

387 8TH STREET

JERSEY CITY, NEW JERSEY, 07302

HIGHLIGHTS:

- Fantastic new retail at the base of a 75 unit luxury condo building - 387 8th Street.
- Modern, luxurious and ideally situated steps off Hamilton Park & Enos Jones Park.
- Great location for grocer, creative hub, restaurant, daycare operator or fitness/medical use.
- Surrounded by a hundreds of new residential units.
- Walking distance to Newark Ave and all forms of mass transportation.

SPACE AVAILABLE:

- 6,829 SF
- Ground Floor**
- 2,890 SF
- Second Floor**
- 3,939 SF

CEILING HEIGHT:

- Ground Floor**
- 20 Feet
- Second Floor**
- 11 Feet

ELEVATOR

- Yes

FRONTAGE:

- Ground Floor**
- 70 FEET
- Second Floor**
- 147 FEET
(Division Street 35 Feet)

DELIVERY:

- Vanilla Box

LEASE TYPE:

- NNN

ASKING PRICE:

- Upon Request



• Under Construction

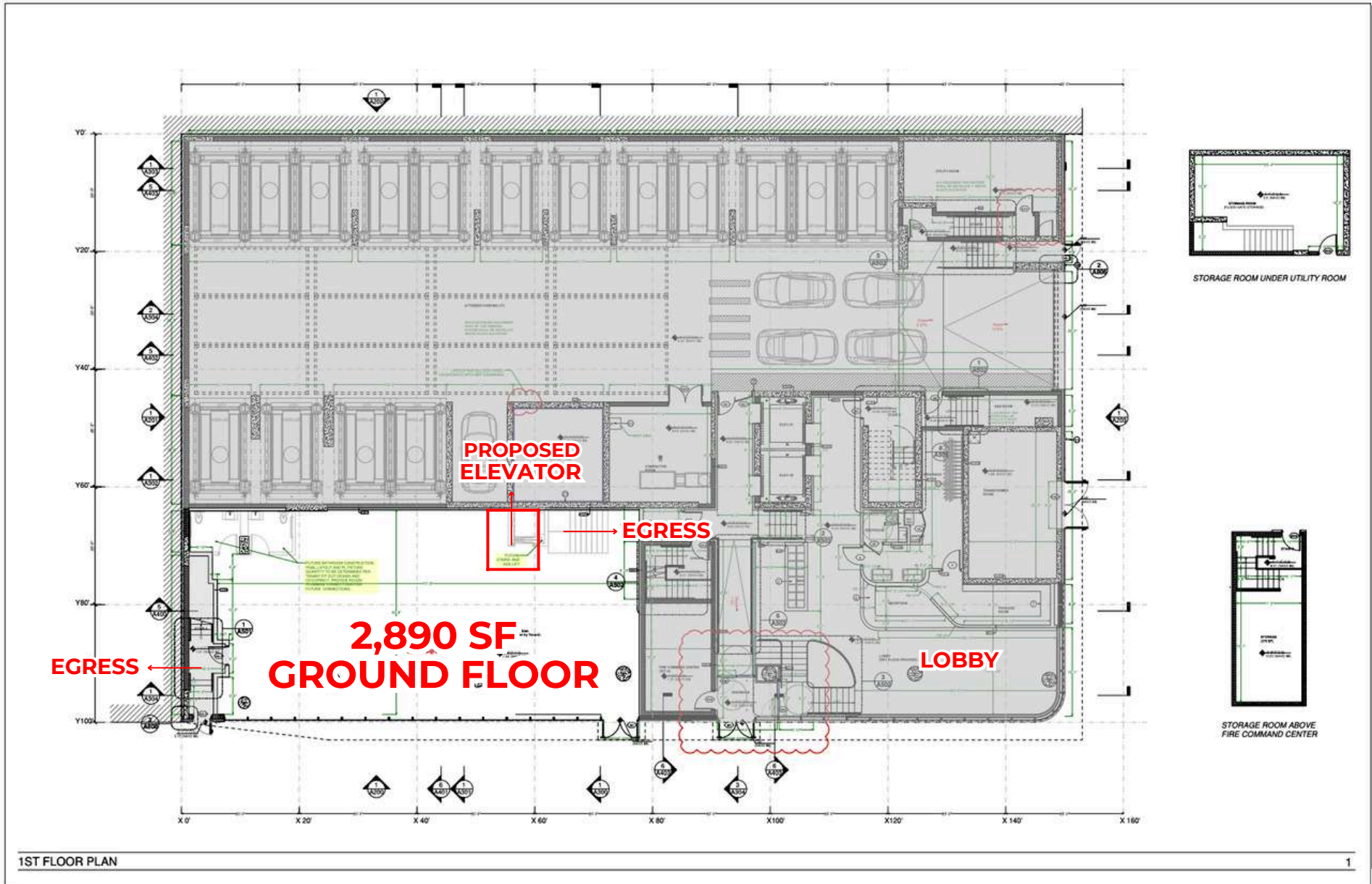
NEIGHBORING RETAIL:



FIRST FLOOR PLAN

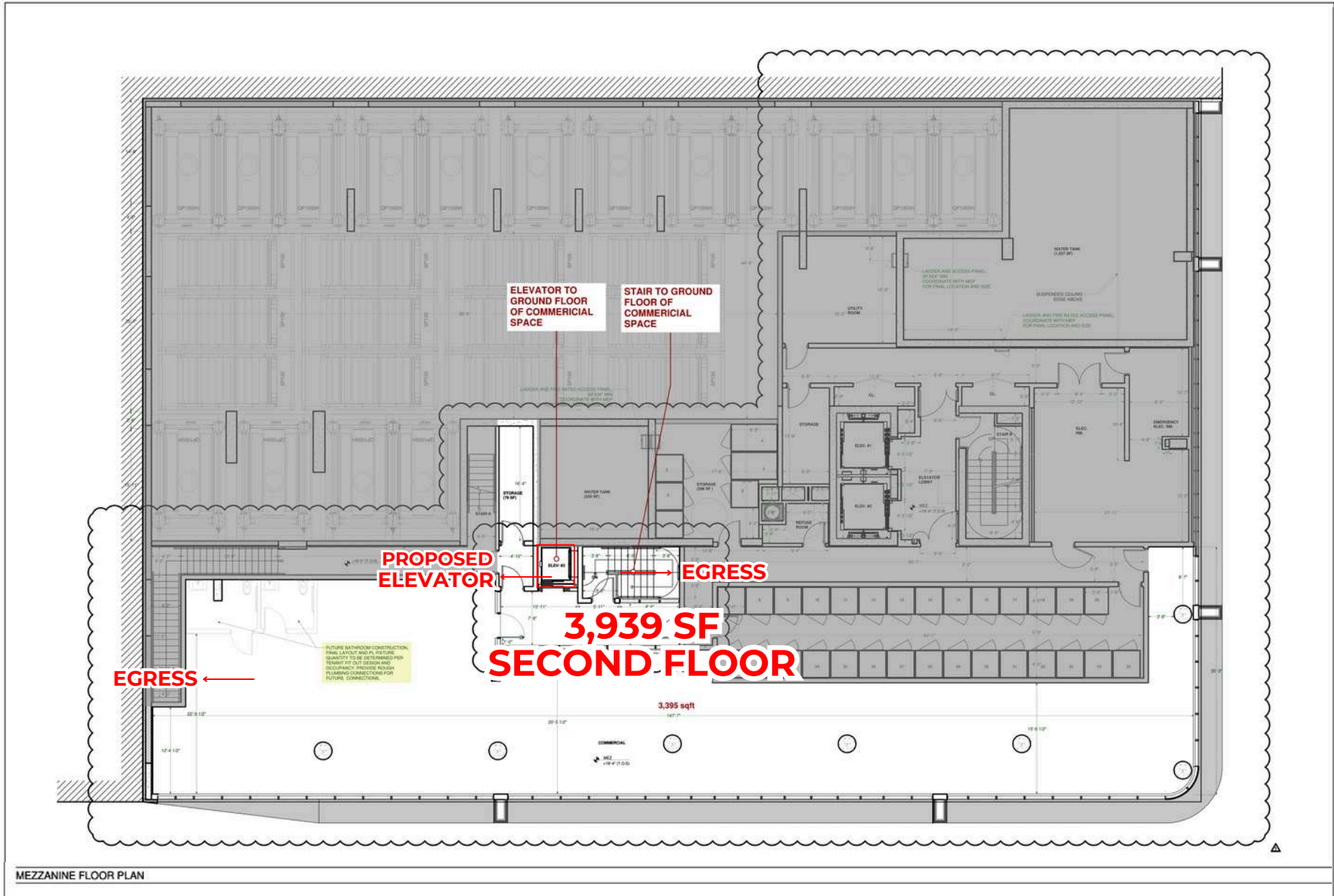
Ground Floor Ceiling Height: 20' -0"

