301 WEST SIDE AVE, JERSEY CITY, NJ 07305



LOFT STYLE GROUND FLOOR RETAIL SPACE ALONG BUSY WEST SIDE AVE FOR LEASE!

RETAIL: GROUND FLOOR

1,300 - 5,100 SF of space available (Divisible)

LOCATION:

Located in the heart of Jersey City's West Side neighborhood.
Less than 2 miles from the Holland Tunnel.
Steps from all metro area mass transit services.
West Side Avenue Light Rail, PATH (via quick connection), Bus, and nearby Ferry options.

HIGHLIGHTS:

- The project offers approximately 5,100 sq ft of ground-floor retail space in a brand-new 6-story, 202-unit multifamily building, delivering excellent visibility and strong foot traffic from residents and the surrounding West Side neighborhood.
- With 202 rental units opening in early summer 2026, retail tenants will enjoy immediate built-in demand from a large on-site customer base of new residents, supported by 20 affordable units and extensive amenities.
- Located at the corner of West Side Avenue and Fisk Street, the property sits in a rapidly transforming industrial-to-residential neighborhood on Jersey City's West Side, benefiting from proximity to other new developments and increasing area desirability.
- This project creatively adapts an existing warehouse by restoring original brick and chimneys while incorporating modern elements, creating a distinctive and community-aligned retail environment that blends industrial character with contemporary appeal.
- Premium on-site amenities including an outdoor pool, fitness center, spa, and rooftop bar will drive longer resident dwell time and increased cross-traffic between retail, residential, and amenity spaces.

NEIGHBORING RETAILERS

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GRID COMMERCIAL REAL ESTATE
201 Marin Blvd, Unit 106, Jersey City, NJ 07302

Hudson Mall

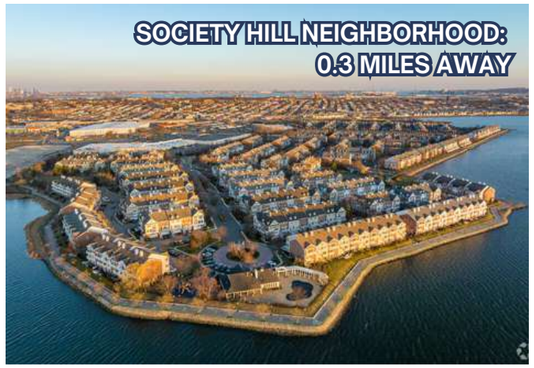
301 WEST SIDE AVENUE
JERSEY CITY
NJ 07305

Newark Avenue
Sip Avenue
West Side Avenue
Montgomery Street
Summit Avenue
Grand Street
Culver Avenue
Carbon Place
Bergen Avenue
Ocean Avenue
Garfield Avenue
New Jersey

95
1
9
139
57K
440
INTERSTATE 78

THE NEIGHBORHOOD















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DELIVERY

Vanilla Box

RESTAURANT VENTING

Yes

CEILING HEIGHT

12'

