

EXCLUSIVE RETAIL OPPORTUNITY



Located at the base of **AQUA**, a new residential building at 54 Flagship Street, Bayonne, New Jersey

www.MOTBYSocial.com

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MOTBY SOCIAL FOODHALL



PREMISES

8,408 SF

- 7 Cooking Sections -1,719SF (~350 SF/Stall)
- 1 Non-Cooking Sections -344SF (172 SF/Stall)
- Bar-207 SF (Liquor License Available)
- Shared Space Includes Storage, Walk-in Cooler, and Restrooms
- Ample Seating Area with a Dining Hall

FRONTAGE

~182Feet

- All Glass
- Opens to a beautifully designed and landscaped, upscale pedestrian plaza



COMMENTS

- Space can be leased in its entirety in a master lease or separately.
- All sections come with their individual electrical panel, plumbing for a sink and a dishwasher, and gas connection for an oven and/or fryer. Cooking units also have HVAC connectivity with a hood.
- 12 Foot Ceiling Heights
- Brokers Protected

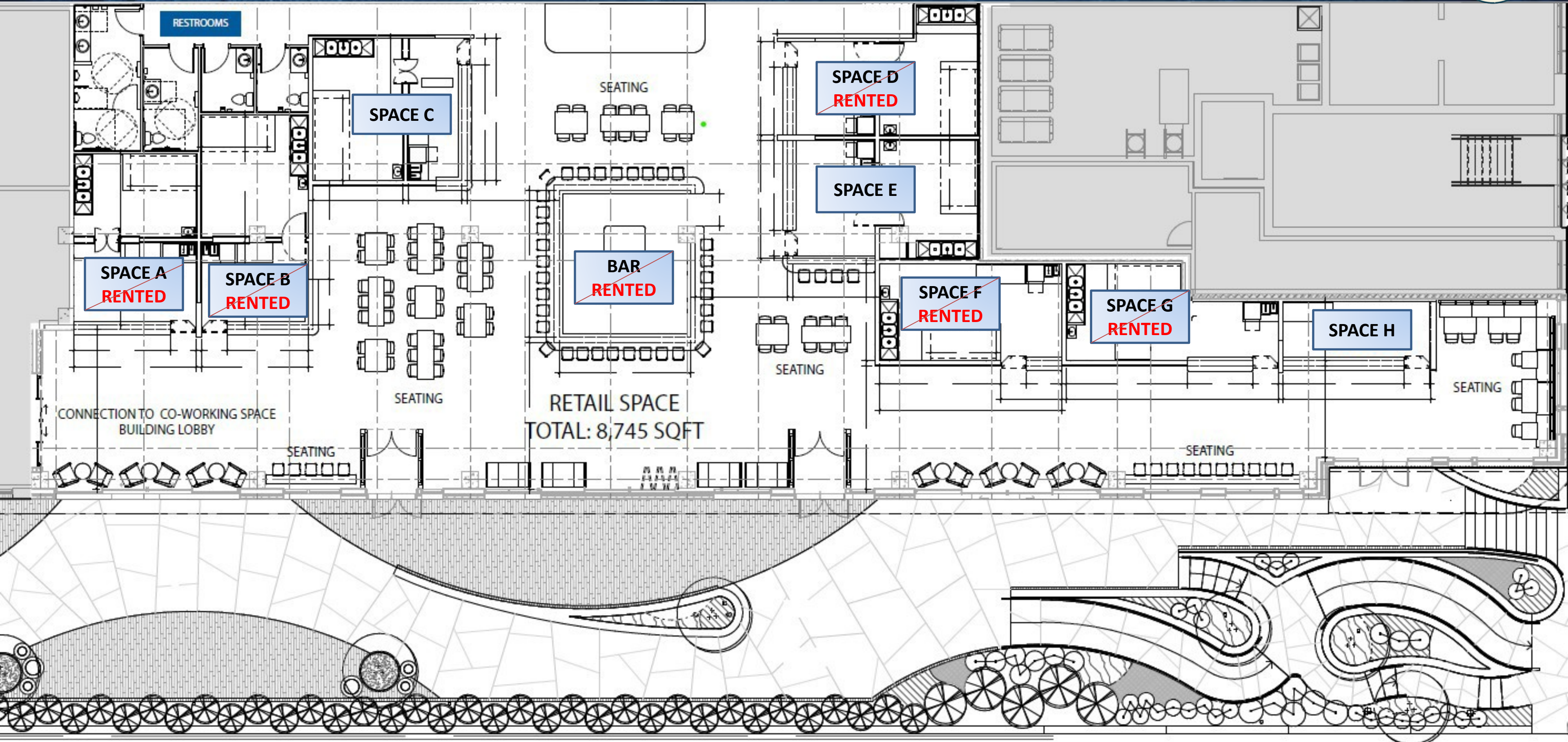
POSSESSION

Estimated – Spring 2026

ASKING RENT

Upon Request

MOTBY SOCIAL FLOOR PLAN



MOTBY SOCIAL FOOD HALL

Representative Elevations



OPPORTUNITY



Prime Location - Nestled on the MOTBY peninsula of Bayonne, the Gold Coast of New Jersey is one of the most vibrant and rapidly growing waterfront communities.

Convenient Location – Strategically located at 54 Flagship Street, there are substantial and prominent retail establishments within a 1 block walking distance – Costco, Starbucks, LIDL, LA Fitness, CVS, etc.

Visibility – Positioned at a highly visible corner location on a pedestrian plaza and set to become part of a future retail corridor, this will drive activity and ensure maximum exposure for your business.

