

J² JOURNALSQUARED

KRE
Kusheer Real Estate Group

National
REAL ESTATE ADVISORS



UNBELIEVABLE RETAIL OPPORTUNITY

**JOURNAL SQUARED
TOWER III**
605 Pavonia Ave, Jersey City

- Centre Pompidou Museum (2 Blocks)



- Frank Guarini Justice Center (2 Blocks)

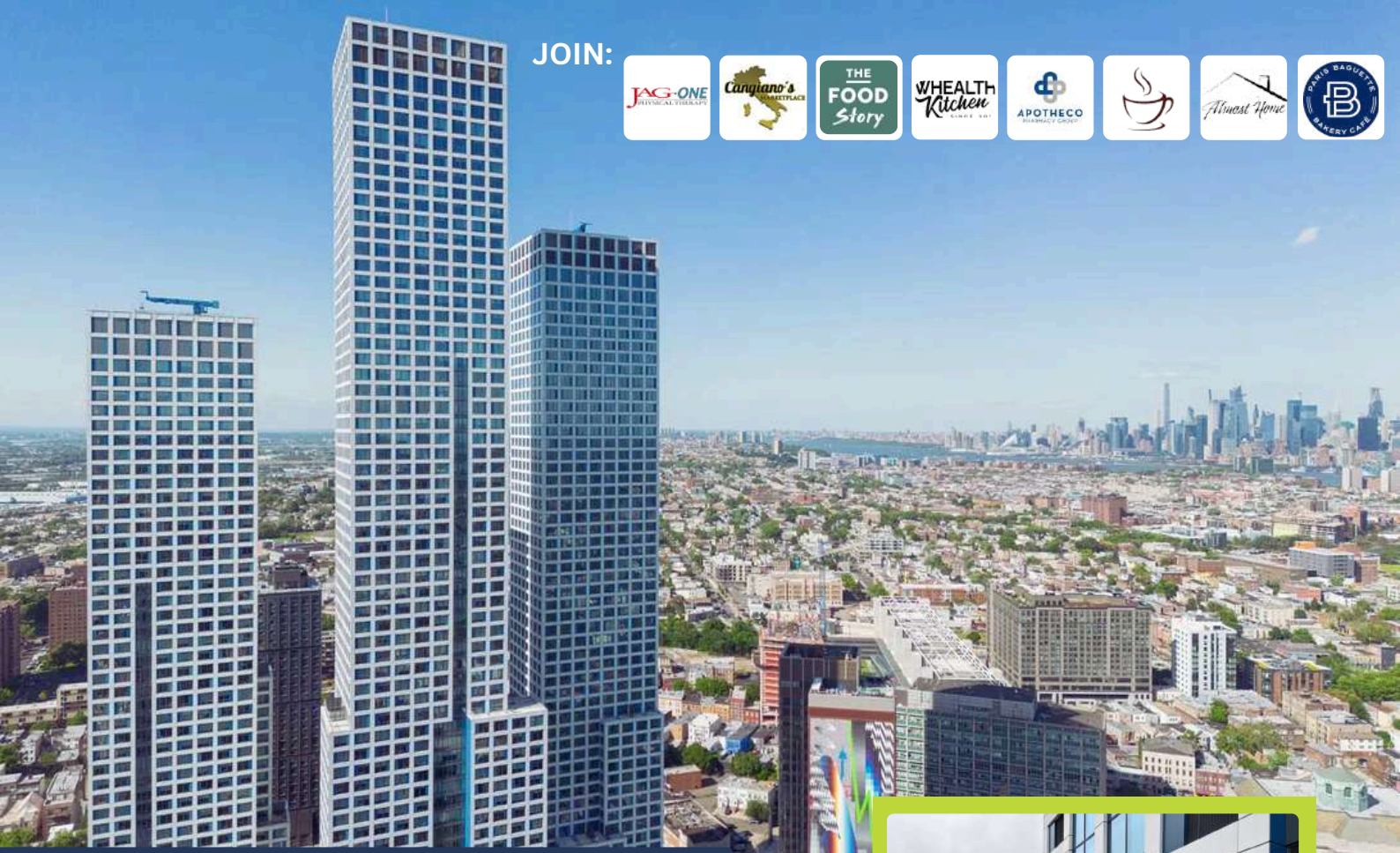


- URBYPark (1 Block)



- Loew's Theatre (1 Block)

JOIN:



JOURNAL SQUARED

605 Pavonia Ave, Jersey City, NJ

HIGHLIGHTS:

- 835 SF of ground floor retail located at the base of Journal Squared Tower III, a 60 story residential tower located directly above the vibrant Journal Square PATH.
- The third and final tower of this 3 phase development will be wrapping up construction in Mid 2024 with a completed total of 1,870 residential units.
- The 835 SF space fronts on Pavonia and Summit Ave, the absolute best corner in Journal Square. The space is located across from the Hudson County Superior Court House and 2 new 20 story towers along with the new 3 Acre Journal Square Park.



