NEWPORT JERSEY CITY RETAIL SPACE FOR LEASE

3,750 SF High Foot Traffic Retail Location

20 River Court, Jersey City, NJ 07310

Newport Neighborhood



EXCLUSIVE LEASING BROKER

GRID COMMERCIAL REAL ESTATE

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LeFrak Commercial
O: (201) 626-4322

LeFrak COMMERCIAL





SPACE DETAILS:

20 RIVER COURT, JERSEY CITY, NJ 07310

SIZE AVAILABLE:
Retail - 3,750 SF

PREVIOUS SPACE:
Office/Retail Space

POSSESSION:
2027 - Q1

FRONTAGE:
75 Ft - corner to corner

CEILING HEIGHT:
12 FT - 14 FT

PARKING:
Hourly parking located across street

LEASE TYPE:
Modified Gross

ASKING RENT:
Upon Request

NEARBY RETAILERS:

bwè KAFE · DUNKIN' · BLUE ANCHOR · roast'd · JUST SALAD · BATTELLO · CHIPOTLE MEXICAN GRILL · RUTH'S CHRIS STEAK HOUSE · KOMEGASHI · Bangalore Kitchen

20 RIVER COURT, JERSEY CITY, NJ 07310 - AERIAL





















NEIGHBORHOOD & HIGHLIGHTS:

- Prime Newport location in the heart of Jersey City's booming waterfront district.
- Less than 5-minute walk to Newport PATH Station – direct 8-minute ride to Manhattan.
- Under 15-minute walk to Hoboken PATH & Terminal – multiple Manhattan access points.
- Surrounded by 15,000+ luxury residential units and growing – built-in customer base on your doorstep.
- Steps from Newport Centre Mall, Target, AMC Theatres, and 50+ shops & restaurants.
- Directly across from Newport Green Park – 4-acre urban beach park with carousel and stunning Manhattan views.
- Walking distance to major employers: JPMorgan Chase, Forbes, Bank of America, and more.
- 24/7 neighborhood with high foot traffic, concierge buildings, and strong daytime + evening population.
- One of the safest and most accessible medical/retail locations on the Hudson River Gold Coast.