POSSESSION

Immediate

TRAFFIC COUNT

2,000 VPD Fisk Street
14,988 VPD West Side Ave
1,300 VPD Culver Street

ZONING

Commercial

EDUCATION

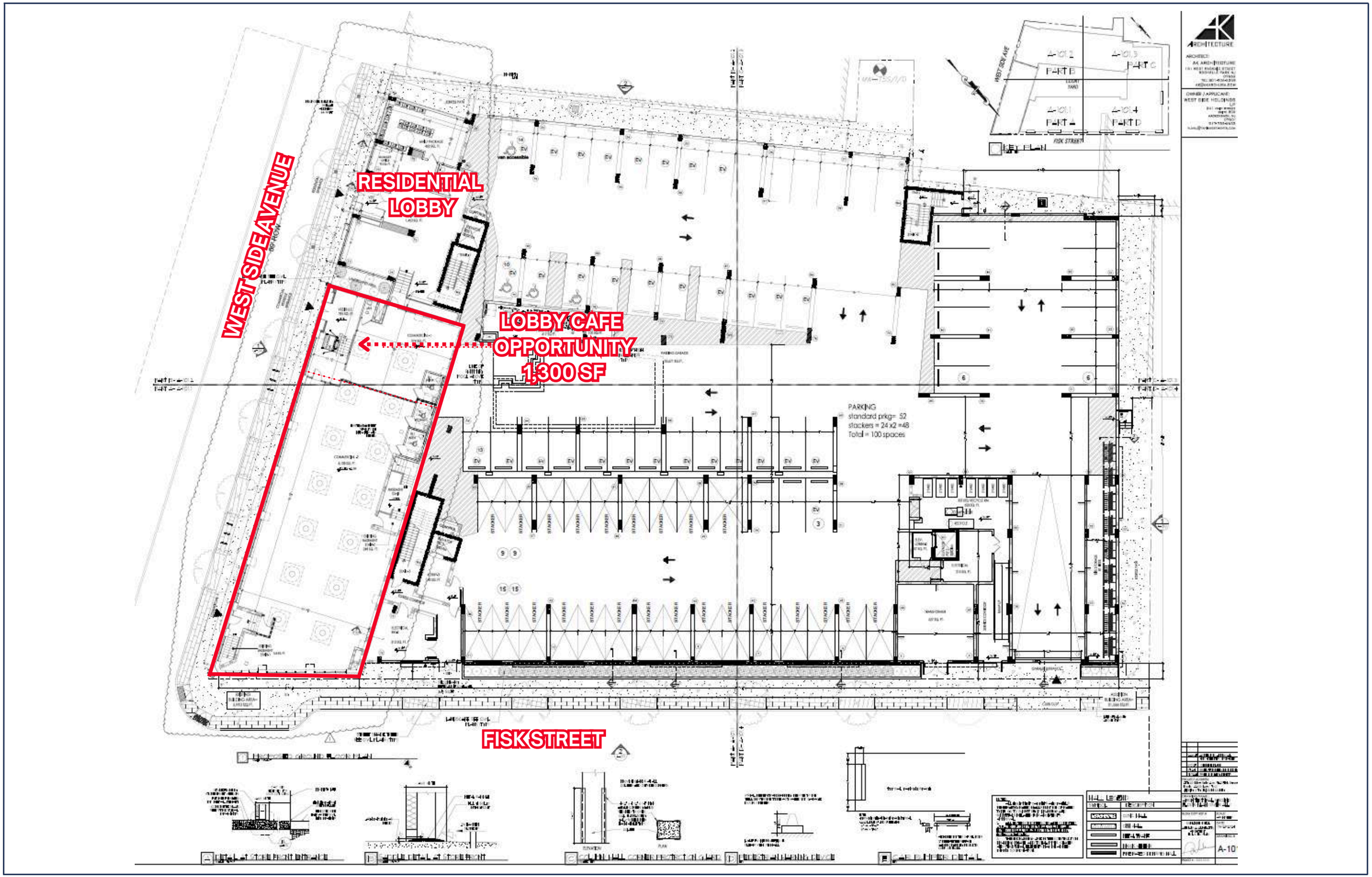
