

COMMERCIAL CONDO FOR SALE OR LEASE

35 ORCHARD STREET

JERSEY CITY, NJ

SIZE:

842 SF Available

FRONTAGE:

30 FT on Monticello Avenue

30 FT on Orchard Street

HOA FEE:

\$396.00 Monthly

ASKING PRICE:

\$375,000.00

HIGHLIGHTS:

- Brand new retail space located at the base of brand new residential mid-rise in Jersey City; McGinley Square Neighborhood.
- Located next to new 285 unit development and across from brand new 287 unit high rise.
- Dynamic daytime activity and lively evening nightlife in a growing neighborhood next to the bustling Journal Square and Downtown areas.
- Walking distance of Journal Square PATH Station, steps from Saint Peter's University, and Hudson Catholic High School.
- Located on a highly visible block of Montgomery Street and steps from Bergen Avenue.
- Hundreds of new residential units under construction in the immediate area.

**NEIGHBORING RETAILERS:**

STEAK-N-TAKE

Cafe Alyce

SUBWAY

snapdragon

Grema

BOBBY ANTONICELLO JR.

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

(201) 300 - 6489 | bobby@gridcre.com



McGINLEY SQUARE NEIGHBORHOOD



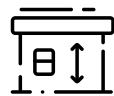
LOCATION

Located just off busy Montgomery St between Orchard and Monticello Avenue.
1 block from St Peters University and Hudson Catholic High School.
5 Blocks to Journal Square PATH.