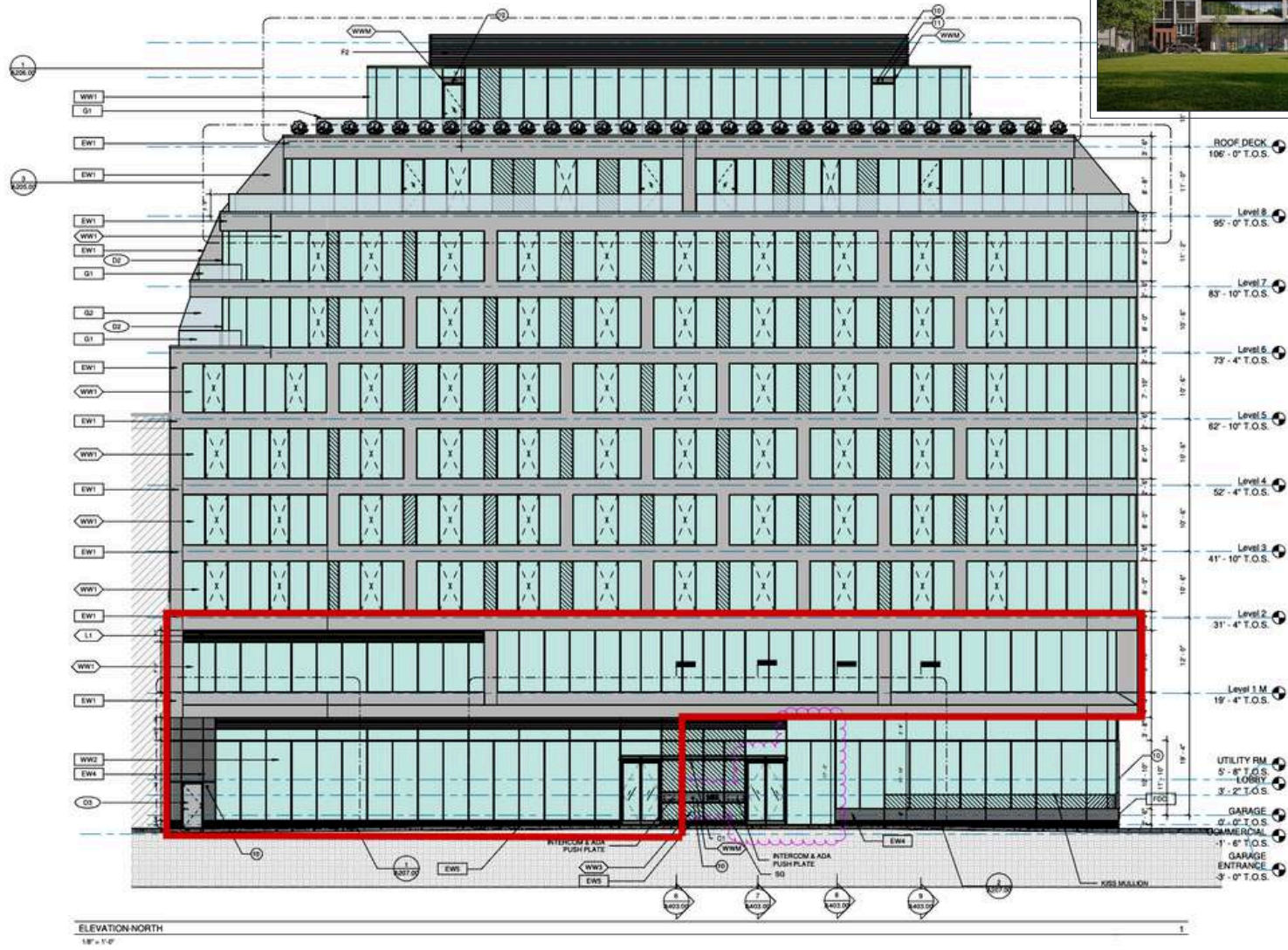
Ground Floor Frontage: 70'