NJCU KEAN — 6,000 Students

Saint Peter's University — 4,000 Students

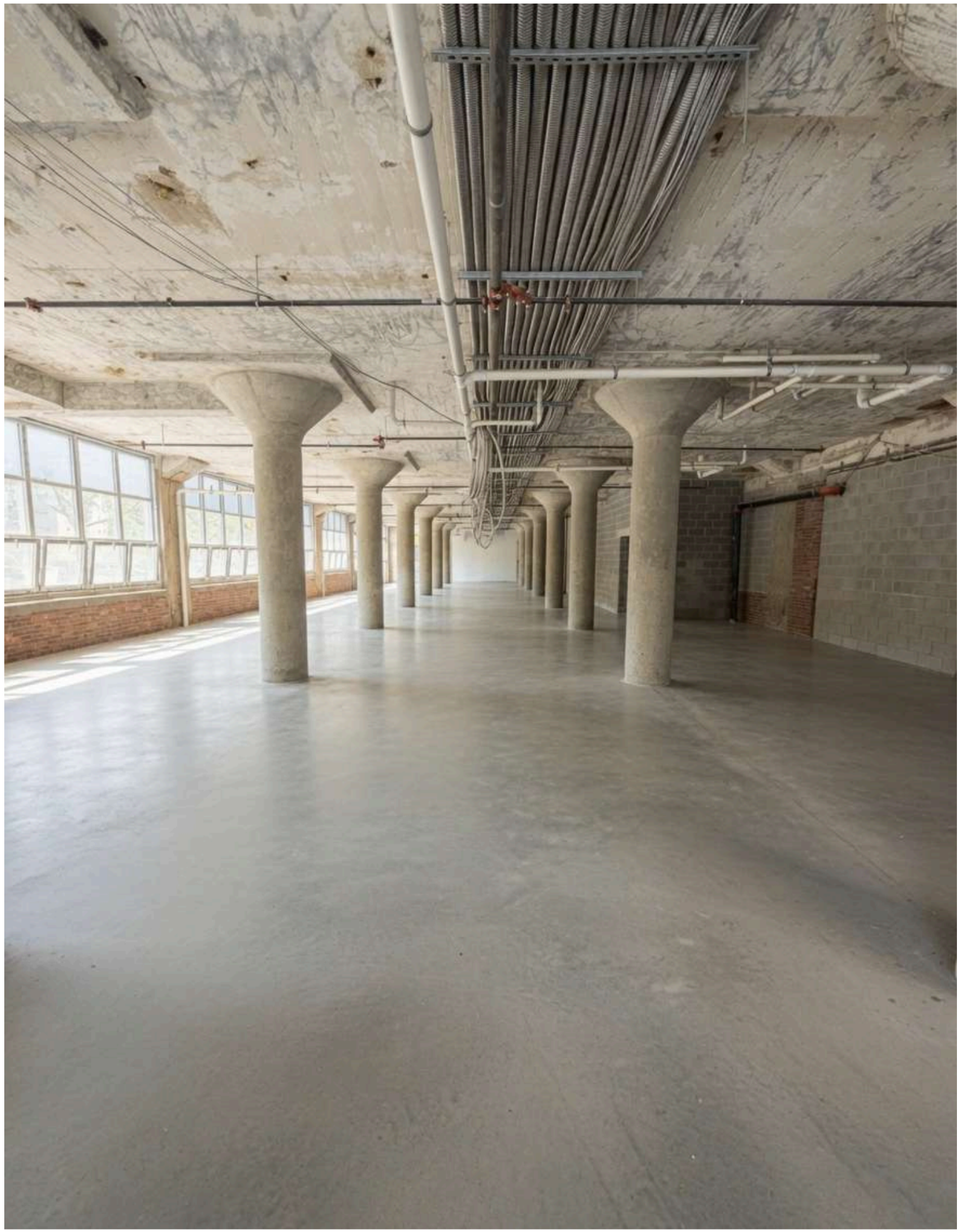
NEW RESIDENTIAL UNITS: (WEST SIDE NEIGHBORHOOD)

