

COMMERCIAL CONDO
FOR SALE OR LEASE

35 ORCHARD ST.
JERSEY CITY, NJ

SIZE:

842 SF Available

FRONTAGE:

30 FT on Monticello Avenue
30 FT on Orchard Street

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



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

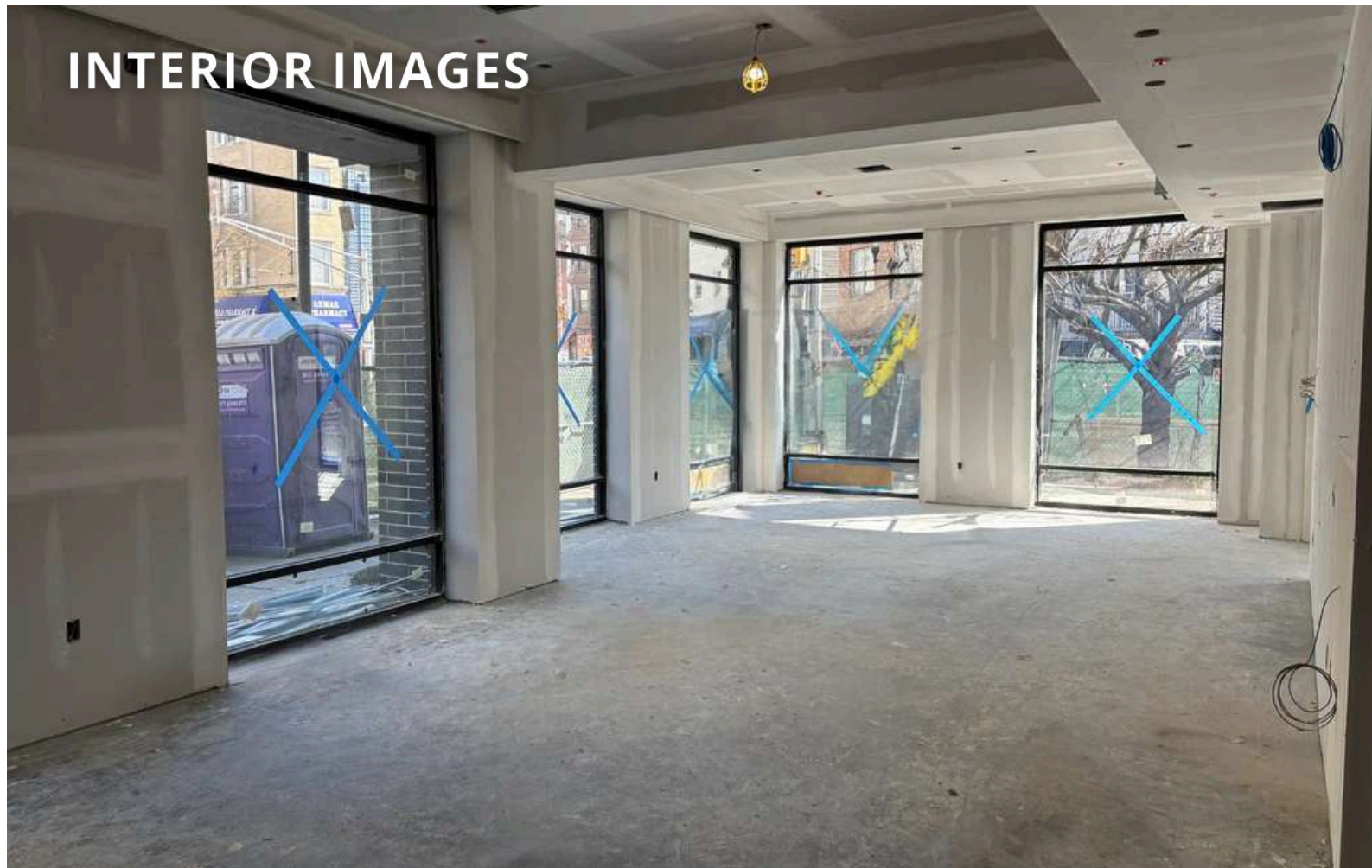


3,000 Students
1 Block



1,000 Students
1 Block

INTERIOR IMAGES



DESIGN & RENDERING



DESIGN & RENDERING



DESIGN & RENDERING



DESIGN & RENDERING



