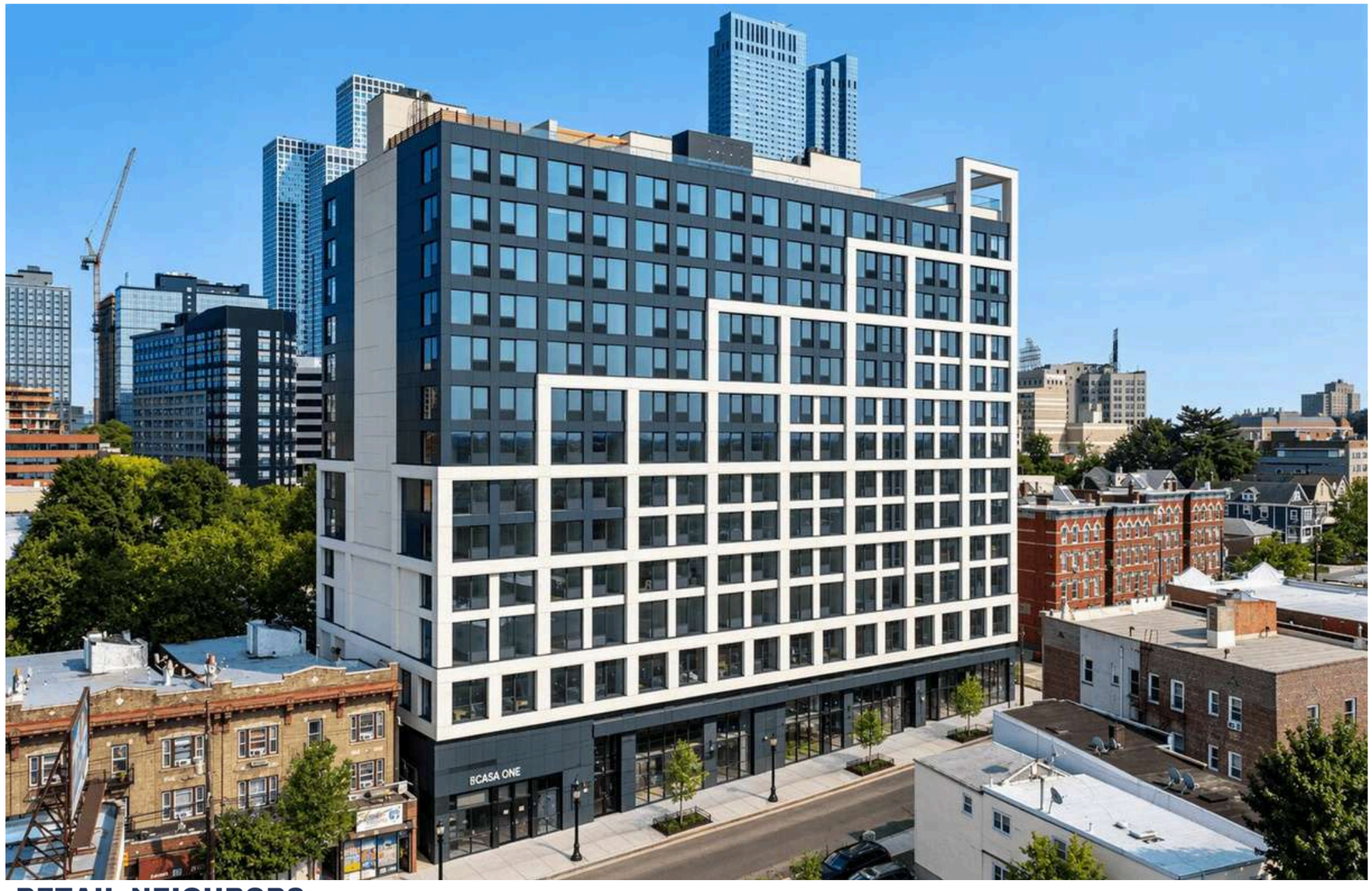
166 VAN REIPEN AVENUE, JERSEY CITY, NJ 07306