Transportation Hub – Enjoy close proximity to the 34th St. Light Rail Station, a proposed Ferry to NYC, and shuttles to the Grove Street PATH Station, public transportation is easily accessible to residents and commuters. There is a direct accessibility off NJ Turnpike, Exit 14A & Chosen Few Way to this location.

Parking - Ample parking with 161 spots (46 indoor and 115 outdoor), some of which are reserved for the public, providing unparalleled convenience for customers. Featuring 10+ EV charging spots with the potential for future expansion.

Expanding Market – There is a noticeable absence of proper restaurant options in and around the MOTBY peninsula, this presents an exceptional opportunity for a dining/ QSR establishment to fill the gap and meet the pent-up demand.

Thriving population – Bayonne boasts an estimated population of 72,000 people and a median age of 38.9 that continues to grow, offering a substantial and diverse customer base.

Development Boom – Positioned in the midst of a development boom, there are thousands of residential units surrounding this development already under construction and 7,000 additional apartments with high-income residents planned for future development.

Upcoming Luxury Residential Units – Anticipate a surge in demand with the upcoming luxury residential units, this will provide a growing customer base to market and expand compelling food concepts.

MORE OPPORTUNITIES



Upcoming New York Ferry Terminal



Groundbreaking Ceremony Held for Bayonne-New York Ferry Terminal

The City of Bayonne has begun construction on a new ferry terminal located on the southern side of the MOTBY peninsula. This new infrastructure is anticipated to enhance the quality of life for current Bayonne residents, and it will stimulate positive economic growth by drawing more people to the area.

<https://www.bayonnenj.org/News/View/12171/groundbreaking-ceremony-held-for-bayonne-new-york-ferry-terminal>