1 MIN

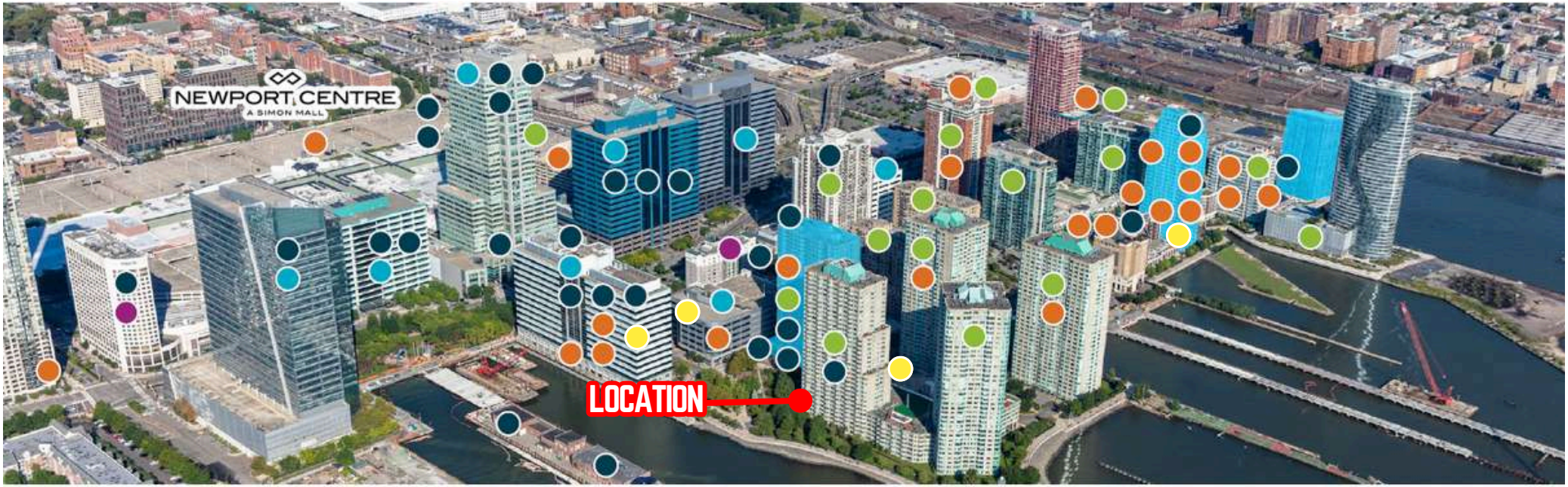
WALK TO WASHINGTON BLVD BUS STOP TO NYC

4 MIN

DRIVE TO HOLLAND TUNNEL

5 MIN

WALK TO NEWPORT PATH TERMINAL



NEWPORT AMENITIES

- AMC THEATRES
- FUNZY
- NEWPORT SKATES
- NEWPORT VETERINARY CENTER
- NEWPORT SWIM & FITNESS
- Club Metro USA
- NEWPORT VISION CENTER
- Polish Me NAIL STUDIO
- UPS
- FRANKLIN
- NOLUX SALON & SPA
- VIBGYOR CREATIONS
- PINGPOD
- KwiK
- orangetheory FITNESS
- Stevens COOPERATIVE SCHOOL
- zipcar

Newport Green Park
Newport Leasing Office
Newport Medical Associates
Newport Residential Customer Service

NEWPORT RESTAURANTS

- bwè KAFE
- CHEF TAN
- GREGORYS COFFEE
- roast'd
- cosi
- Kenzushi
- KURA SUSHI
- DUNKIN'
- POPEYES
- NEWPORT CENTRE
- The Cheesecake Factory
- FIRE OAK
- Dorrian's
- PAPA JOHN'S
- RUTH'S CHRIS STEAK HOUSE
- JUST SALAD
- Fresca
- NAYA
- BLUE ANCHOR
- Meet Fresh
- CHIPOTLE
- BATTELLO
- LOS CUERNOS
- DUN敦煌 HUANG

NEWPORT RETAIL

- ACME
- Phenix Salon Suites
- CHASE
- NEWPORT PLAZA
- DR
- GATEWAY MARKET
- DICK'S HOUSE OF SPORT
- five BELOW
- JCPenney
- NOLUX SALON & SPA
- KOHL'S
- Newport Wine & Spirits
- macy's
- TD
- BEST BUY
- NEWPORT NA'L BAR

