





BRAND NEW RETAIL AVAILABLE FOR LEASE

327 COMMUNIPAW AVE.
JERSEY CITY, NJ 07304

SPACE AVAILABLE: 1,714 SF
COMMUNIPAW AVE: 923 SF
PINE STREET: 791 SF
(SPACE CAN BE COMBINED FOR LARGER SPACE)

FRONTAGE:
COMMUNIPAW AVE: 38 FT
PINE STREET: 25 FT

RESTAURANT VENTING:
YES - VENTING IN PLACE

LEASE TYPE:
NNN

ASKING RENT:
UPON REQUEST

HIGHLIGHTS:

- **Massive Residential Pipeline: Surrounded by thousands of new units at Scholars Village and Canal Crossing, ensuring a built-in, high-income customer base.**
- **Rapid Transit Access: Located just a 7-minute walk from the Liberty State Park Light Rail, connecting you directly to Downtown JC and NYC.**
- **Proven Destination: Join elite local anchors like The Grind Shop and Harry's Daughter in Jersey City's trendiest culinary and arts district.**
- **High-Spend Demographics: Serve a booming population of young professionals and families currently underserved by local retail and medical services.**
- **Major Tourist Traffic: Steps from Liberty State Park and the Science Center, capturing millions of annual visitors alongside local neighborhood foot traffic.**

NEIGHBORING RETAILERS:

Restaurant

Sandwich Shop

Cafe

Cafe

Restaurant

Daycare

Sandwich Shop

Cafe

Restaurant

Cafe

Friends of Quality Education
2,040 Seat Charter School

ANDREW CRISARA
Licensed Real Estate Broker
Andrew@gridcre.com
C: (646) 522 - 9125 | O: (201) 300-6489

BOBBY ANTONICELLO JR.
Licensed Real Estate Broker
Bobby@gridcre.com
C: (551)795-2836 | O: (201) 300-6489

