



2260 JOHN F. KENNEDY BLVD
JERSEY CITY, NJ 07304

HIGHLIGHTS:

- Strong daytime population and evening nightlife in desirable emerging neighborhood adjacent to the two vibrant Journal Square/McGinley Square Hubs.
- Urban metro street retail site located in walkable proximity to Journal Square PATH Station, NJ Transit bus & light rail, Saint Peter's University, Jersey City Medical Center, and Hudson Catholic High School.
- Thousands of new residential units planned/under construction & hundreds more recently open and leasing up in the immediate area!
- Neighborhood conveniences include cafés, banking, coffee houses, grocery and mini-mart stores, as well as upscale dining, pubs and personal care services



SPACE AVAILABLE:

- 460 SF

TERM:

- Negotiable

FRONTAGE:

- 50 FT along Kennedy Blvd.

LEASE TYPE:

- Modified Gross

CEILING HEIGHT:

- 12 FT

ASKING RENT:

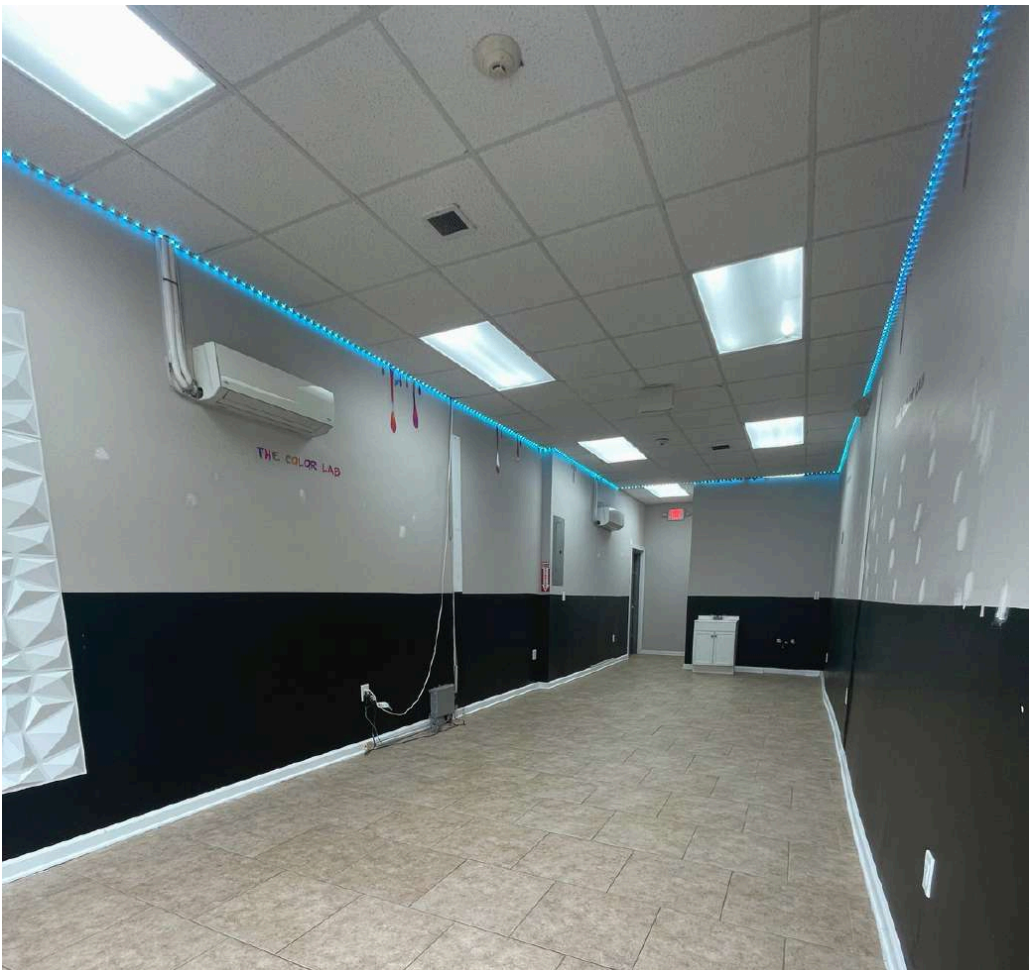
- \$1,400.00 per month

POSSESSION:

- Immediate

NEIGHBORING TENANTS:







KENNEDY BLVD.



ESTIMATED TOTAL POPULATION

.5 mile	33,179
1 miles	96,100
1.5 miles	171,849

ESTIMATED DAYTIME POPULATION

.5 mile	27,955
1 miles	82,183
1.5 miles	157,405

AVERAGE HOUSEHOLD INCOME

.5 mile	13,726
1 miles	38,299
1.5 miles	70,547

TOTAL BUSINESS

.5 mile	660
1 miles	2,310
1.5 miles	4,207

TOTAL EMPLOYEES

.5 mile	10,274
1 miles	30,334
1.5 miles	70,454

*2024 estimates