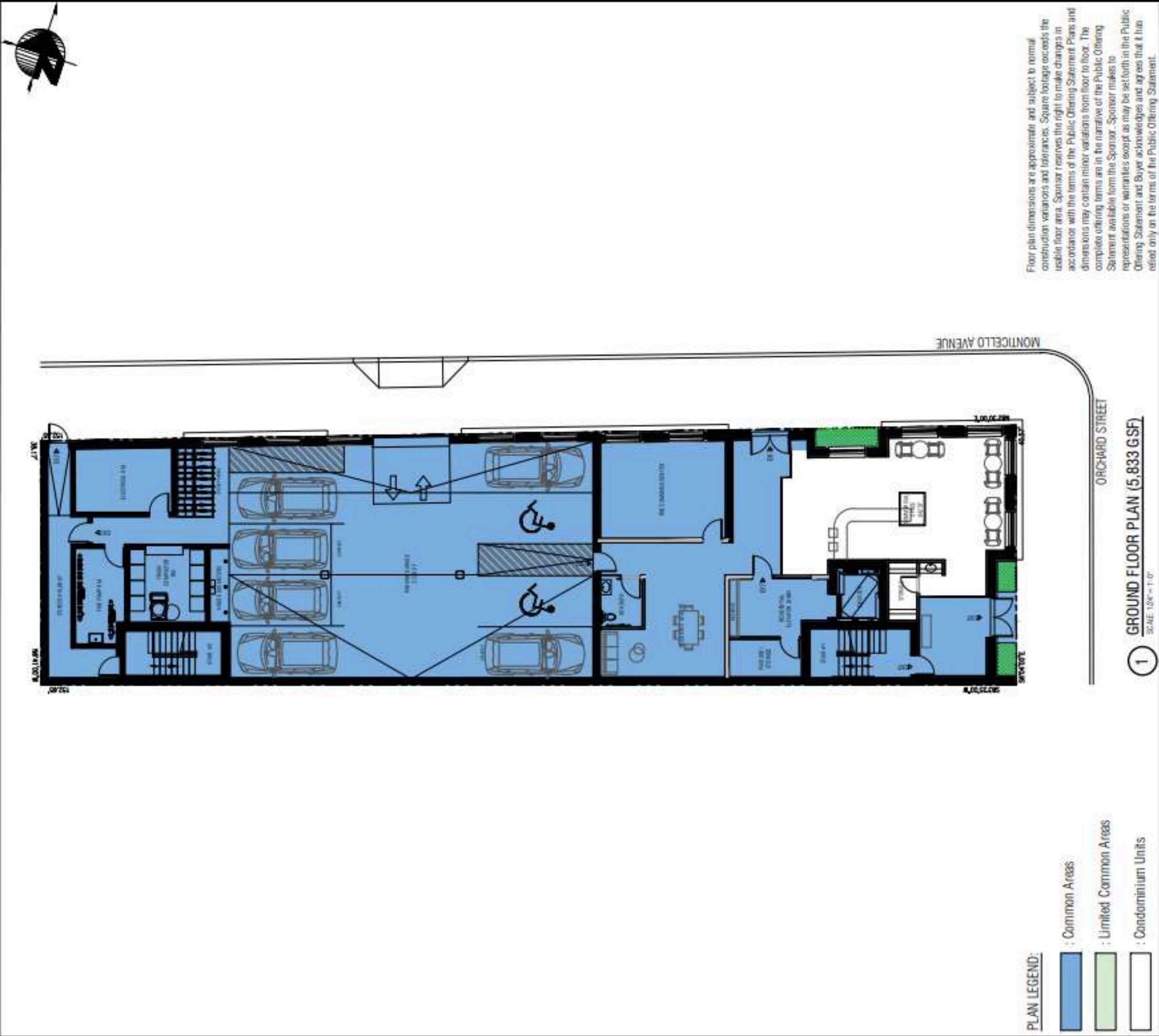
DESIGN & RENDERING



DESIGN & RENDERING



FLOOR PLAN





HAMPTON HILL
ARCHITECTURE
<http://www.hamptonhillarchitecture.com>

SEAL



MARY W. HILL
Registered Architect NJ LIC 21-AJ-01985-300

35 Orchard Street
Jersey City, NJ 07306

Block: 15201
Lots: 34, 35 & 36

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF HAMPTON HILL ARCHITECTURE. THE DOCUMENT AND THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF HAMPTON HILL ARCHITECTURE.