Upcoming Paramount Studios in Bayonne

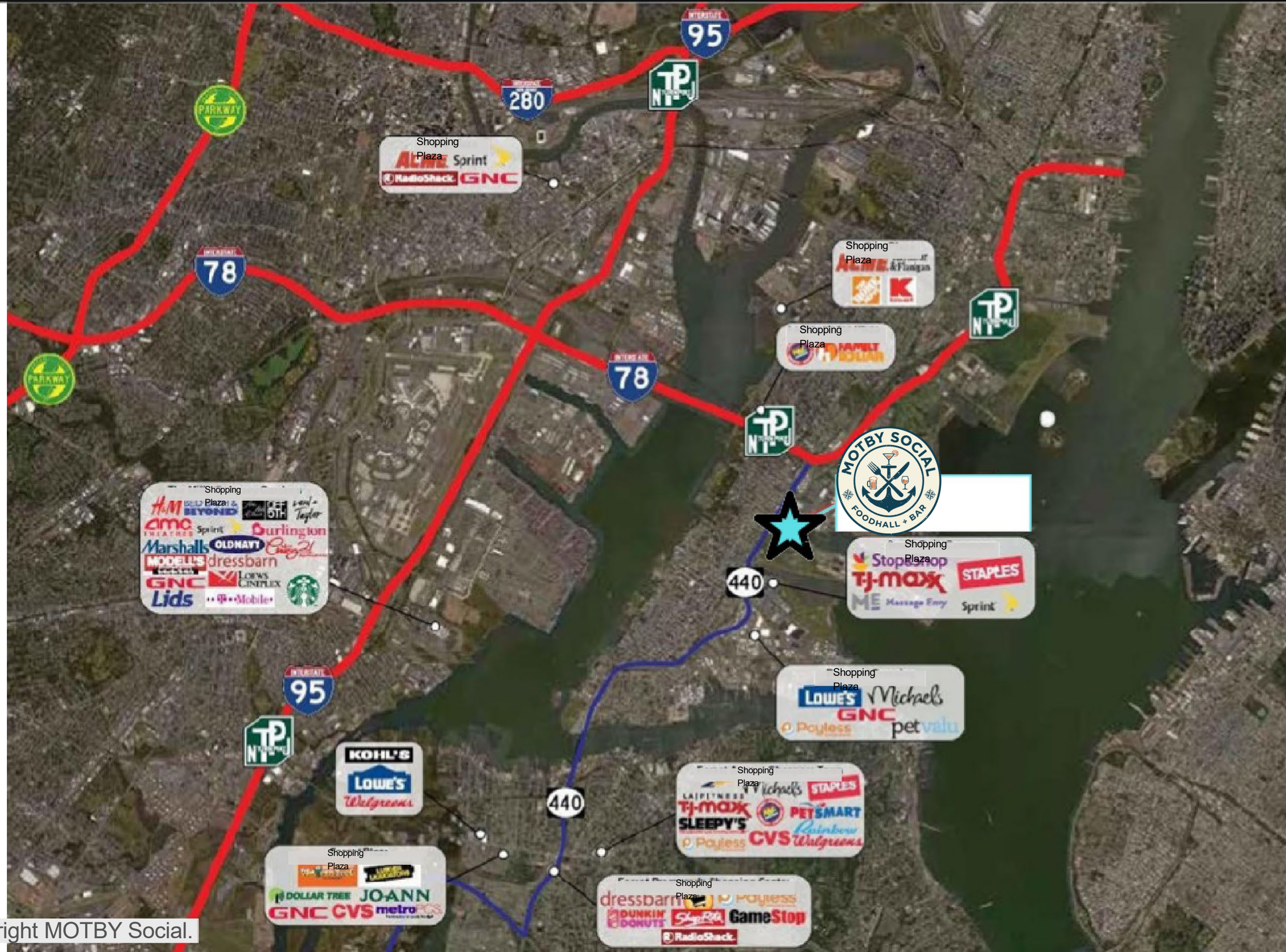


Groundbreaking Ceremony Held for 1888 Studios in Bayonne

The construction of 1888 Studios, a new motion picture and television production complex at the base of Avenue A in Bayonne, is set to significantly boost the local economy. The project is expected to generate 2,300 jobs in the building trades. Once fully operational, the facility will create an estimated 2,000 permanent jobs. This production complex will not only contribute to the economic growth of the area but will also firmly establish Bayonne's position as a global industry connector.

<https://www.bayonnenj.org/News/View/12170/groundbreaking-ceremony-held-for-1888-studios-in-bayonne>

PROJECT AREA (AERIAL)





PROJECT AREA



~3,000+ residential units within 0.5 mile of the site, with more than 5,000+ additional units approved.