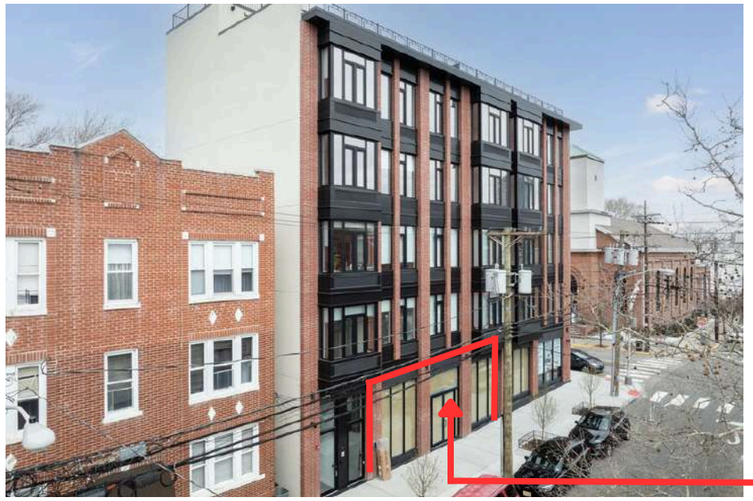
GRID COMMERCIAL REAL ESTATE

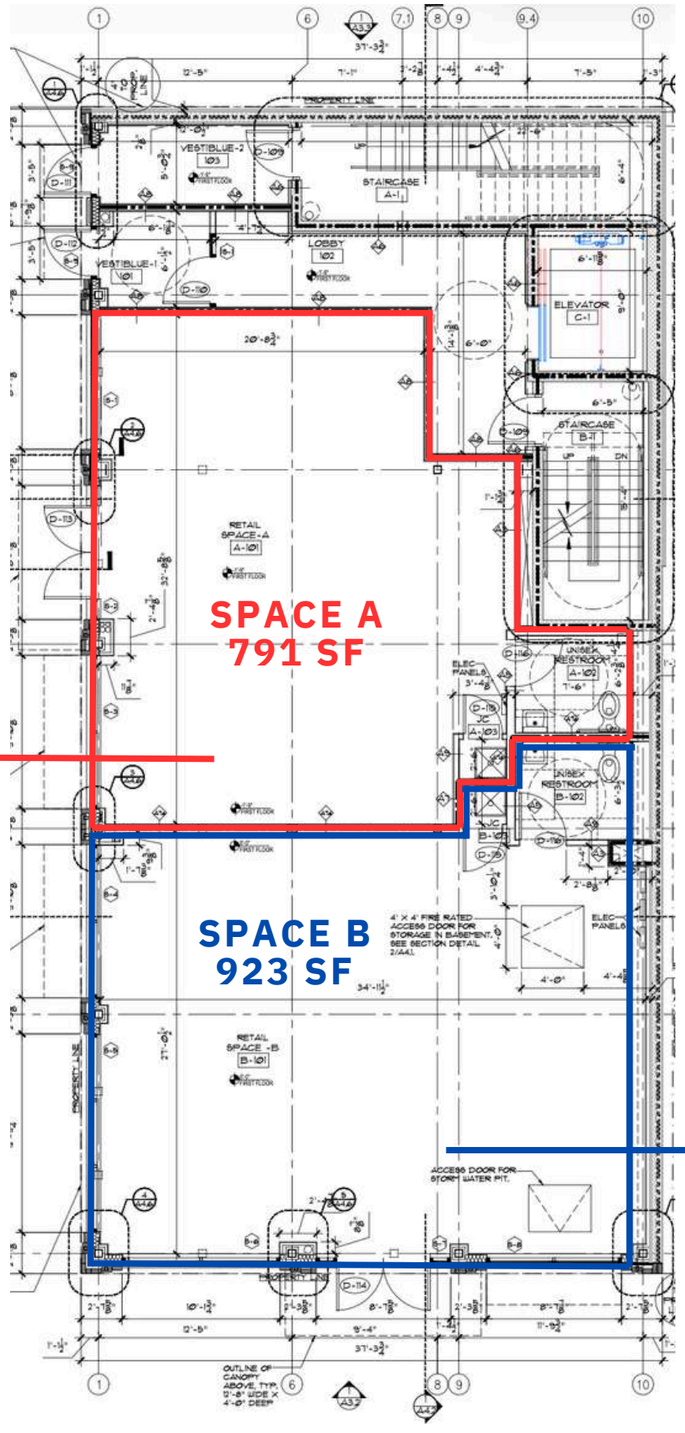

SOUTH WEST VIEW
GREENVILLE
BERGEN-LAFAYETTE
WHITON STREET
PINE STREET
COMMUNIPAW AVE

FLOOR PLAN + RETAIL LOCATION

SPACE A
791 SF
Located on Pine Street

PINE STREET - VPD: 1,082





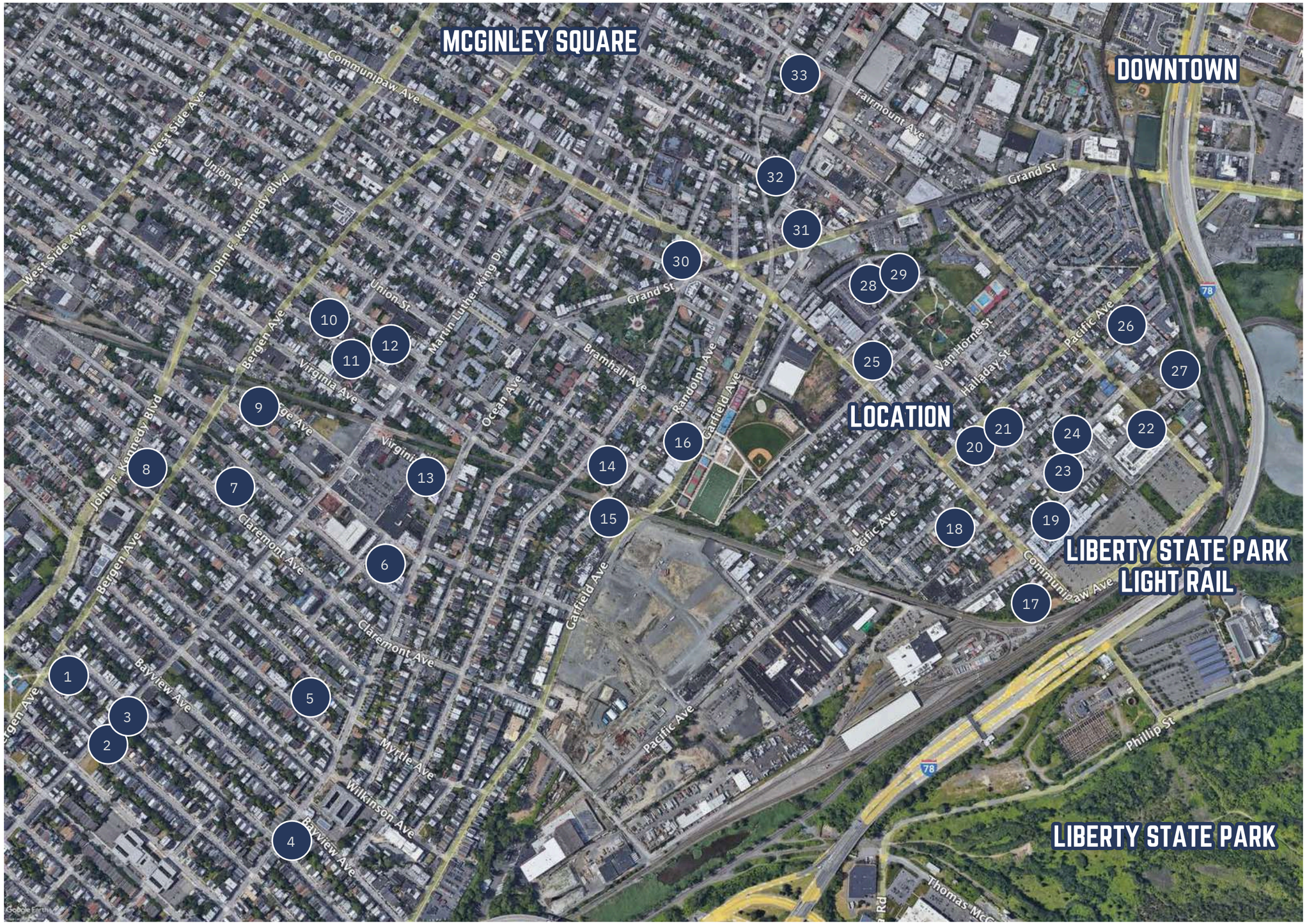
SPACE B
923 SF
Located on Communipaw Ave