NEWPORT MEDICAL

- Newport Medical
- NEWPORT VISION CENTER
- RWJBarnabas HEALTH
- advocare

NEWPORT HOTEL

- COURTYARD BY MARRIOTT
- THE WESTIN JERSEY CITY NEWPORT

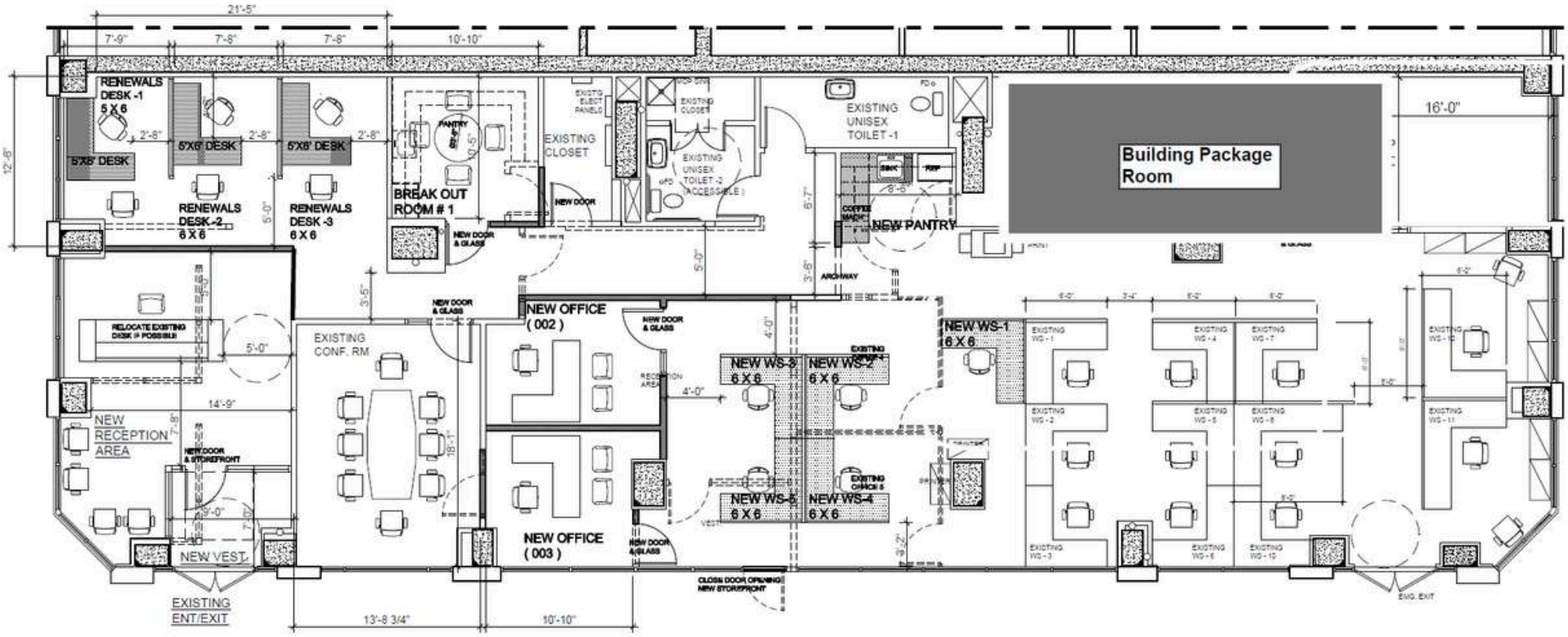
NEWPORT OFFICE

575 Washington Blvd
570 Washington Blvd
545 Washington Blvd
525 Washington Blvd
499 Washington Blvd
480 Washington Blvd
111 Town Square Place
100 Town Square Place

20 RIVER COURT, JERSEY CITY, NJ 07310 - AERIAL



20 RIVER COURT, JERSEY CITY, NJ 07310 - FLOOR PLAN:



EXISTING CONDITIONS:

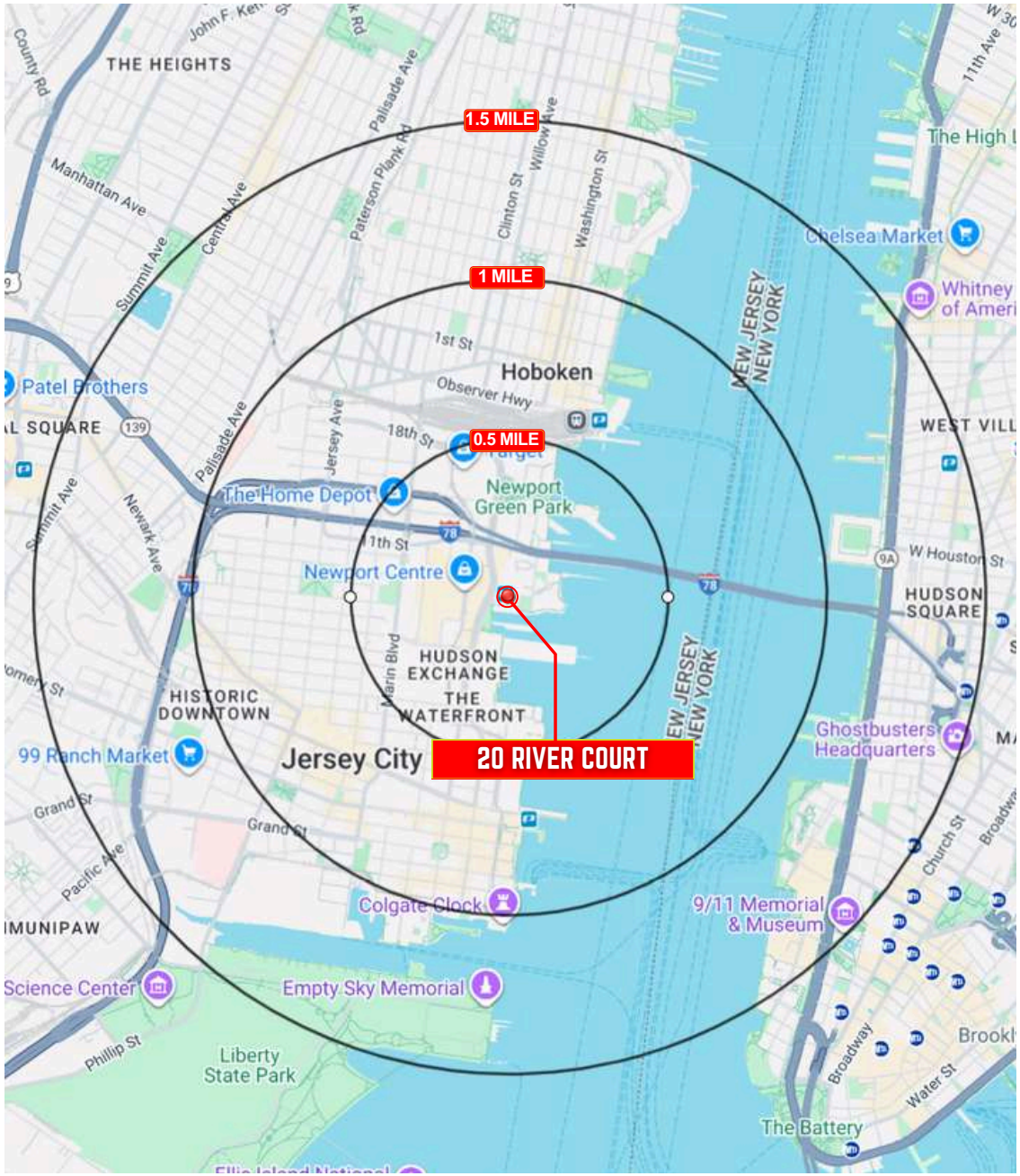
THE SPACE
- Entire 3,750 SF ground floor
- 75 ft corner-to-corner frontage
- 12–14 ft ceilings

