



COMMERCIAL CONDO FOR SALE

433 CENTRAL AVENUE

JERSEY CITY, NJ 07307

**SIZE:**

965 SF Available

**FRONTAGE:**

20 FT on Central Avenue

**TAXES:**

TBD

**CEILING HEIGHT:**

12 FT

**DELIVERY BOX:**

Vanilla Box

**POSSESSION:**

Summer 2025

**TRAFFIC COUNT:**

6,991 VPD

**ZONING:**

Commercial

**ASKING PRICE:**

\$499,000.00

HIGHLIGHTS:

- Prime retail space available in the burgeoning Heights neighborhood of Jersey City.
- 965 SF for sale at the base of new luxury building.
- Located along busy Central Ave on the border of Journal Square, less than 30 minute walk to Journal Square PATH Station.
- Tremendous population in a .05 mile radius with strong average incomes.
- Surrounded by numerous new residential developments.
- Less than 9 blocks from Pershing Field Park; a 13 acre city park and the largest in the Heights neighborhood.
- Just down the street from Jotham W. Wakeman Elementary School; the largest elementary school in the Heights neighborhood.
- Floor to ceiling glass windows along Central Ave which gives the space excellent street front exposure.

LOCATION:

- Located on busy Central Ave one of Jersey City's largest shopping districts.
- Located between Bleecker Street and South Street.

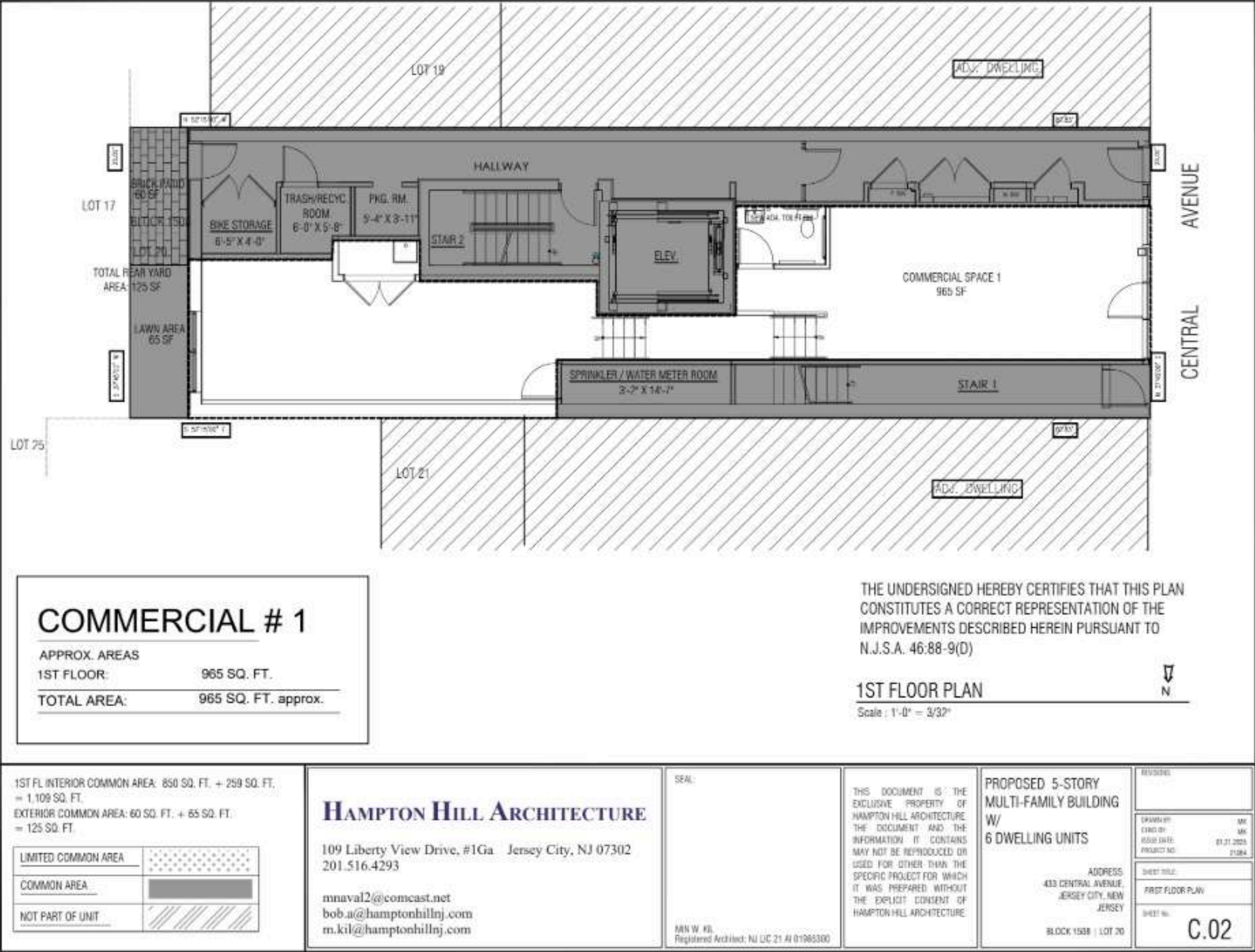
NEIGHBORING RETAILERS:

ANDREW CRISARA

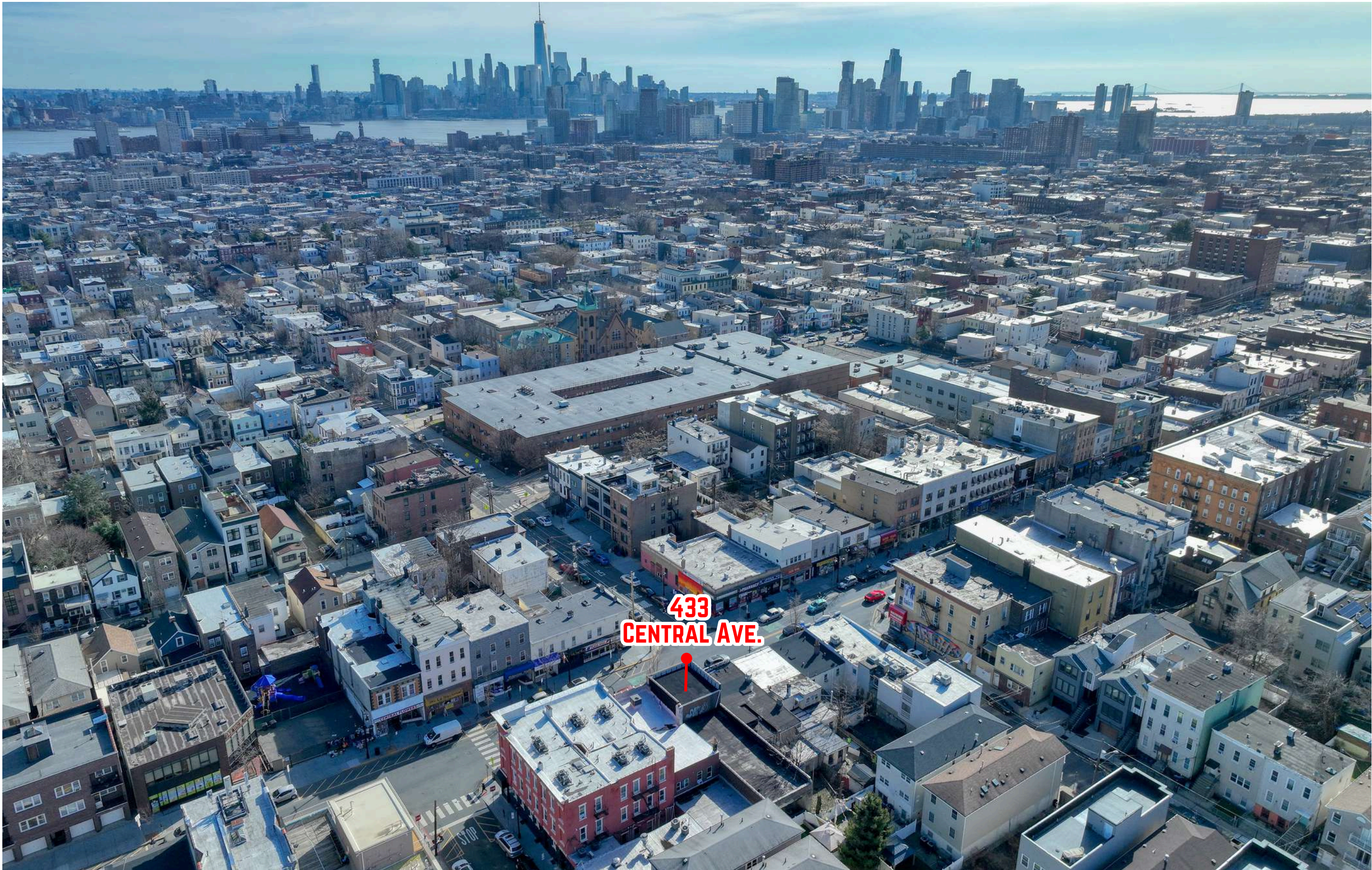
201 Marin Blvd, Unit 106, Jersey City, NJ 07302

(646) 522 - 9125 | andrew@gridcre.com

FLOOR PLAN



AERIAL



DEMOGRAPHICS



0.5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
29,079	1,444
HOUSEHOLDS	TOTAL EMPLOYEES
11,346	11,449
MEDIAN AGE	TOTAL DAYTIME POPULATION
34.6	22,139
COLLEGE GRADUATES (Bachelor's)	AVERAGE HOUSEHOLD INCOME
11,429 - 56.1%	\$77,905

1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
81,713	2,835
HOUSEHOLDS	TOTAL EMPLOYEES
31,588	27,839
MEDIAN AGE	TOTAL DAYTIME POPULATION
34.6	57,118
COLLEGE GRADUATES (Bachelor's)	AVERAGE HOUSEHOLD INCOME
28,917 - 49.9%	\$92,144

1.5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
155,924	5,508
HOUSEHOLDS	TOTAL EMPLOYEES
62,194	53,185
MEDIAN AGE	TOTAL DAYTIME POPULATION
34.4	104,496
COLLEGE GRADUATES (Bachelor's)	AVERAGE HOUSEHOLD INCOME
56,888 - 51.0%	\$109,249