DELIVERY BOX

Vanilla Box



CEILING HEIGHT

12 FT



POSSESSION

Summer 2025



TRAFFIC COUNT

Orchard St 3,100 VPD



ZONING

Commercial



EDUCATION

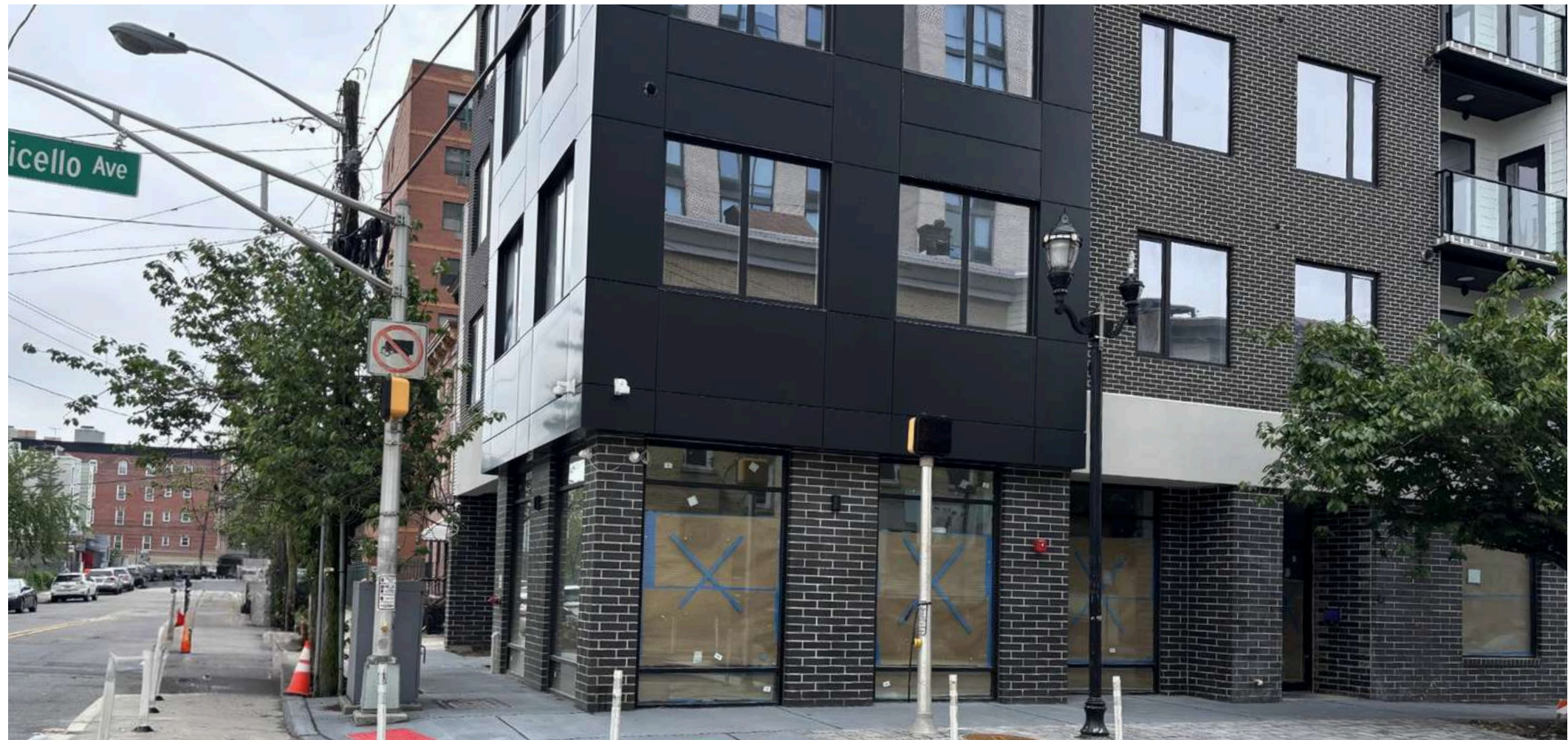


3,000 Students
1 Block

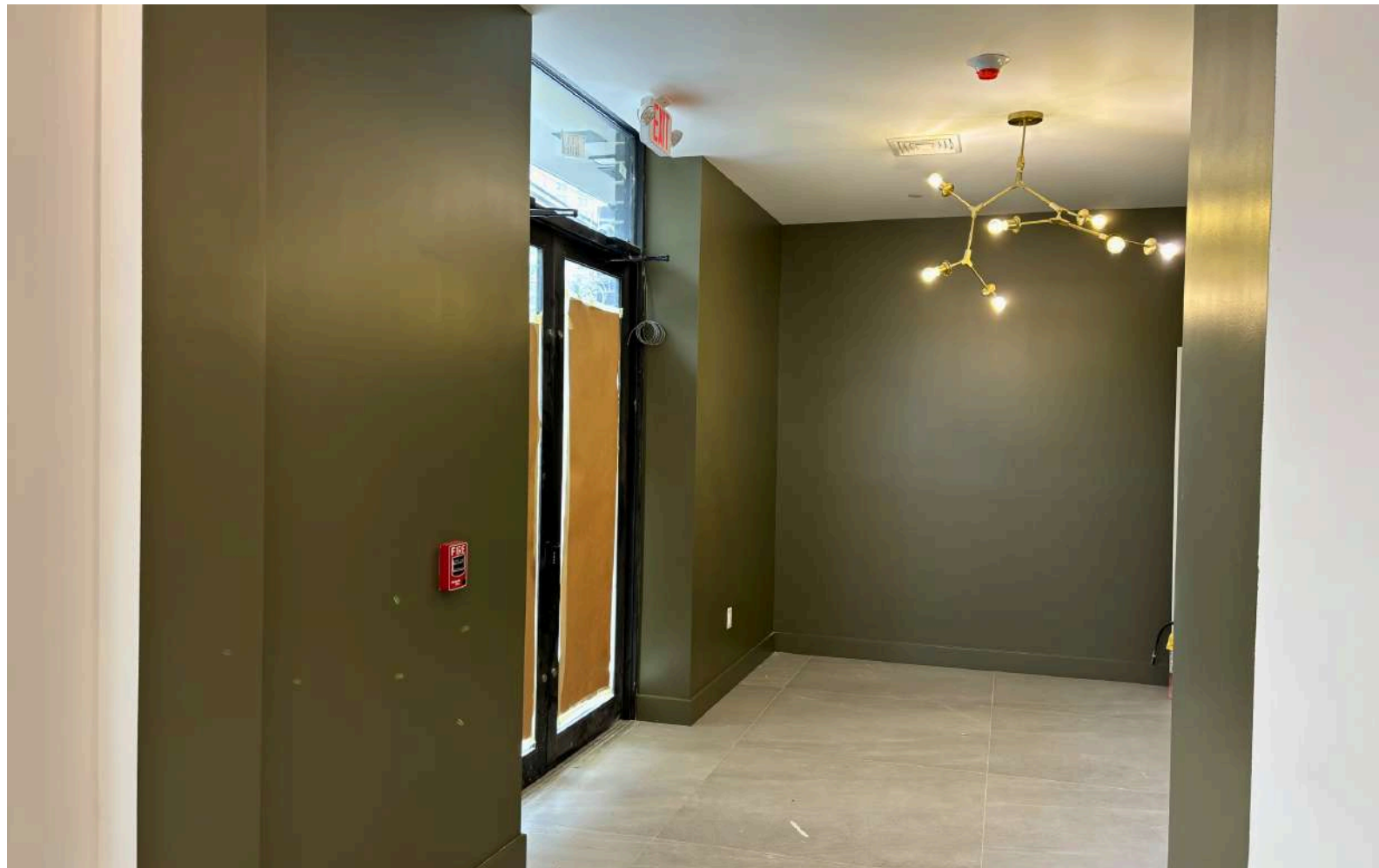
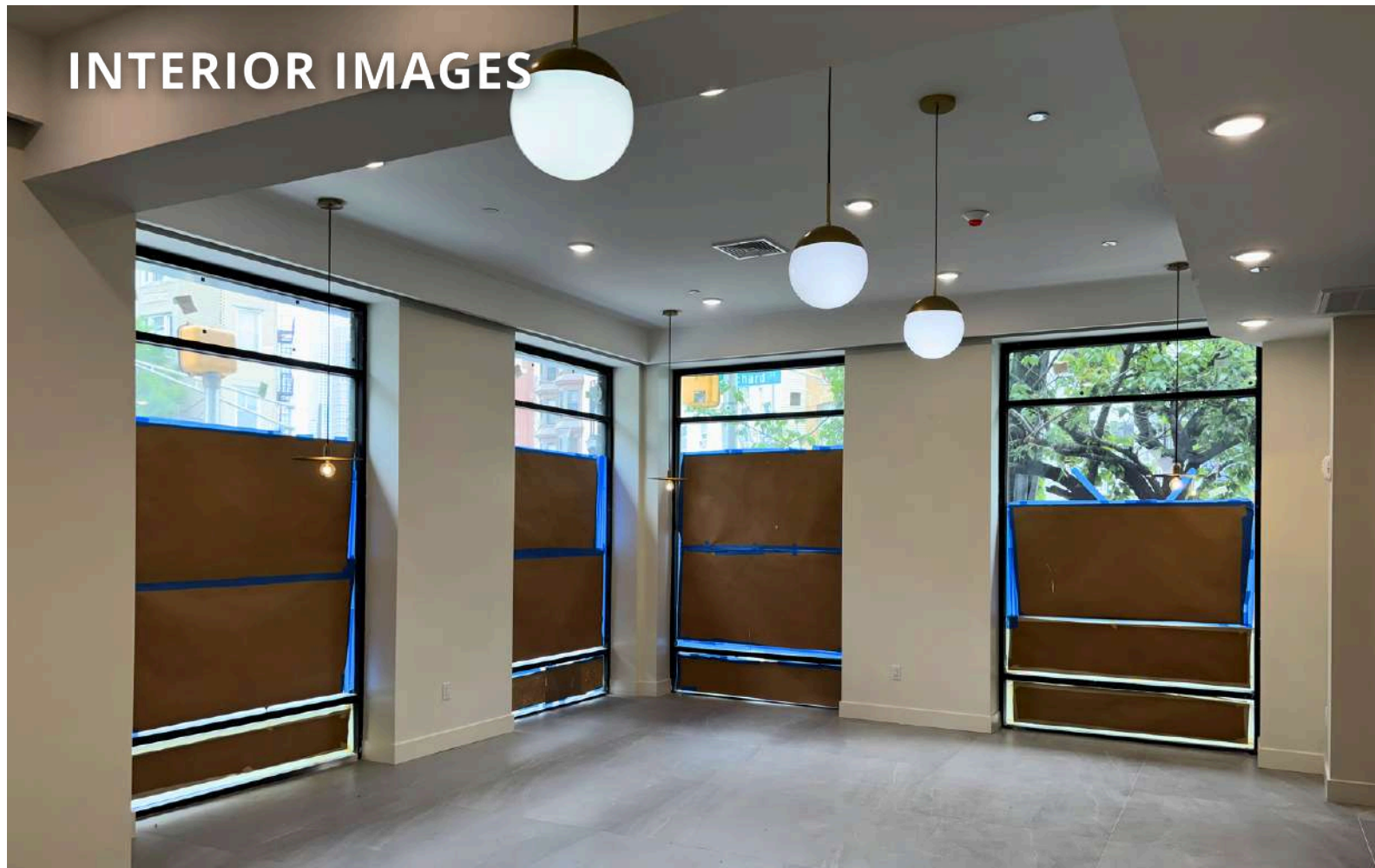


