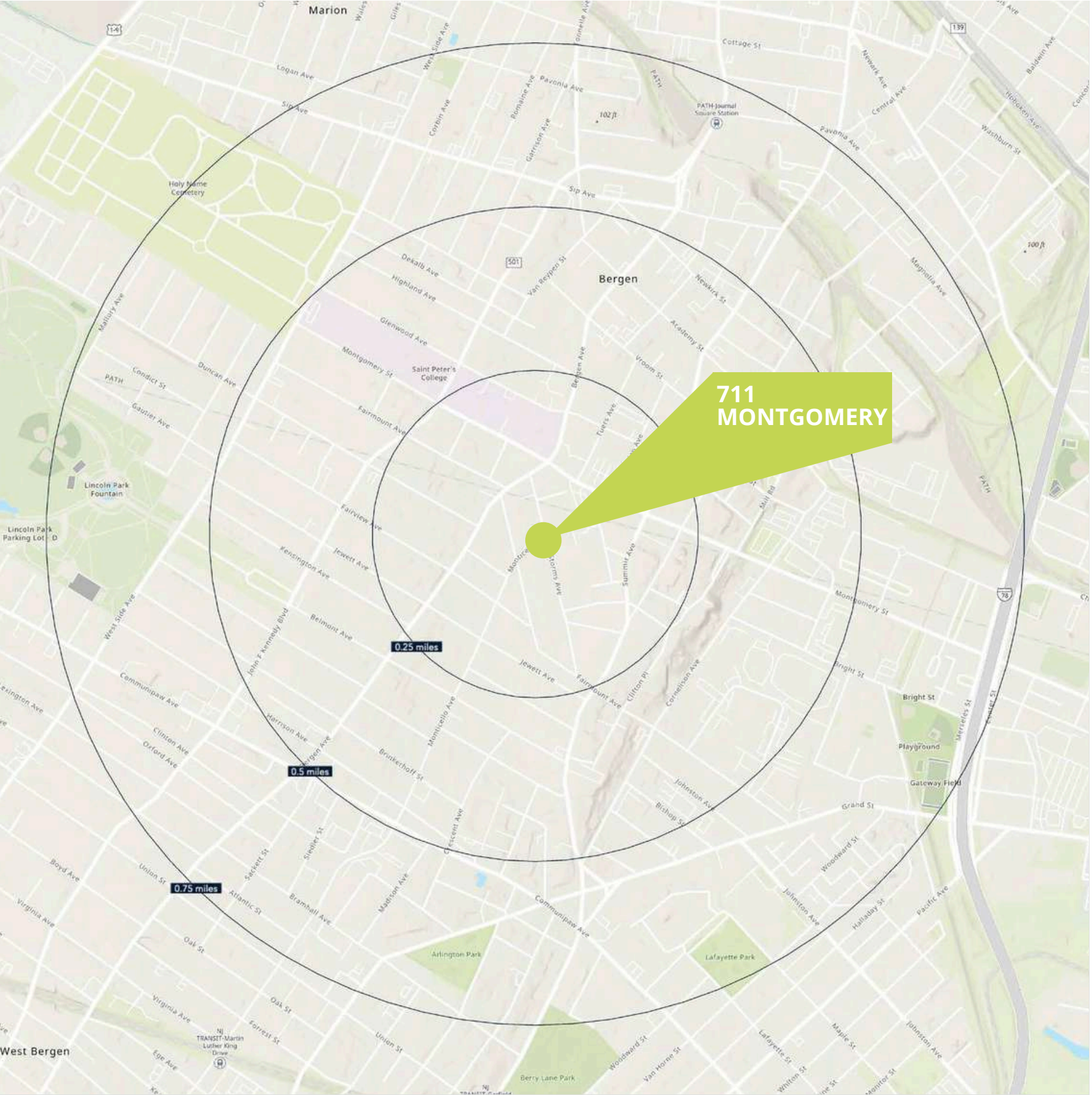
FL. 01
SPACE 3
1,261 SF



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