ACCESS & VISIBILITY
- Entrances at both ends of the River Court frontage
- Additional exit door at center of frontage
- Full glass storefront with awning signage on both corners

CURRENT BUILD-OUT
- 3 private offices, conference room, 2 break-out rooms, open work area
- Plan shown reflects the current office layout
- Open to all uses except food

SUPPORT SPACES
- New reception area and vestibule at the left entrance
- 2 existing restrooms
- Existing pantry
- Storage closet
- Possession 2027 – Q1

20 River Court, Jersey City, NJ 07310 - DEMOGRAPHICS:



0.5 MILE RADIUS

POPULATION
34,734

HOUSEHOLDS
18,004

MEDIAN AGE
33.7

COLLEGE GRADUATES (Bachelor's +)
20,648 - 74.7%

TOTAL BUSINESSES
1,362

TOTAL EMPLOYEES
19,145

DAYTIME POPULATION (w/ 16 yr +)
24,970

AVERAGE HOUSEHOLD INCOME
$154,002

1 MILE RADIUS

POPULATION
71,740

HOUSEHOLDS
35,439

MEDIAN AGE
33.4

COLLEGE GRADUATES (Bachelor's +)
41,459 - 73.9%

TOTAL BUSINESSES
3,033

TOTAL EMPLOYEES
51,097

DAYTIME POPULATION (w/ 16 yr +)
64,808

AVERAGE HOUSEHOLD INCOME
$154,561

1.5 MILE RADIUS

POPULATION
131,657

HOUSEHOLDS
61,546

MEDIAN AGE
33.8

COLLEGE GRADUATES (Bachelor's +)
65,858 - 66.1%

TOTAL BUSINESSES
5,672

TOTAL EMPLOYEES
75,575

DAYTIME POPULATION (w/ 16 yr +)
105,010

AVERAGE HOUSEHOLD INCOME
$136,380

PATH

Newport PATH station serves 5,500,000+ riders annually – roughly 15,000 passengers per day – just 2 blocks from 20 River Court.

NEWPORT NEIGHBORHOOD

20 RIVER COURT, JERSEY CITY, NJ 07310

GRID COMMERCIAL REAL ESTATE

GRIDCRE.COM

LeFrak COMMERCIAL

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