Outdoor Seating Area

LOCATION:

- Located directly above the Journal Square PATH.
- Positioned at the core of the Journal Square Central Business District.
- Directly across from the Hudson County Superior Court House and the Magnolia St. PATH Station Entrance.

SPACE AVAILABLE:

- Retail B Space: 835 SF
Located on Summit Avenue

FRONTAGE:

- 100 FT

CEILING HEIGHT:

- 20 FT

TERM:

- Negotiable

LEASE TYPE:

- NNN

ASKING RENT:

- Upon Request

NEIGHBORING RETAILERS:



October 2024

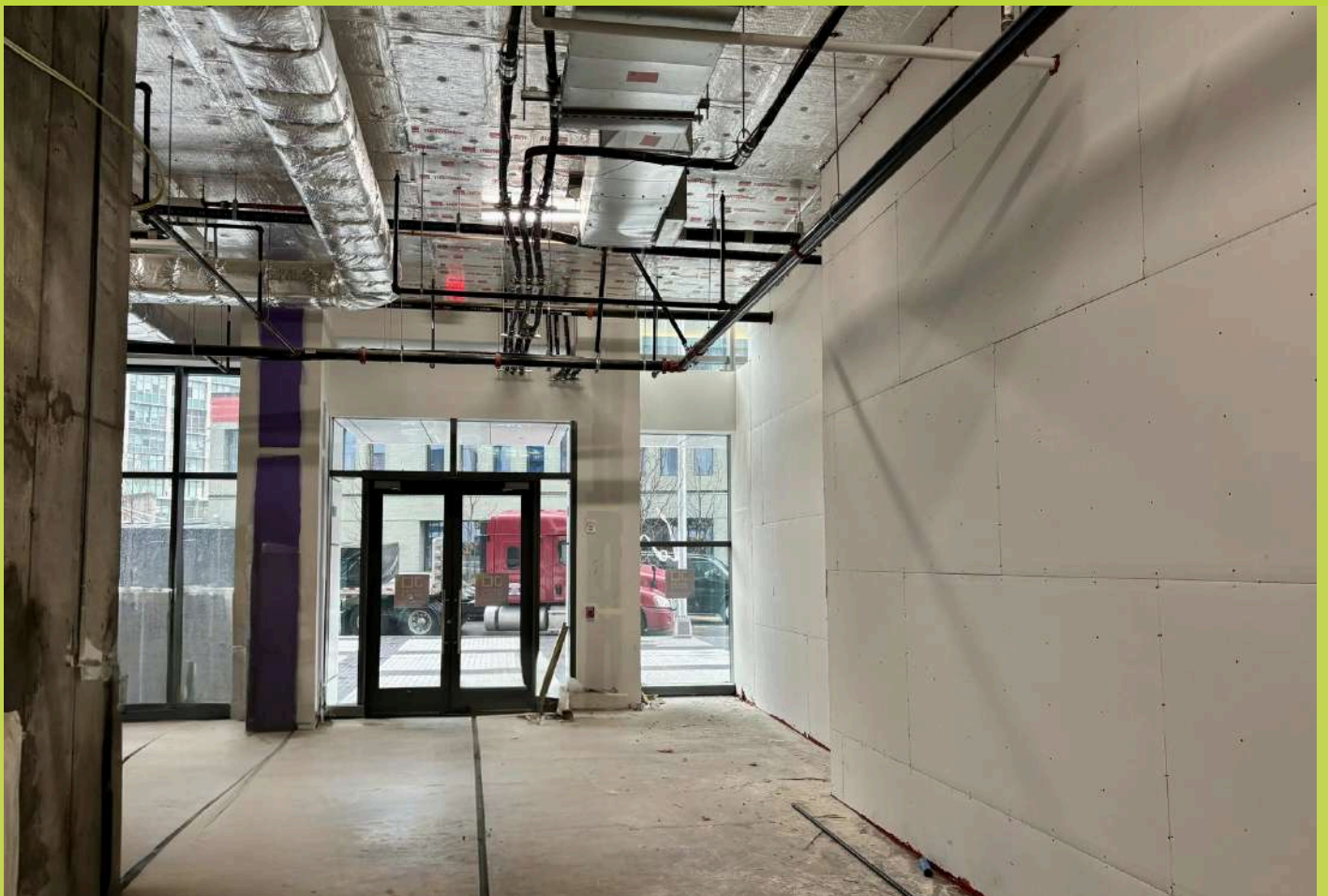


2021



2017





FLOOR PLAN LAYOUT



JOURNAL SQUARED
1000 MARSHALL BLVD
NEWARK, NJ 07102

PROJECT: JOURNAL SQUARED PHASE 3
DATE: 08/20/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SHEET NO: A3-004