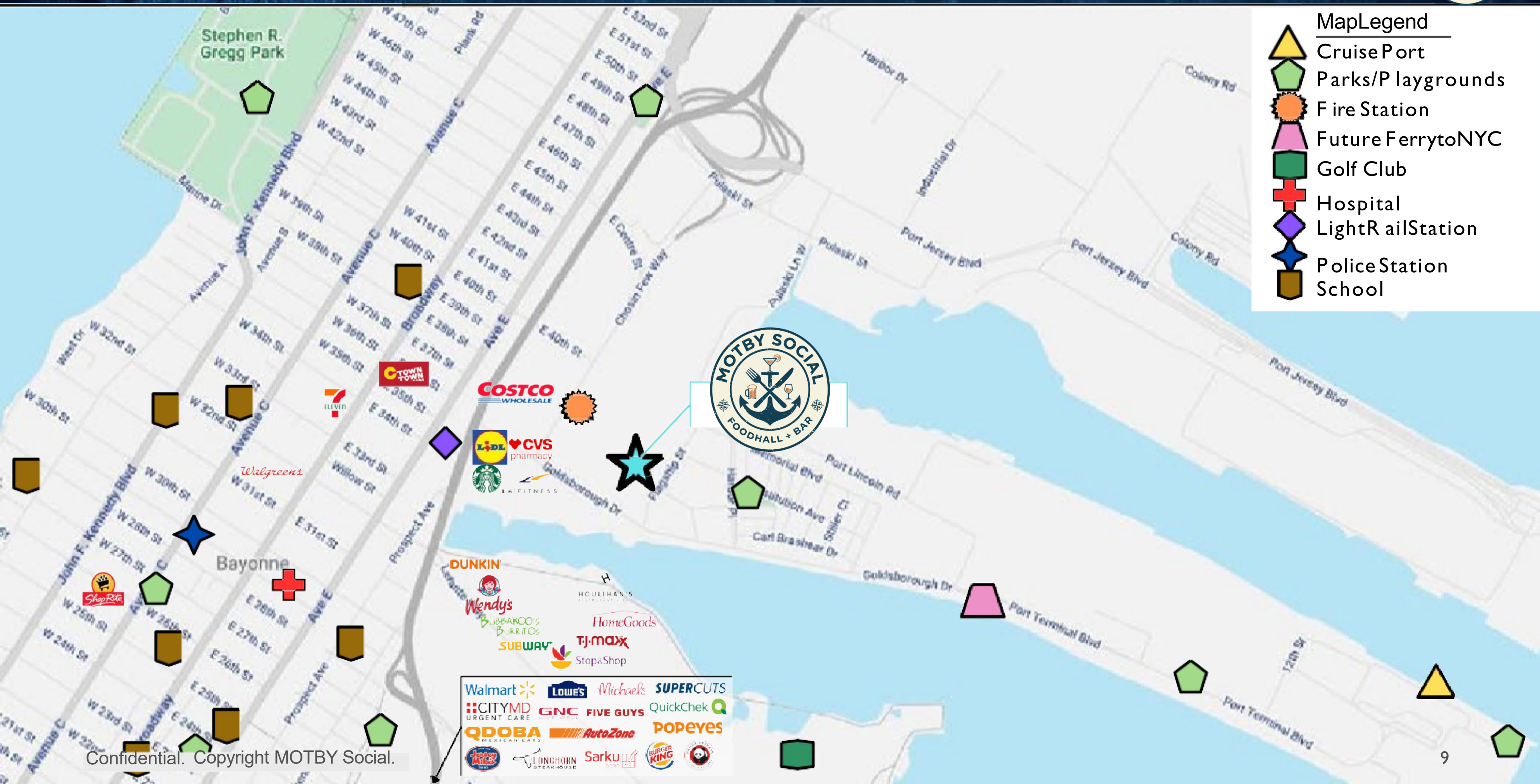
Significant opportunity to serve growing population in the area.

AREA DEMOGRAPHICS (MOTBY PENINSULA - CURRENT)

- Average Household Income - \$132,237
- Median Age - 32.1

	1-Mile	3-Mile	5-Mile	7-Mile
Population (2021)	34,670	186,472	590,071	1,941,325
Number of HH (2021)	14,061	71,363	221,723	753,348
Median HH Income (2021)	\$93,685	\$87,004	\$96,977	\$120,350
Median Age	37.0	35.7	35.2	34.8

PROJECT AREA



- MapLegend**
- Cruise Port
 - Parks/Playgrounds
 - Fire Station
 - Future Ferry to NYC
 - Golf Club
 - Hospital
 - Light Rail Station
 - Police Station
 - School

NEIGHBORING RETAIL



+ More



AQUA

TYPE - MULTI – USE RETAIL AND RESIDENTIAL

LOCATION - 54 FLAGSHIP ST, BAYONNE, NJ
07002

UNITS - 159+Retail+Amenities +Roof Decks

**PHASE 1 OF A BRAND NEW
PREMIUM LUXURY COMMUNITY**

FEATURES -

- **Building Amenities:** Co-Working Space, 2nd Floor Amenity Deck with Gym & Lounge, Roof Deck
- Proximity to the waterfront with NYC and Hudson River Views

MOTBY Social is located at the base of AQUA, a new residential building at 54 Flagship Street, Bayonne, New Jersey





AQUA - PEDESTRIAN PLAZA & TERRACE





AQUA – LOBBY & COWORKING SPACE





AQUA - ROOF DECK

AQUA



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