35 Orchard Street
Condominium Association

Block: 15201
Lots: 34, 35 & 36

1 GROUND FLOOR PLAN (5,833 GSF)
SCALE: 1/8" = 1'-0"

REVISIONS

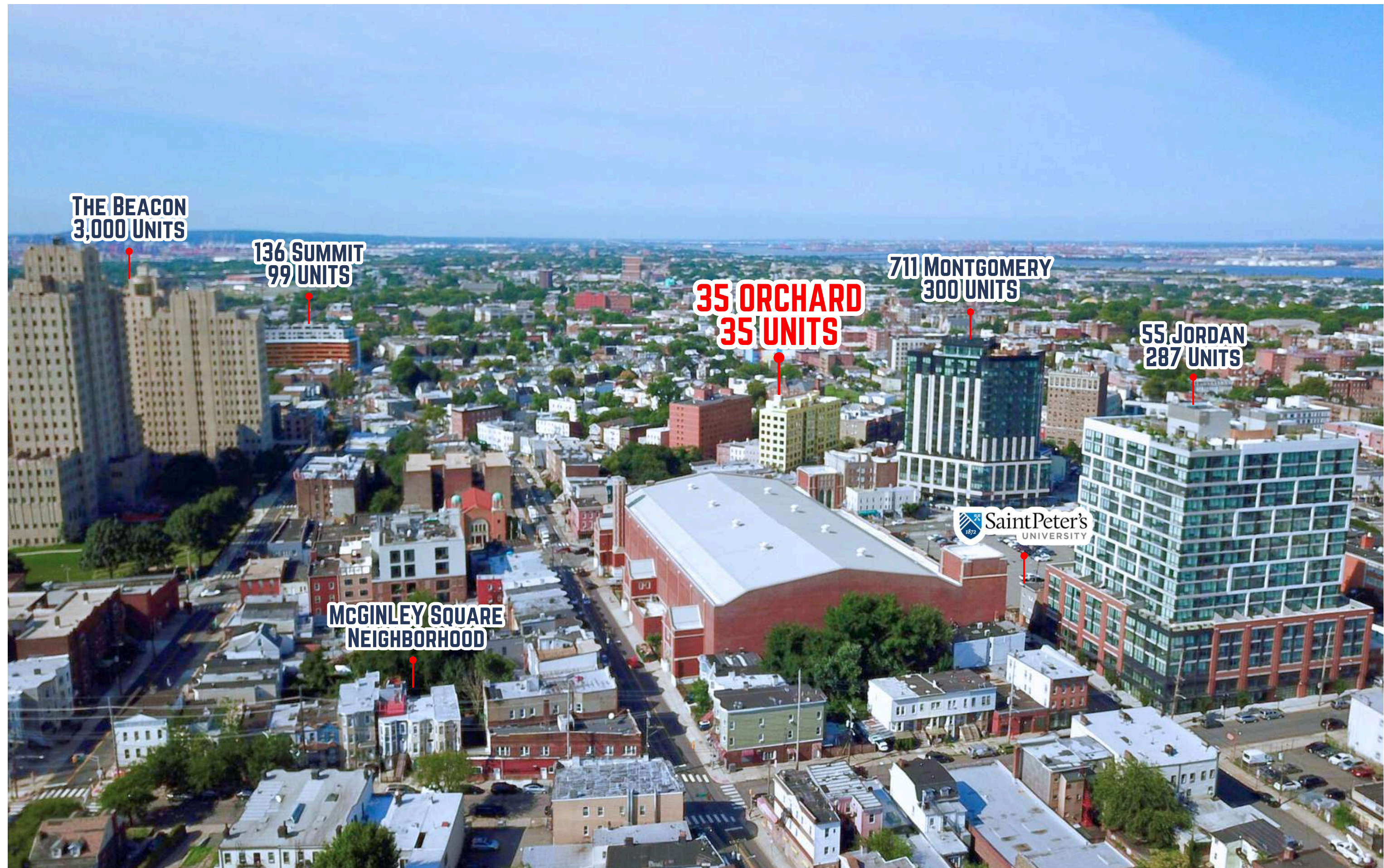