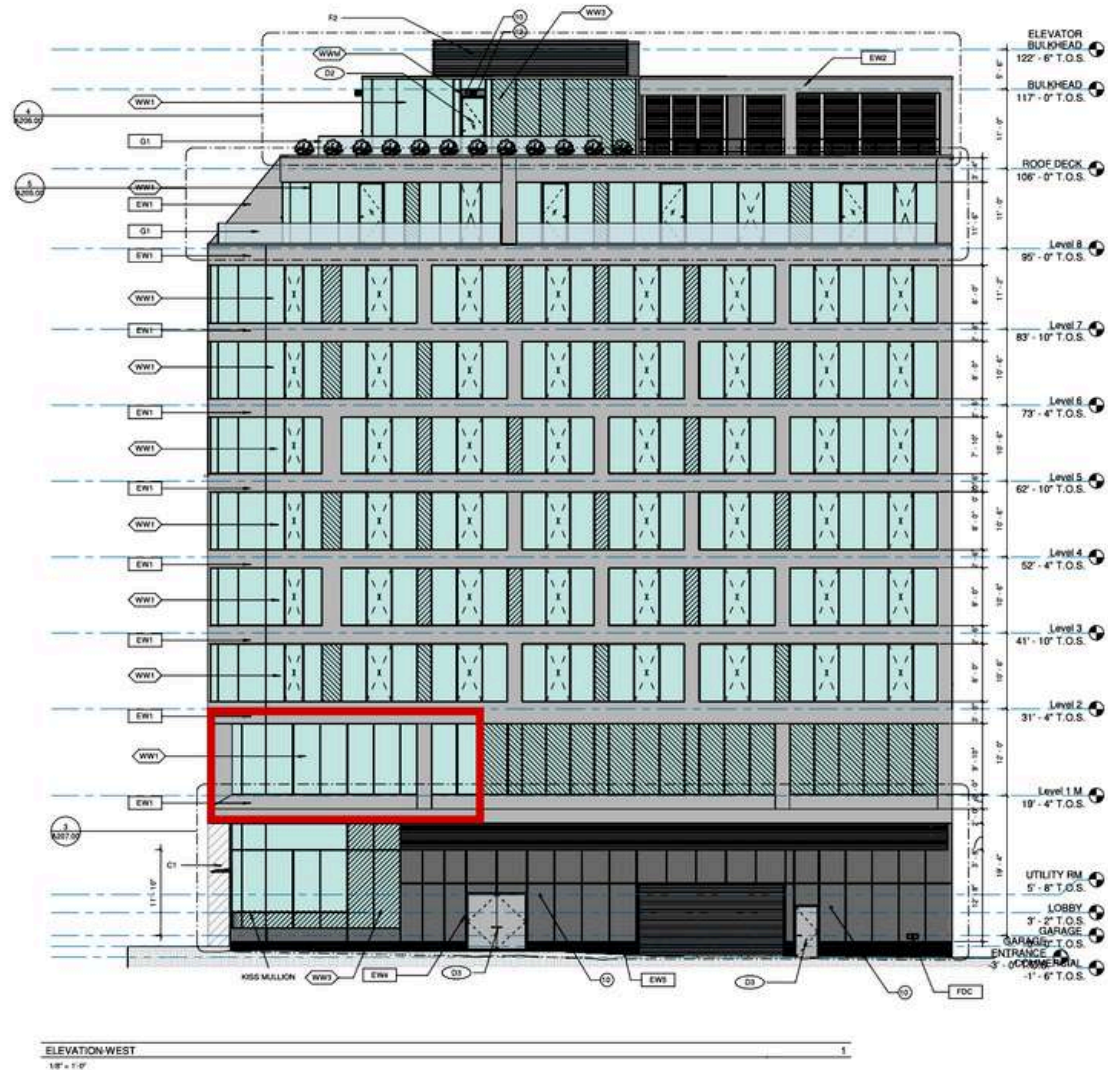
SECOND FLOOR PLAN

Mezzanine Level Ceiling Height: 11' -0"
Mezzanine Level Frontage on 8th St: 147'
Mezzanine Level Frontage on Division St: 35'