RETAIL NEIGHBORS:

TACO BELL · TERIYAKI 1 JAPANESE GRILL · Walgreens · Jollibee · RAMEN · J & J Grill · TSAŌCAA 朝茶 · L'Atelier du chocolat · metro market · BANK OF AMERICA · XCEL FEDERAL CREDIT UNION

TRANSIT

- Short walk to Journal Square PATH Station, with direct service to World Trade Center, 33rd Street, and Newark Penn Station
- Private PATH shuttle for building residents

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

Chris Vitiello
Commercial Real Estate Salesperson & Advisor
C: (551) 204 - 1361 | chris@gridcre.com

HIGHLY VISIBLE RETAIL FOR LEASE AT FANTASTIC INTERSECTION AMAZING FOOT TRAFFIC

RETAIL:

Three ground-floor retail spaces on Tonnelle Avenue totaling ±3,122 SF

- Retail 1: ±1,139 SF
- Retail 2: ±776 SF
- Retail 3: ±1,207 SF
- Lease individually or combine (note grade change between spaces)

FRONTAGE:

Storefronts on Tonnelle Avenue; residential lobby entrance on Van Reipen Avenue.

CEILING HEIGHT:

Double-height storefronts with clerestory glazing. Heights vary by space due to the grade change; see section drawing on the floor plan page.

POSSESSION:

New construction; residential building open. Delivery date and condition upon request.

LEASE TYPE:

Modified Gross

RENT:

Upon request

USES:

All uses considered, including restaurant/food. Venting for Restaurant in space.

PERMIT REQUIRED:

Potential outdoor seating along Tonnelle Avenue.

HIGHLIGHTS:

- Brand-new mixed-use tower in the growing Journal Square district
- Corner location at Van Reipen and Tonnelle Avenues
- 196 residential units above provide a built-in customer base
- Second-floor office space in the building
- Near India Square, Mana Contemporary, Lincoln Park, and the western end of Newark Avenue
- Transit-oriented, walkable location in a high-growth area of Jersey City