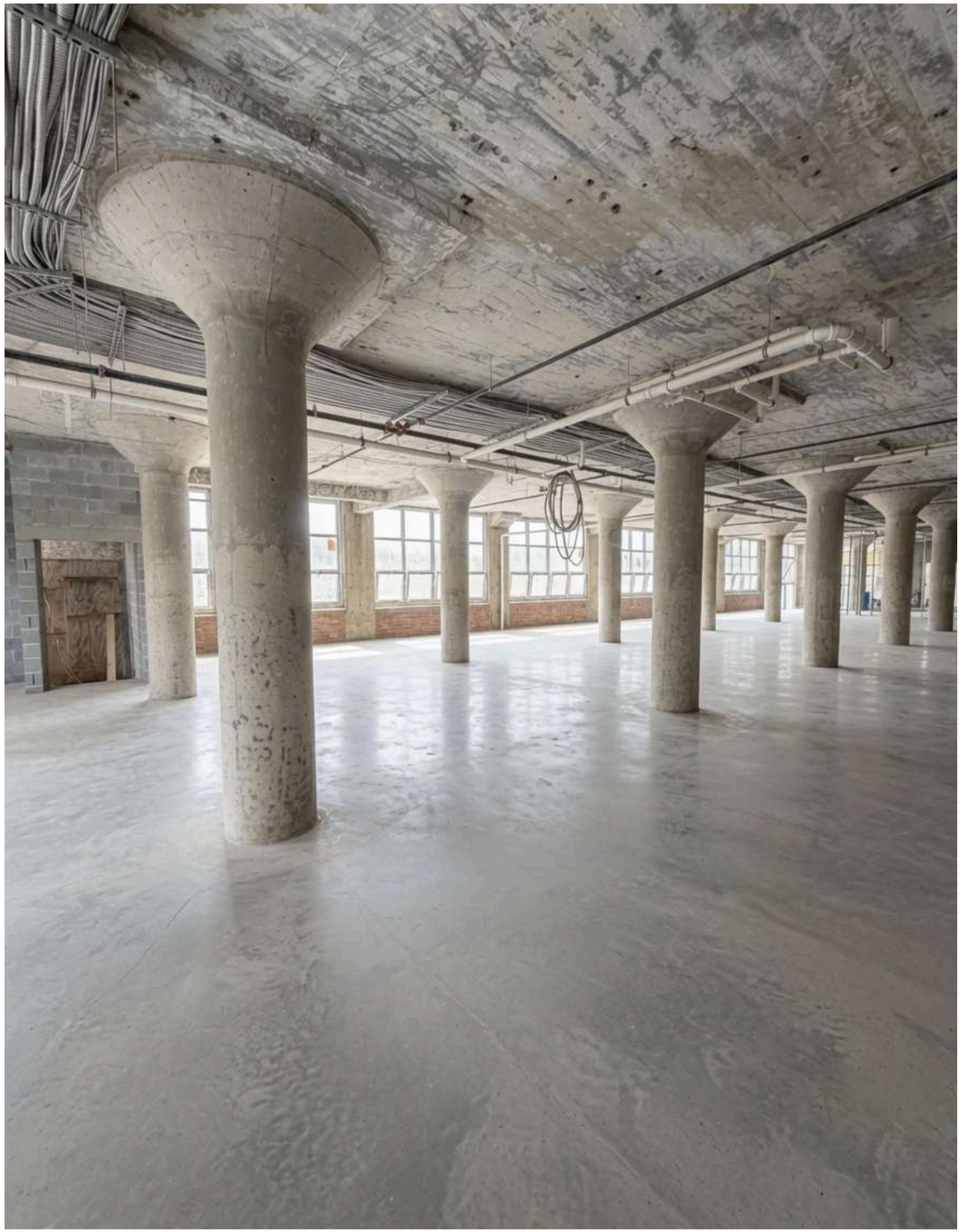
5,000 Completed
8,400 Proposed or Under Construction