1,000 Students
1 Block





INTERIOR IMAGES



DESIGN & RENDERING



DESIGN & RENDERING



DESIGN & RENDERING



DESIGN & RENDERING

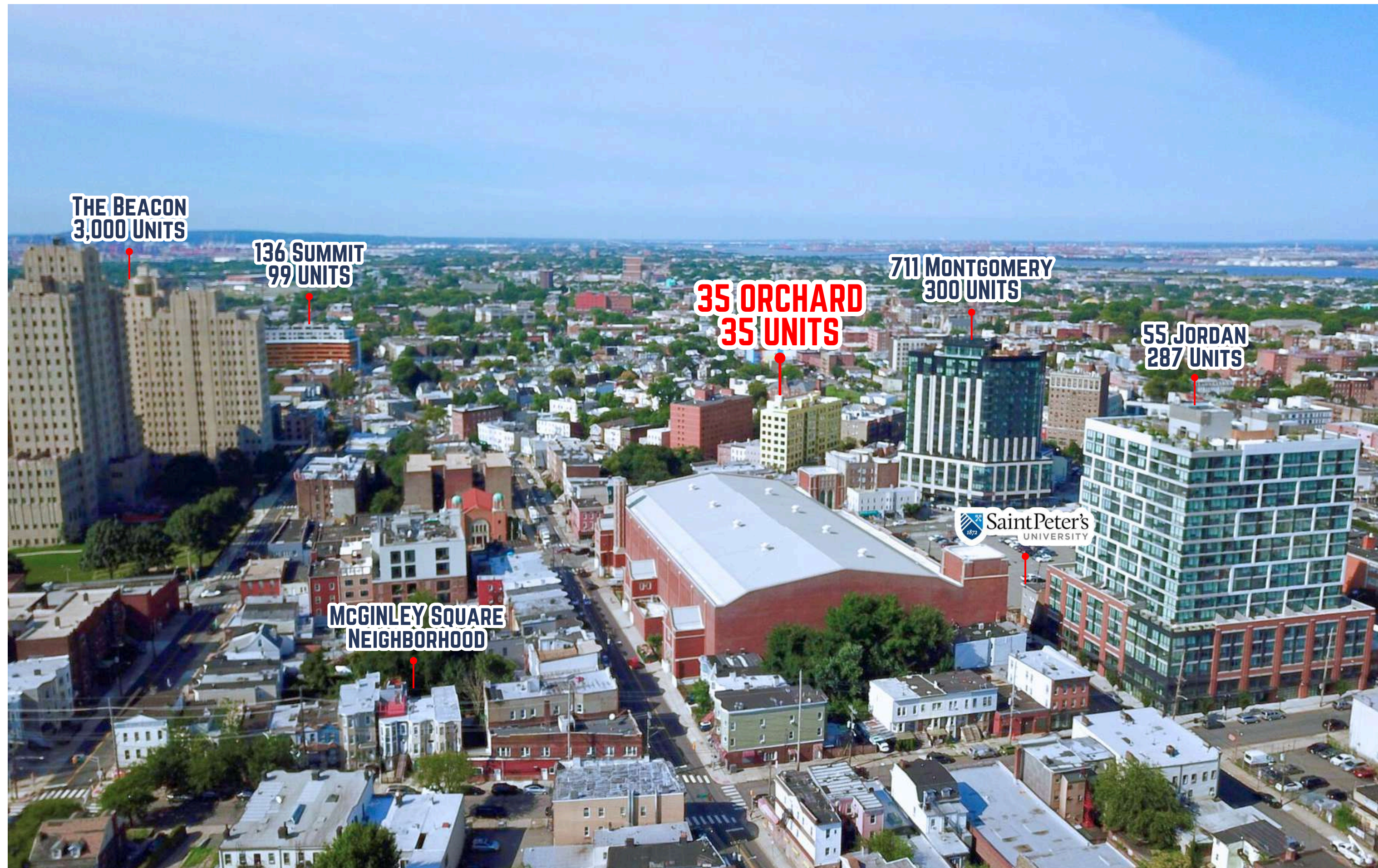


DESIGN & RENDERING

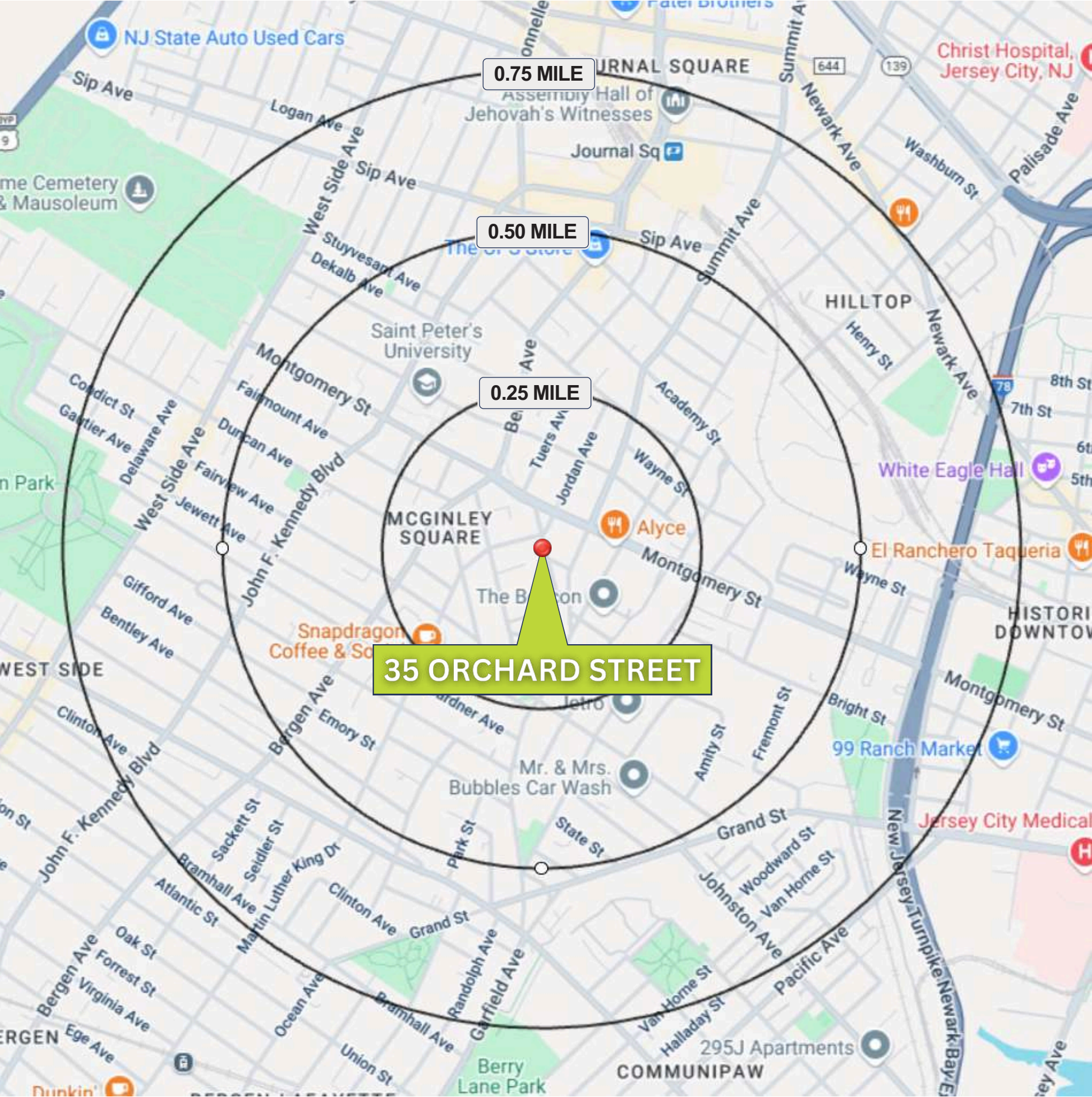


DESIGN & RENDERING





DEMOGRAPHICS



.25 MILE RADIUS

POPULATION

10,686

HOUSEHOLDS

4,820

MEDIAN AGE

36.1

COLLEGE GRADUATES (Bachelor's +)

3,822 - 51%

TOTAL BUSINESSES

185

TOTAL EMPLOYEES

2,054

TOTAL DAYTIME POPULATION

7,866

AVERAGE HOUSEHOLD INCOME

\$93,517

.5 MILE RADIUS

POPULATION

33,093

HOUSEHOLDS

13,789

MEDIAN AGE

36.3

COLLEGE GRADUATES (Bachelor's +)

11,083 - 50%

TOTAL BUSINESSES

614

TOTAL EMPLOYEES

9,348

TOTAL DAYTIME POPULATION

27,184

AVERAGE HOUSEHOLD INCOME

\$93,082

.75 MILE RADIUS

POPULATION

60,161

HOUSEHOLDS

24,589

MEDIAN AGE

36.1

COLLEGE GRADUATES (Bachelor's +)

19,831 - 48%

TOTAL BUSINESSES

1,315

TOTAL EMPLOYEES

18,060

TOTAL DAYTIME POPULATION

51,244

AVERAGE HOUSEHOLD INCOME

\$92,465

*2023 estimates