PHASE 1
PHASE 2
PHASE 3



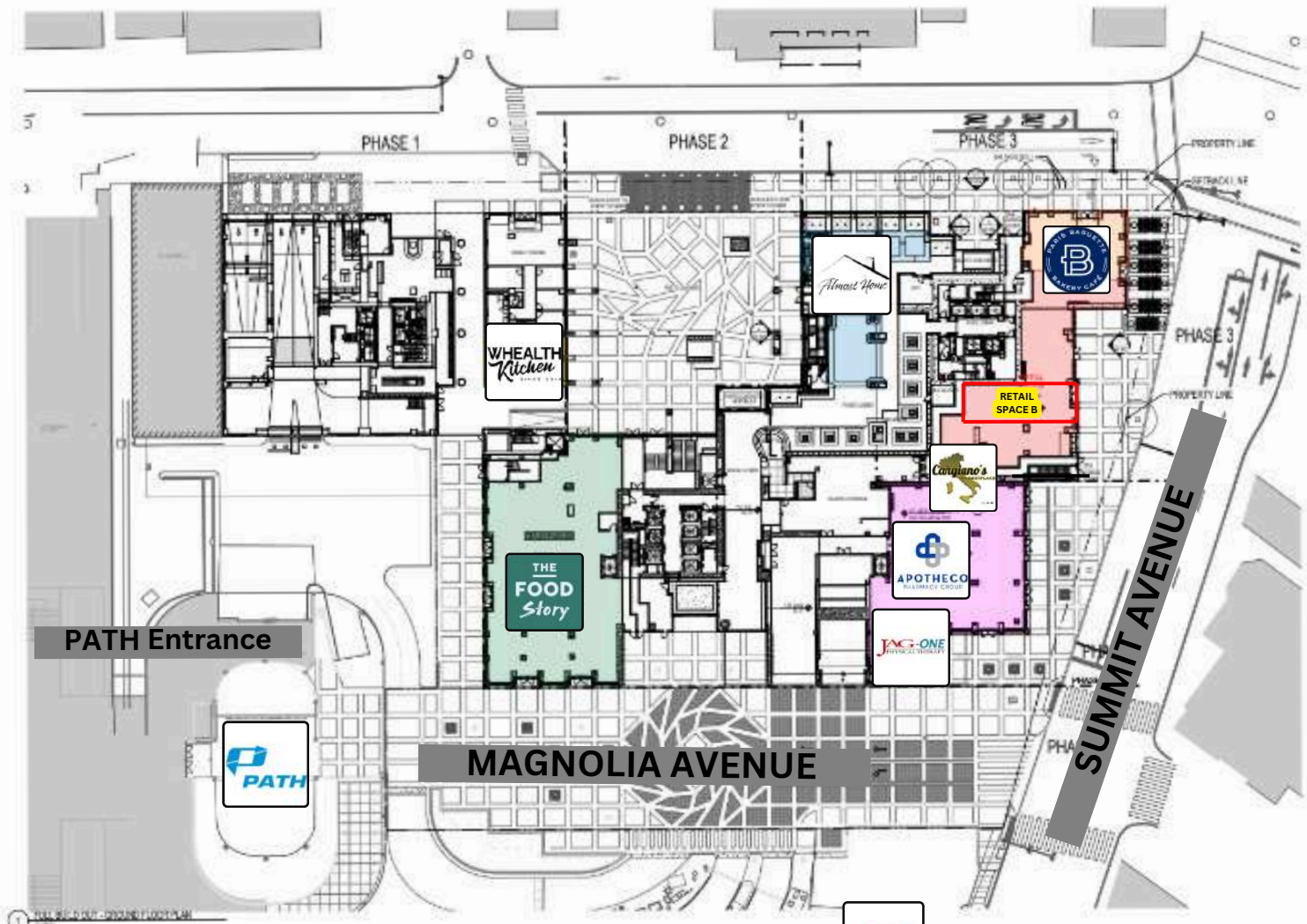
A3-004

PAVONIA AVENUE

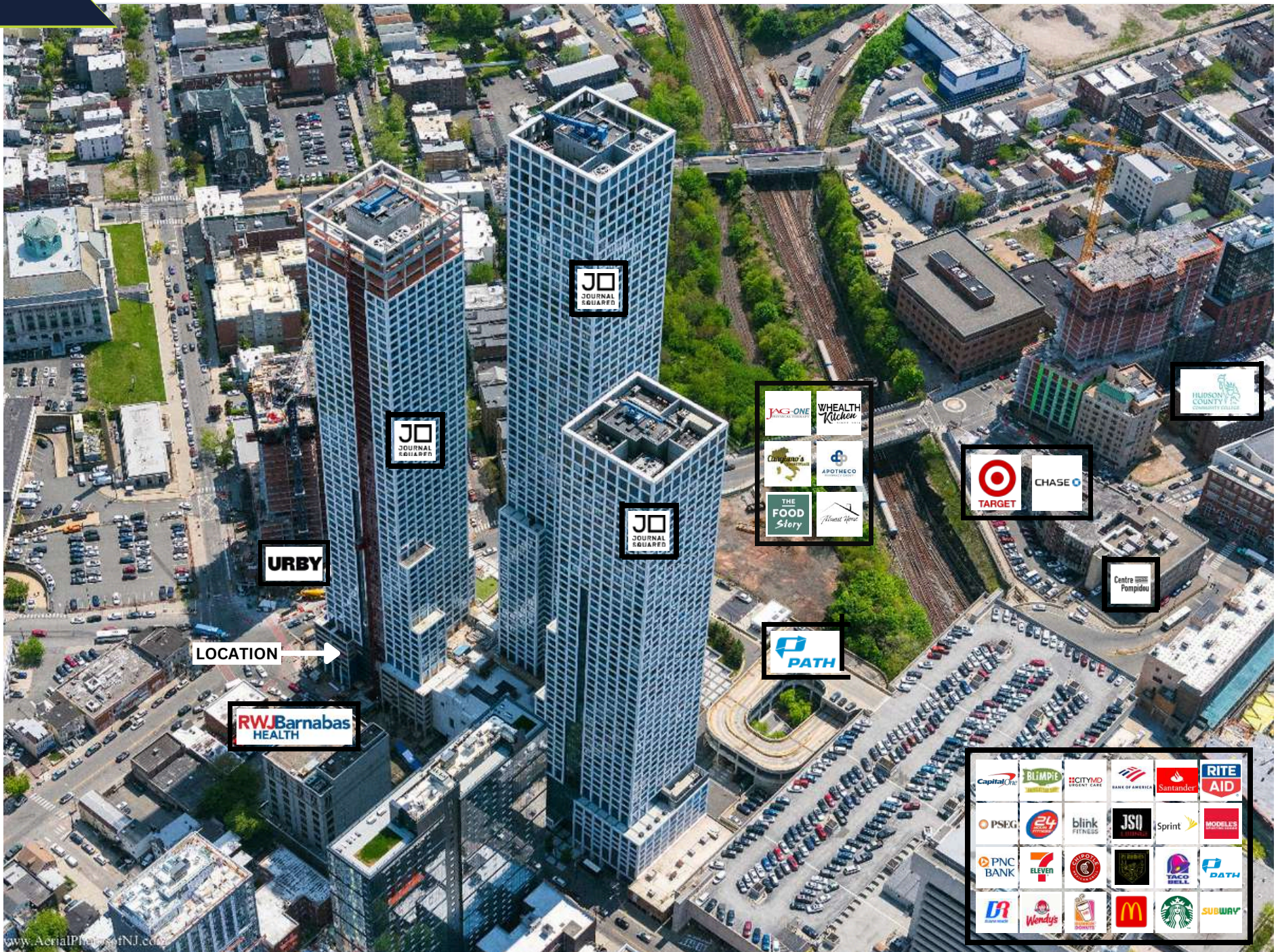
PATH Entrance

MAGNOLIA AVENUE

SUMMIT AVENUE

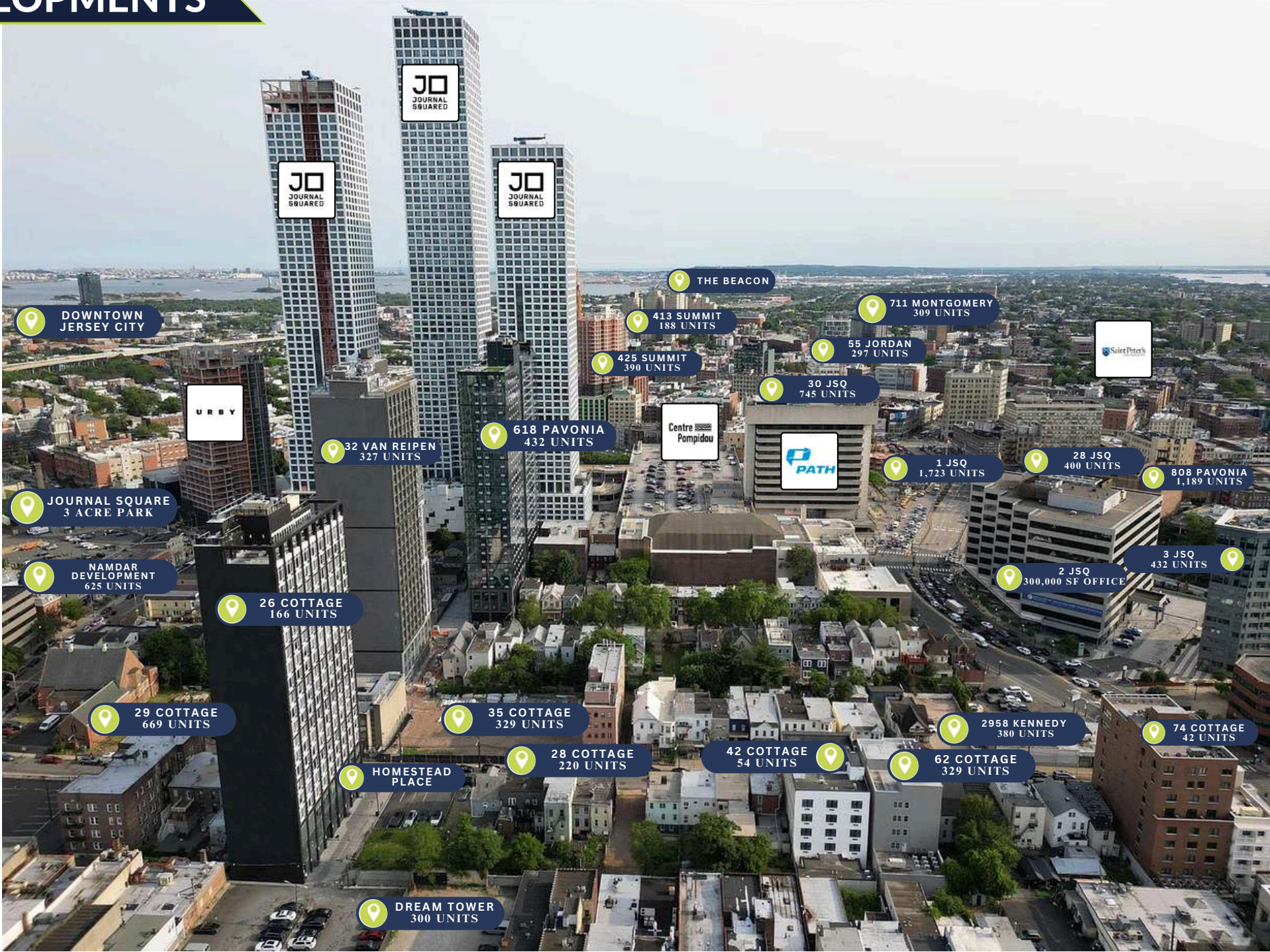


AERIAL



www.AerialPhotoofNJ.com

NEIGHBORING DEVELOPMENTS



DOWNTOWN JERSEY CITY

JO JOURNAL SQUARED

