



HIGHLIGHTS:

- Located along busy Newark Ave surrounded by hundreds of new residential rentals and condos.
- 338 Newark Ave is a 35 unit luxury condo building located in the heart of "The Village Neighborhood."
- Located across from White Eagle Hall Concert Venue and Downtown Jersey City' largest middle school.
- Unbelievable visibility on Newark Ave with an easy walk to Hamilton Park, Van Vorst Park and Journal Square.
- Located along "Restaurant Row" which includes bars, cafes, galleries, parks and world class public transportation.
- Fantastic Zoning.

SPACE AVAILABLE:

- Space 1: 1,036 SF
- Space 2: 1,082 SF

(Spaces Can Be Combined)

LOCATION:

- Downtown Jersey City
- Between 5th St and 6th St.

CEILING HEIGHT:

- 14 FT

TRAFFIC COUNT:

- 13,658 Vehicles/Day

FRONTAGE:

- 75 feet of frontage on Newark Ave

ZONING:

- Restaurant Row
- Commercial

BUILD-OUT

- Vanilla Box
- 3 5 Ton HVAC Units
- 2 Bathrooms
- Plug and Play

POSSESSION:

- Immediate

LEASE TYPE:

- NNN

ASKING PRICE:

- LEASE: Upon Request
- SALE: Upon Request

AVAILABLE SPACES & NEIGHBORING TENANTS:



The great taste of Treviso



SPACES CAN BE COMBINED

SPACE 1 - 1,036 SF

SPACE 2 - 1,082 SF

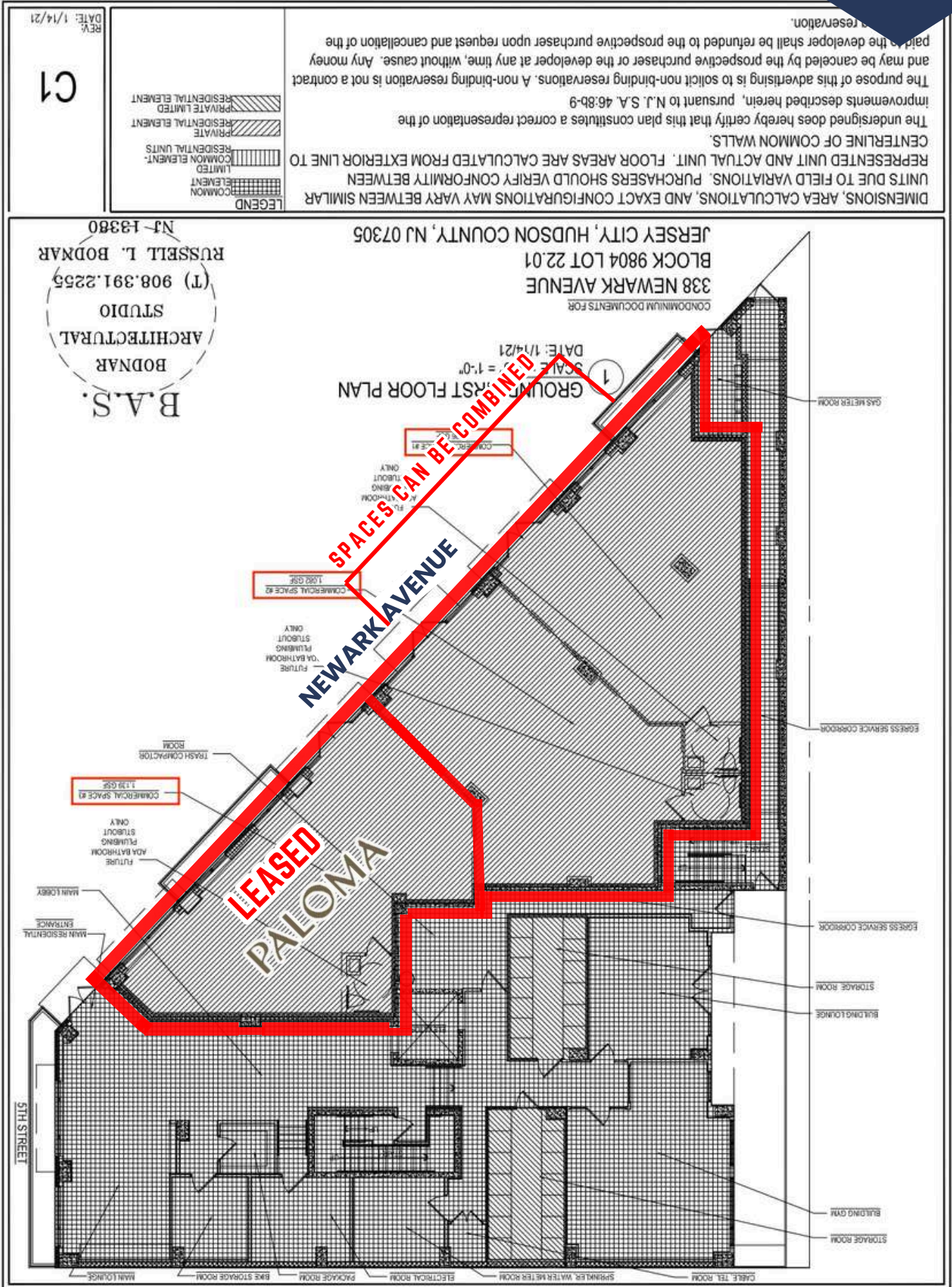
LEASED

PALOMA

FLOOR PLAN:

338 NEWARK AVE
JERSEY CITY, NJ 07302

**COMMERCIAL
CONDO
FOR SALE OR LEASE**



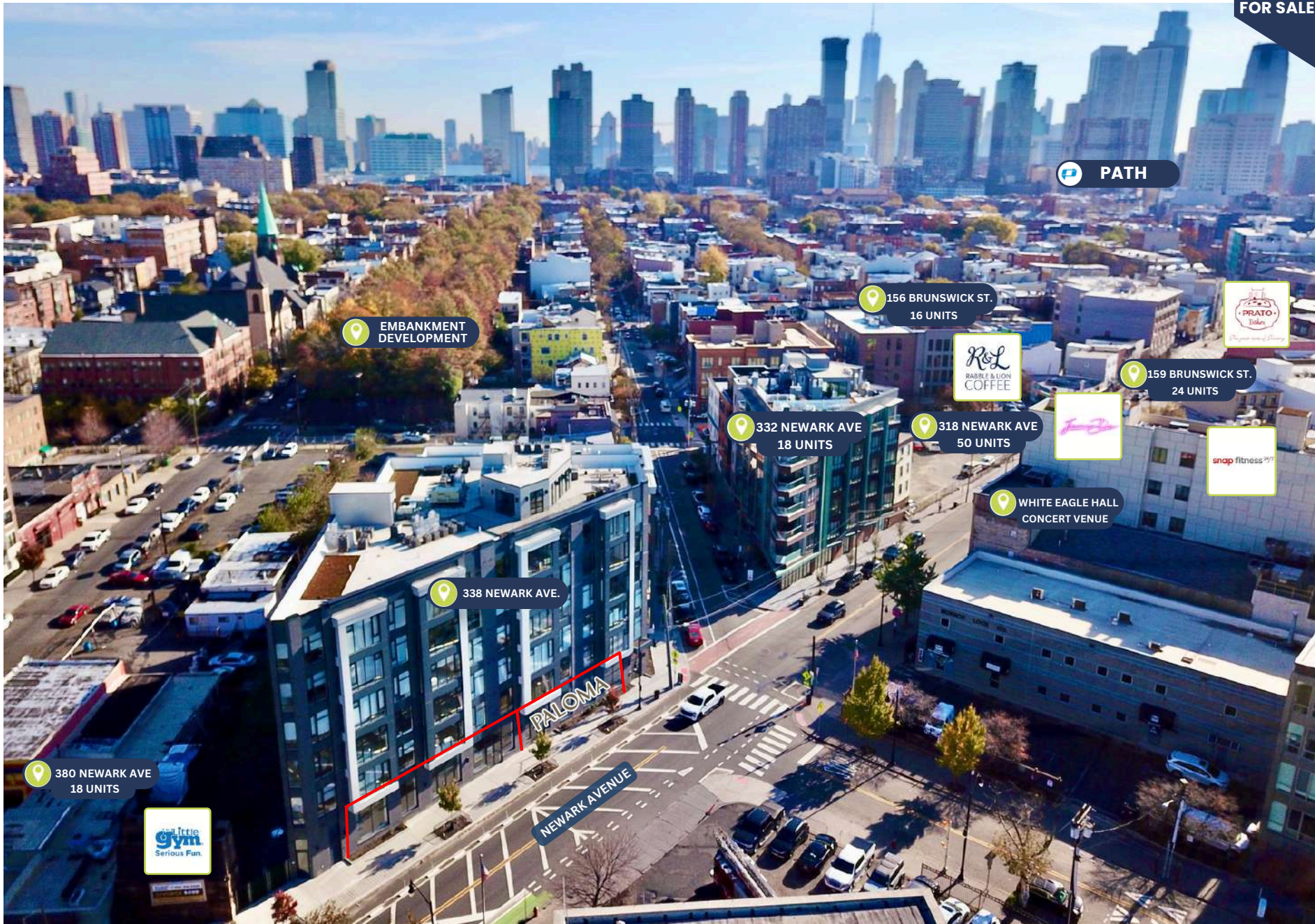
THE SPACE:



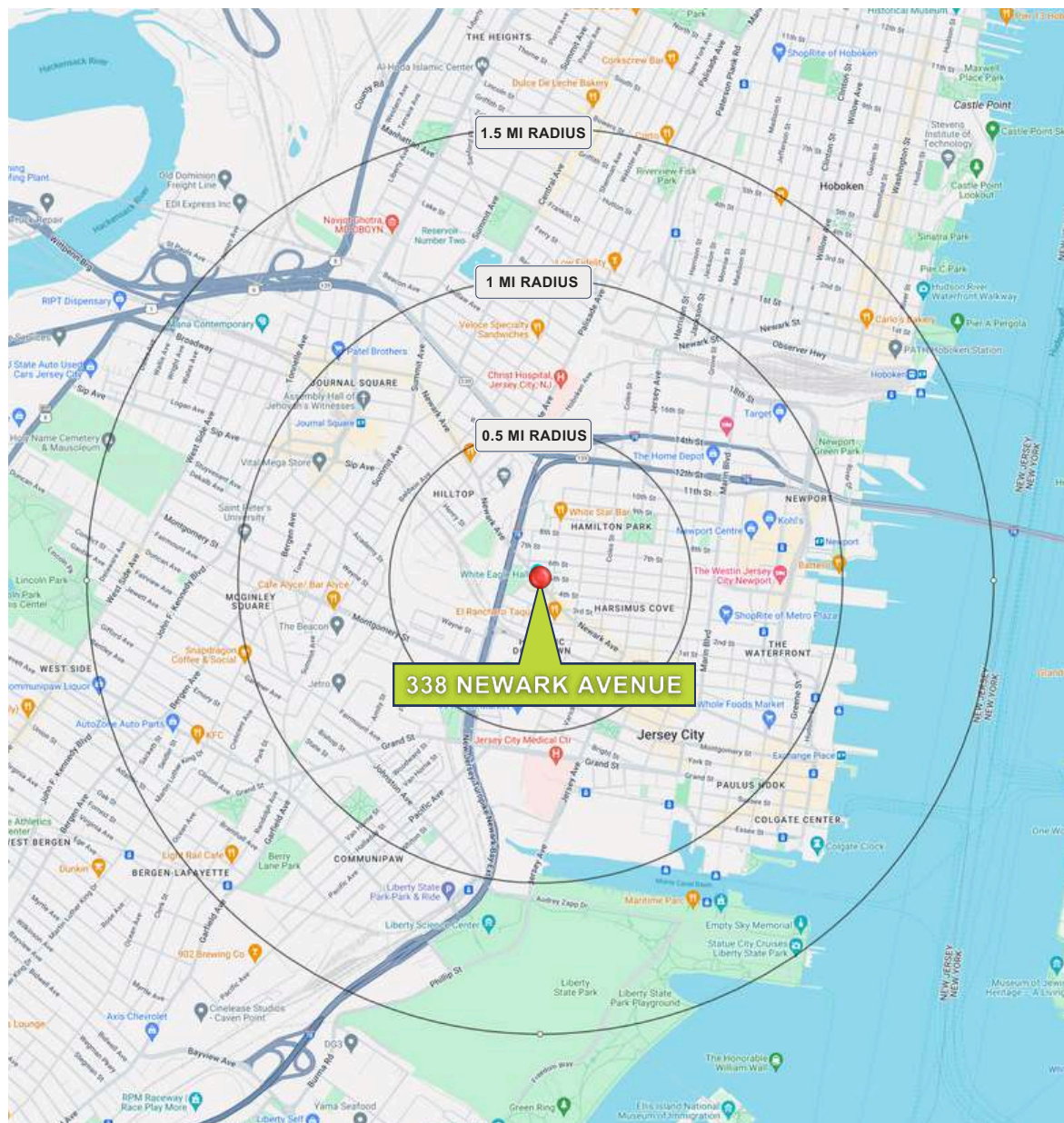
AERIAL:

338 NEWARK AVE
JERSEY CITY, NJ 07302

COMMERCIAL
CONDO
FOR SALE OR LEASE



AREA DEMOGRAPHICS:



.5 MILE RADIUS

POPULATION

20,975

HOUSEHOLDS

9,221

MEDIAN AGE

36.4

AGE HOUSEHOLD INCOME

\$182,749

TOTAL BUSINESSES

526

TOTAL EMPLOYEES

10,677

DAYTIME POPULATION (w/ 16 yr +)

21,077

COLLEGE GRADUATES (Bachelor's +)

67.0%

1 MILE RADIUS

POPULATION

113,367

HOUSEHOLDS

52,537

MEDIAN AGE

35.4

AVERAGE HOUSEHOLD INCOME

\$180,652

TOTAL BUSINESSES

3,675

TOTAL EMPLOYEES

70,044

DAYTIME POPULATION (w/ 16 yr +)

122,316

COLLEGE GRADUATES (Bachelor's +)

71.0%

1.5 MILE RADIUS

POPULATION

222,872

HOUSEHOLDS

100,345

MEDIAN AGE

35.3

AVERAGE HOUSEHOLD INCOME

\$172,990

TOTAL BUSINESSES

6,713

TOTAL EMPLOYEES

123,485

DAYTIME POPULATION (w/ 16 yr +)

230,387

COLLEGE GRADUATES (Bachelor's +)

68.0%

338 NEWARK AVENUE

1.5 MI RADIUS

1 MI RADIUS

0.5 MI RADIUS