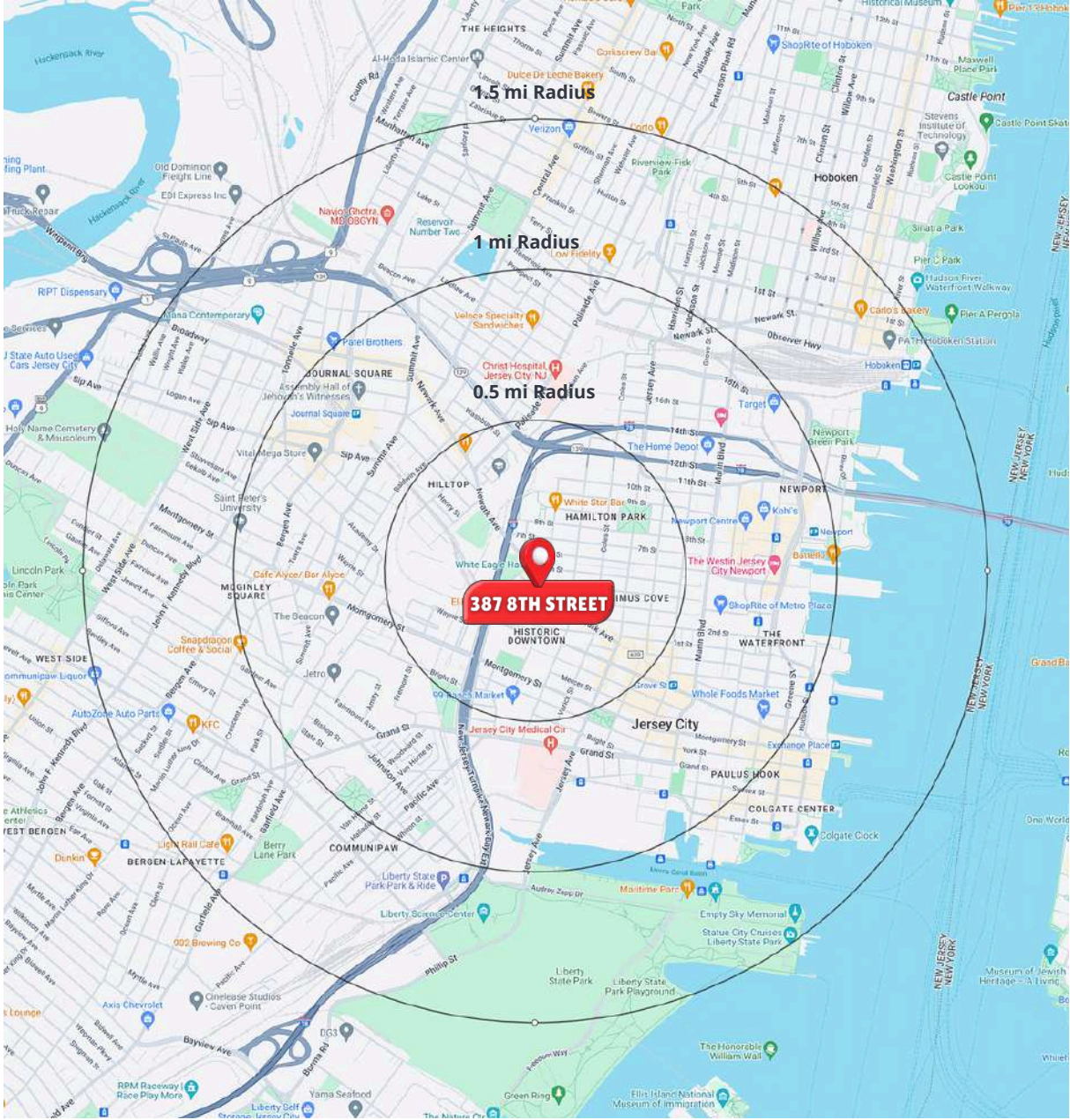
NORTH VIEW



WEST VIEW



AREA DEMOGRAPHICS



3 MILE RADIUS

POPULATION

167,948

HOUSEHOLDS

64,304

MEDIAN AGE

40.4

COLLEGE GRADUATES (Bachelor's +)

49%

TOTAL BUSINESSES

5,181

TOTAL EMPLOYEES

61,040

DAYTIME POPULATION (w/ 16 yr +)

144,487

AVERAGE HOUSEHOLD INCOME

\$149,681

5 MILE RADIUS

POPULATION

574,099

HOUSEHOLDS

213,965

MEDIAN AGE

38.7

COLLEGE GRADUATES (Bachelor's +)

44%

TOTAL BUSINESSES

14,673

TOTAL EMPLOYEES

181,520

DAYTIME POPULATION (w/ 16 yr +)

479,163

AVERAGE HOUSEHOLD INCOME

\$133,953

10 MILE RADIUS

POPULATION

1,793,955

HOUSEHOLDS

1647,367

MEDIAN AGE

38.4

COLLEGE GRADUATES (Bachelor's +)

44%

TOTAL BUSINESSES

60,874

TOTAL EMPLOYEES

868,474

DAYTIME POPULATION (w/ 16 yr +)

1,785,714

AVERAGE HOUSEHOLD INCOME

\$127,107