DATE	BY	DESCRIPTION
08/19/2024	1/1/24	

SHEET TITLE

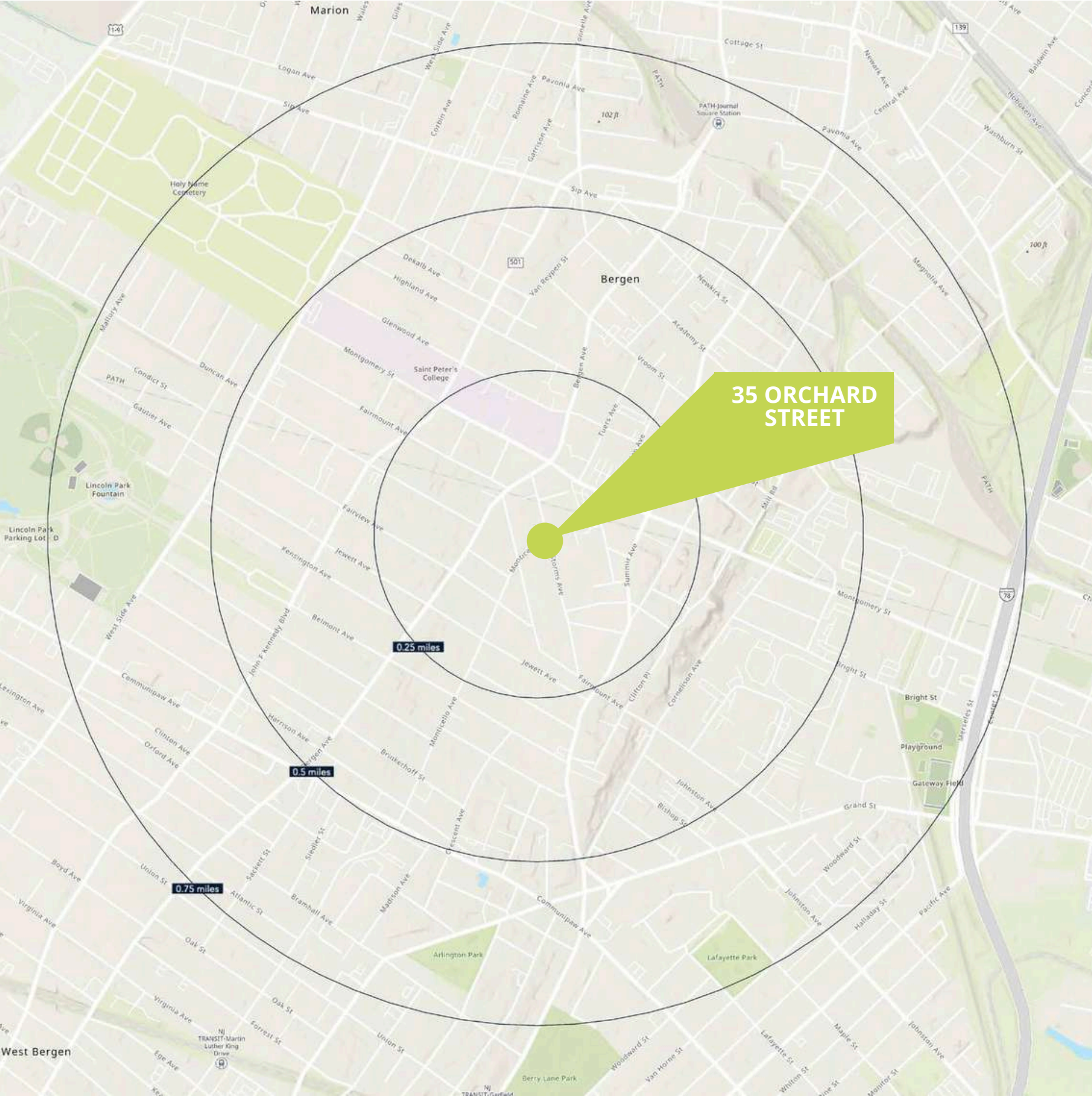
Ground Floor Plan

SHEET NO.

2 of 15



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