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THE BEACON

413 SUMMIT 188 UNITS

711 MONTGOMERY 309 UNITS

425 SUMMIT 390 UNITS

55 JORDAN 297 UNITS

URBY

32 VAN REIPEN 327 UNITS

618 PAVONIA 432 UNITS

Centre Pompidou

30 JSQ 745 UNITS

Saint Peter's

JOURNAL SQUARE 3 ACRE PARK

1 JSQ 1,723 UNITS

28 JSQ 400 UNITS

808 PAVONIA 1,189 UNITS

NAMDAR DEVELOPMENT 625 UNITS

26 COTTAGE 166 UNITS

PATH

2 JSQ 300,000 SF OFFICE

3 JSQ 432 UNITS

29 COTTAGE 669 UNITS

35 COTTAGE 329 UNITS

2958 KENNEDY 380 UNITS

74 COTTAGE 42 UNITS

HOMESTEAD PLACE

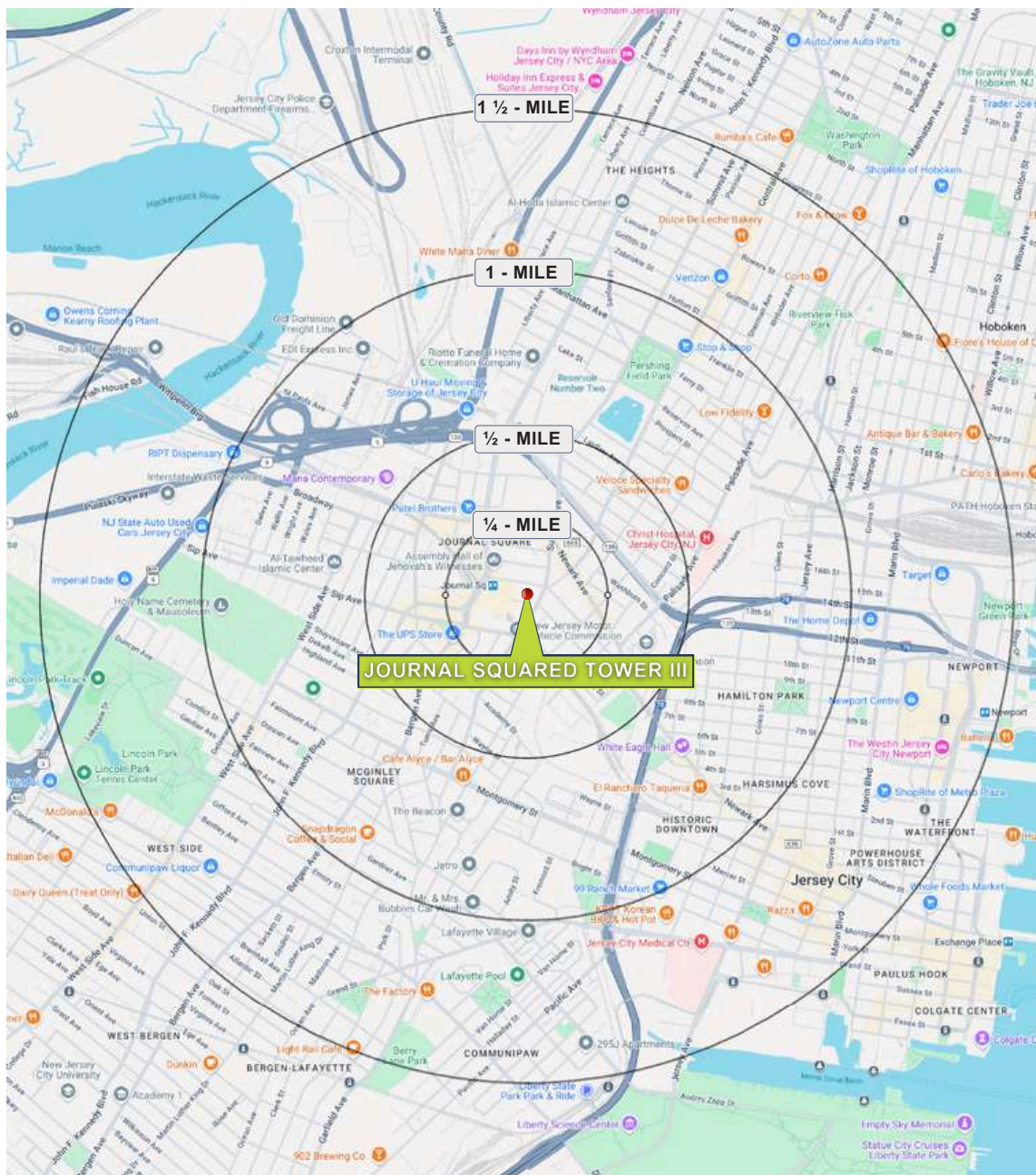
28 COTTAGE 220 UNITS

42 COTTAGE 54 UNITS

62 COTTAGE 329 UNITS

DREAM TOWER 300 UNITS

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