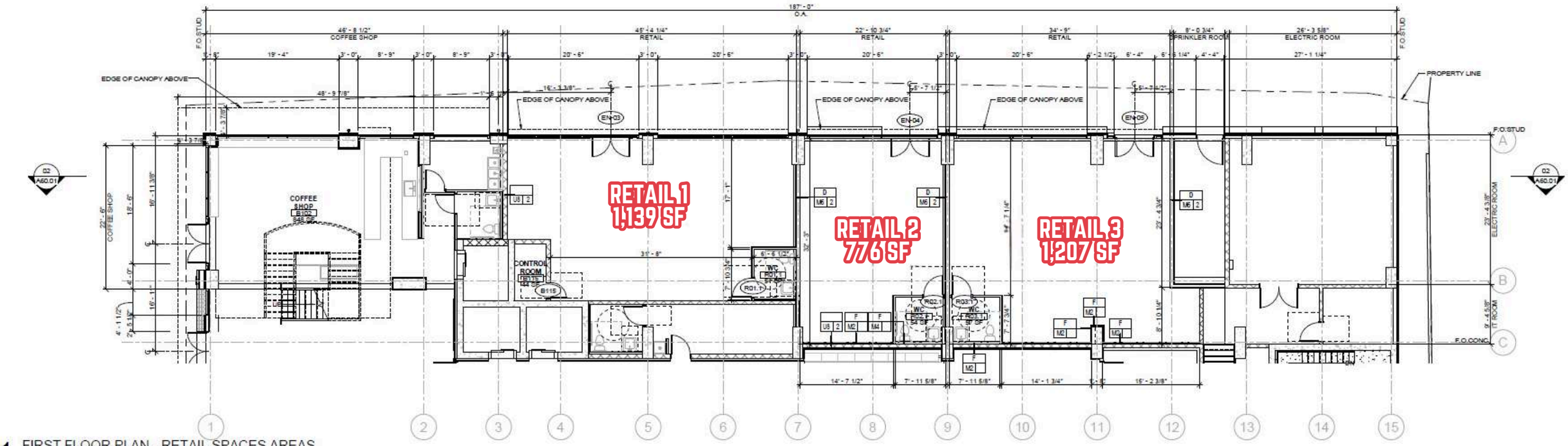




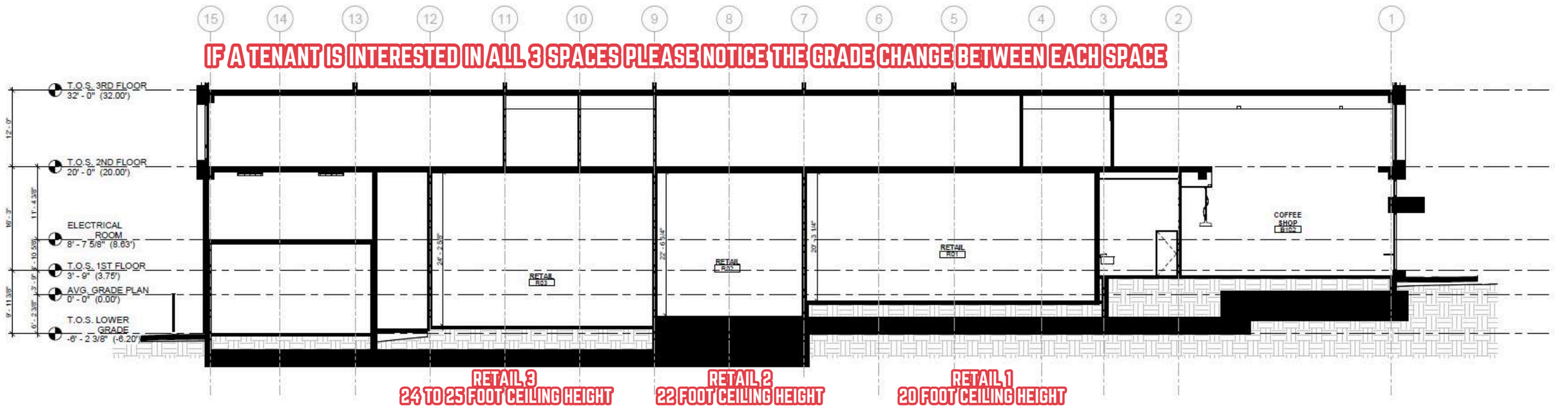






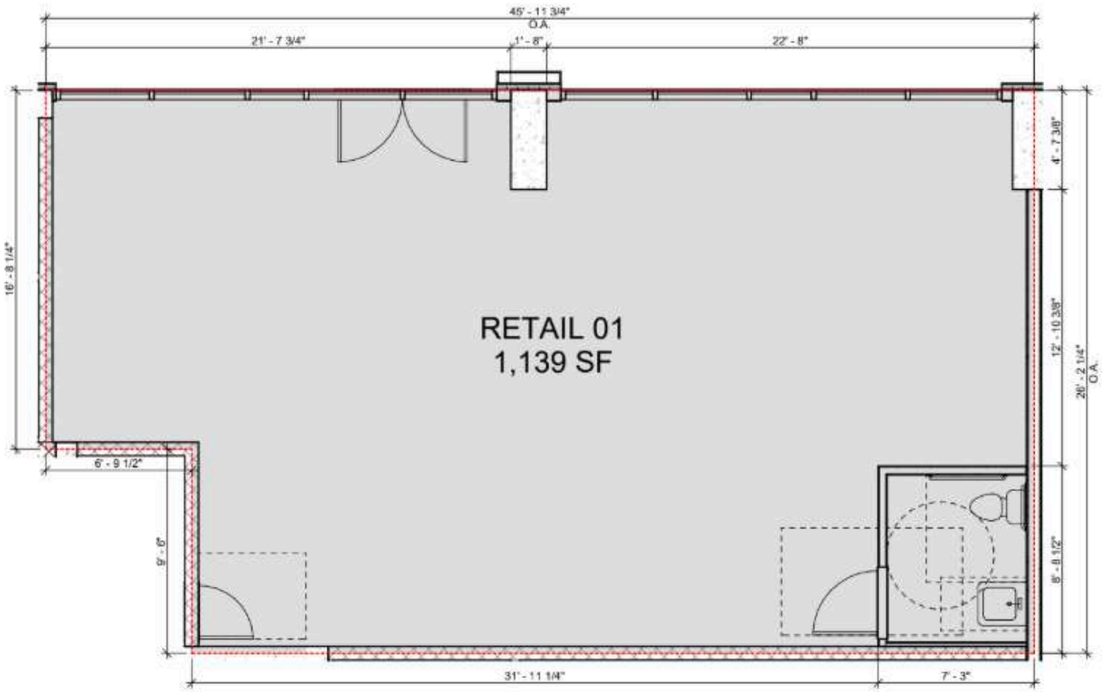


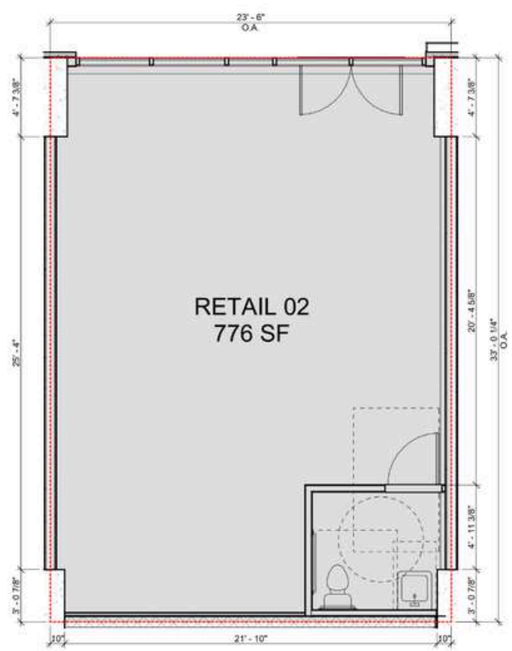
1 FIRST FLOOR PLAN - RETAIL SPACES AREAS
SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION - RETAIL SPACES HEIGHTS
SCALE: 1/8" = 1'-0"