RETAIL FLOOR PLAN

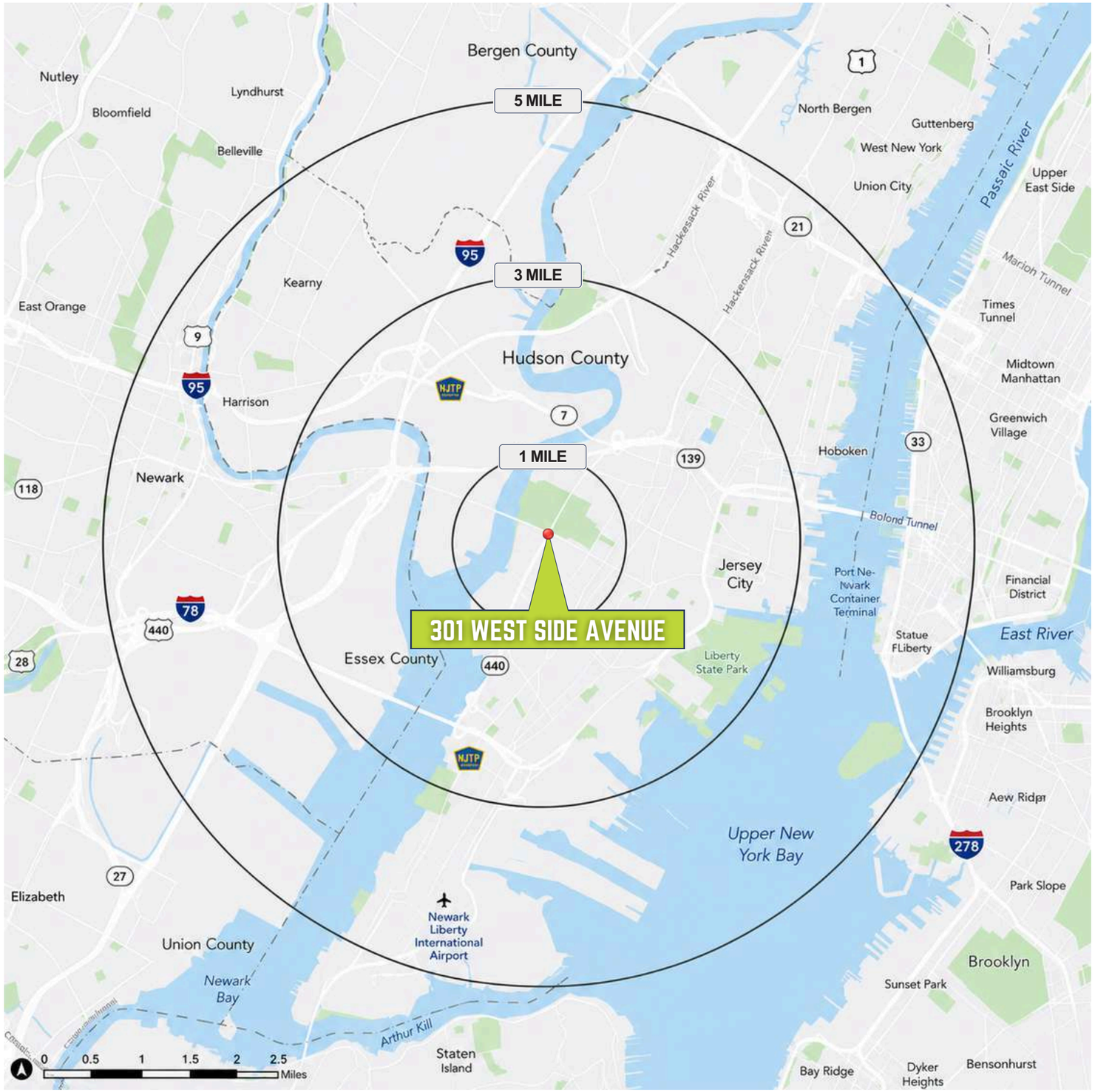


INTERIOR IMAGE - Vanilla Box Delivery





DEMOGRAPHICS



1 MILE RADIUS

POPULATION
45,515

HOUSEHOLDS
15,943

MEDIAN HOUSEHOLD INCOME
$71,131

COLLEGE GRADUATES (Bachelor's +)
37.8%

TOTAL BUSINESSES
897

TOTAL EMPLOYEES
16,248

DAYTIME POPULATION (w/ 16 yr +)
15,604.9

AVERAGE HOUSEHOLD INCOME
$102,625

3 MILE RADIUS (excludes NYC)

POPULATION
316,778

HOUSEHOLDS
127,665

MEDIAN HOUSEHOLD INCOME
$96,900

COLLEGE GRADUATES (Bachelor's +)
52.59%

TOTAL BUSINESSES
7,350

TOTAL EMPLOYEES
145,757

DAYTIME POPULATION (w/ 16 yr +)
12,773.4

AVERAGE HOUSEHOLD INCOME
$137,168

5 MILE RADIUS (excludes NYC)

POPULATION
866,320

HOUSEHOLDS
365,735

MEDIAN HOUSEHOLD INCOME
$104,656

COLLEGE GRADUATES (Bachelor's +)
54.51%

TOTAL BUSINESSES
43,905

TOTAL EMPLOYEES
869,789

DAYTIME POPULATION (w/ 16 yr +)
21,638.7

AVERAGE HOUSEHOLD INCOME
$171,938

*2024 estimates

CONTACT AGENT:

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