COMMUNIPAW AVE - VPD: 7,596



SPACE CAN BE COMBINED
1,714 SF TOTAL

DEVELOPMENT MAP



1. 144 Bergen Ave: 24 units
2. 178 MLK Jr Drive: 25 units
3. 184 MLK Jr Drive: 6 units
4. 530 Ocean Avenue: 20 units
5. 20 Bostwick Avenue: 12 units
6. 661 Ocean Avenue: 29 units
7. 182 Claremont Avenue: 1 unit
8. 170 Grant Avenue: 20 units
9. 119 Ege Avenue: 2 units
10. 90 Virginia Avenue: 10 units
11. 65 Virginia Avenue: 4 units
12. 423 MLK Jr Drive: 4 units
13. 721 Ocean Drive: 7 units
14. 294 Arlington Avenue: 43 units
15. 205 Randolph Avenue: 15 units
16. 975 Garfield Avenue: 99 units
17. 273 Communipaw Avenue: 120 units
18. 327 Communipaw Avenue: 16 units
19. 300 Communipaw Avenue: 20 units
20. 312 Pacific Avenue: 14 units
21. 326 Pacific Avenue: 33 units
22. 100 Monitor Street: 305 units
23. 65-71 Monitor Street: 72 units
24. 81 Monitor Street: 104 units
25. 420 Communipaw Avenue: 47 units
26. 426 Whiton Street: 99 units
27. 136 Monitor Street: 84 units
28. 160 Lafayette Street: 330 units
29. 170 Lafayette Street: 46 units
30. 747 Grand Street: 36 units
31. 690 Grand Street: 60 units
32. 37 Cornelison Avenue: 37 units
33. 136 Summit Avenue: 99 units

DEMOGRAPHICS



.25 MILE RADIUS

POPULATION
4,370

HOUSEHOLDS
1,944

MEDIAN AGE
33.7

COLLEGE GRADUATES (Bachelor's +)
50.8%

TOTAL BUSINESSES
51

TOTAL EMPLOYEES
1,023

AVERAGE HOUSEHOLD INCOME
$87,433

.5 MILE RADIUS

POPULATION
9,161

HOUSEHOLDS
3,841

MEDIAN AGE
34.0

COLLEGE GRADUATES (Bachelor's +)
39.1%

TOTAL BUSINESSES
213

TOTAL EMPLOYEES
6,553

AVERAGE HOUSEHOLD INCOME
$77,071

1 MILE RADIUS

POPULATION
59,892

HOUSEHOLDS
27,514

MEDIAN AGE
36.3

COLLEGE GRADUATES (Bachelor's +)
63.7%

TOTAL BUSINESSES
1,463

TOTAL EMPLOYEES
31,424

AVERAGE HOUSEHOLD INCOME
$154,327

3 MILE RADIUS

POPULATION
359,200

HOUSEHOLDS
151,052

MEDIAN AGE
35.7

COLLEGE GRADUATES (Bachelor's +)
58.3%

TOTAL BUSINESSES
8,713

TOTAL EMPLOYEES
171,994

AVERAGE HOUSEHOLD INCOME
$149,218

*2023 estimates

GRID | COMMERCIAL REAL ESTATE

ANDREW CRISARA
LICENSED REAL ESTATE BROKER
(646) 522 - 9125 | ANDREW@GRIDCRE.COM

BOBBY ANTONICELLO JR.
LICENSED REAL ESTATE BROKER
(201) 300 - 6489 | BOBBY@GRIDCRE.COM

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