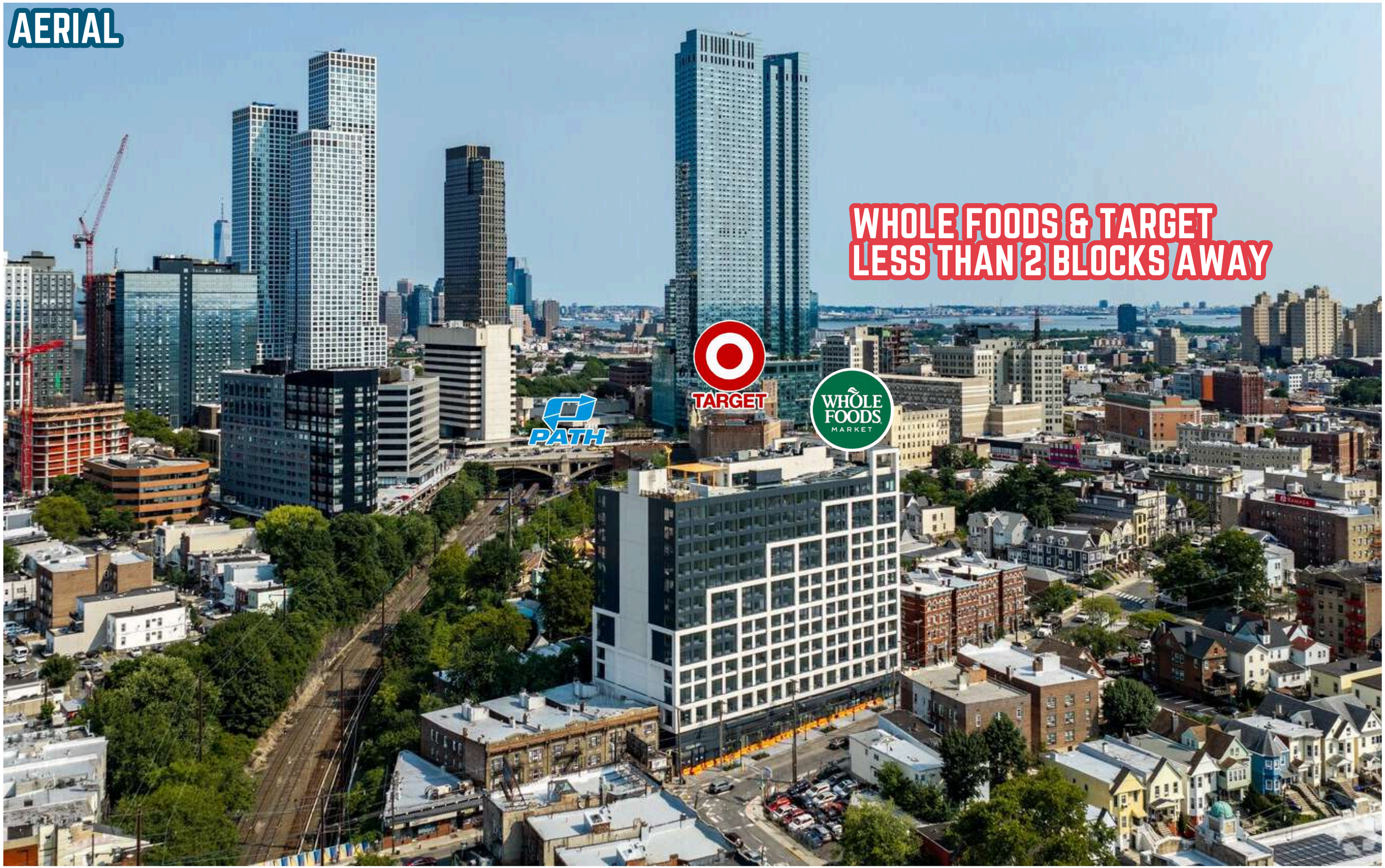
FLOOR PLAN - RETAIL SPACE







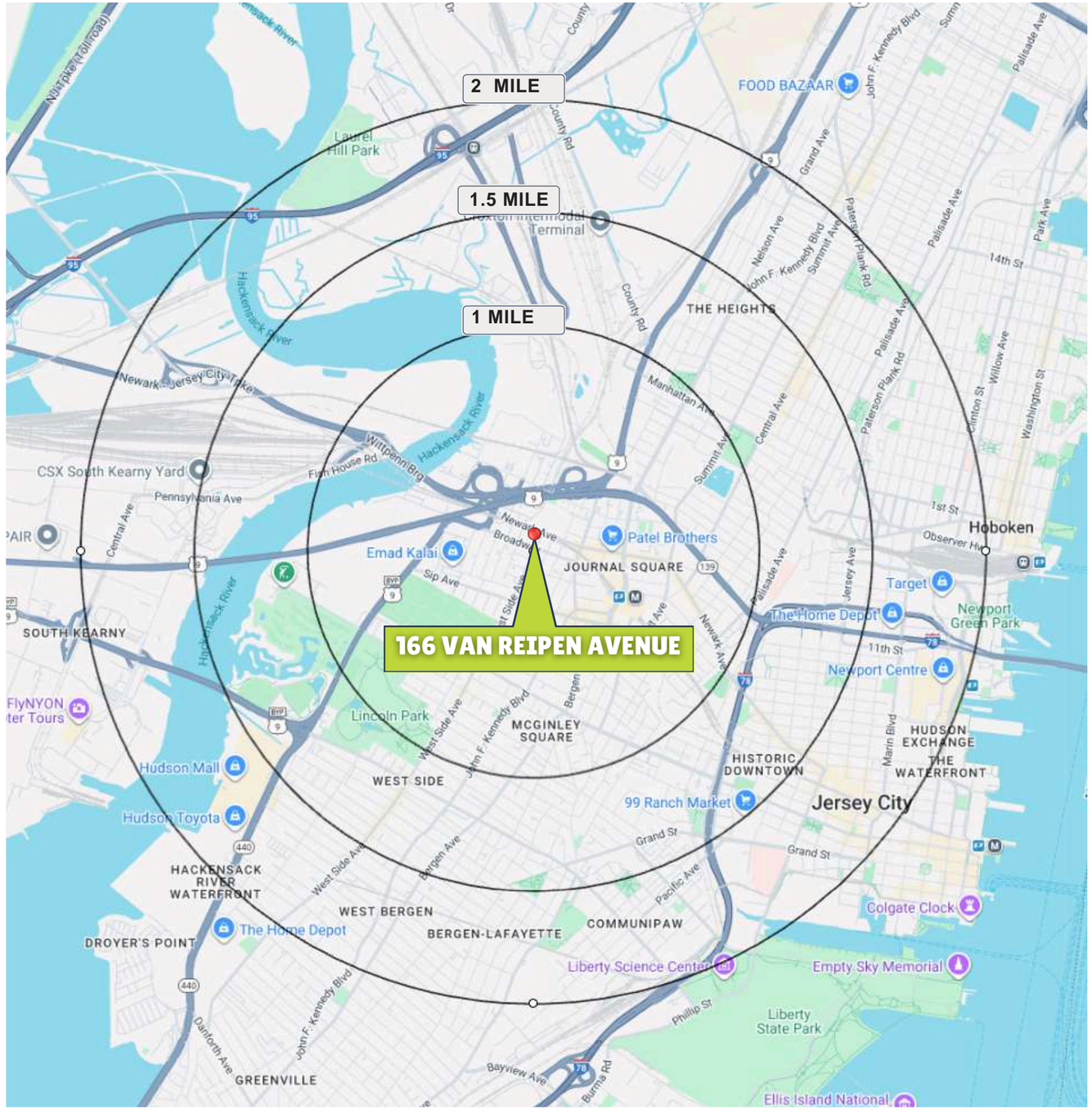
AERIAL


WHOLE FOODS & TARGET
LESS THAN 2 BLOCKS AWAY
PATH
TARGET
WHOLE FOODS MARKET

AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
91,118

HOUSEHOLDS
37,752

MEDIAN AGE
35

COLLEGE GRADUATES (Bachelor's +)
34,777 - 52.1%

TOTAL BUSINESSES
2,350

TOTAL EMPLOYEES
34,403

AVERAGE HOUSEHOLD INCOME
$113,616

1.5 MILE RADIUS

POPULATION
179,762

HOUSEHOLDS
75,347

MEDIAN AGE
34.7

COLLEGE GRADUATES (Bachelor's +)
74,713 - 56.2%

TOTAL BUSINESSES
4,600

TOTAL EMPLOYEES
76,664

AVERAGE HOUSEHOLD INCOME
$136,741

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2 MILE RADIUS

POPULATION
289,703

HOUSEHOLDS
124,694

MEDIAN AGE
34.4

COLLEGE GRADUATES (Bachelor's +)
130,917 - 60.6%

TOTAL BUSINESSES
7,500

TOTAL EMPLOYEES
148,676

AVERAGE HOUSEHOLD INCOME
$156,972

CONTACT AGENT:

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GRID COMMERCIAL REAL ESTATE ADVISORS

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