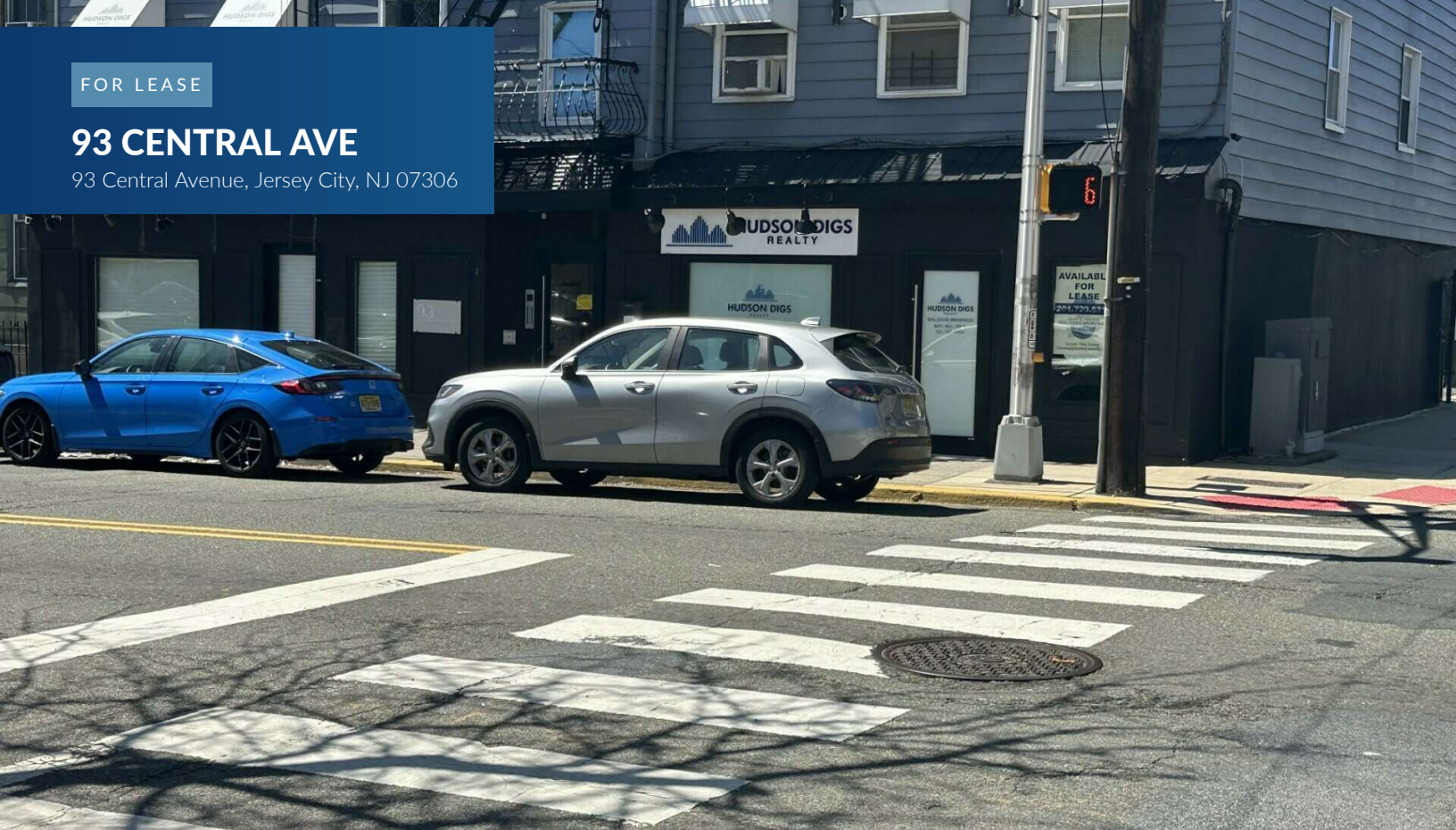


FOR LEASE

## 93 CENTRAL AVE

93 Central Avenue, Jersey City, NJ 07306



### PROPERTY DESCRIPTION

**850-1,750 square feet available with parking.**

**Signalized intersection-Central Avenue in JC Heights.**

**Perfect for any retail/office/medical user.**

**Smaller unit is a built out office space.**

**Located near Rt. 139/Journal square.**

**Easy access to the NJ Transit Bus, Lightrail and path along with the Lincoln and Holland Tunnel.**

**Close proximity to the Turnpike, Route 1&9, the NJTPK.**

### OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	8
Available SF:	850 - 1,750 SF
Building Size:	7,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,647	9,109	38,399
Total Population	6,749	21,763	90,762
Average HH Income	\$107,040	\$113,848	\$129,686

### CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

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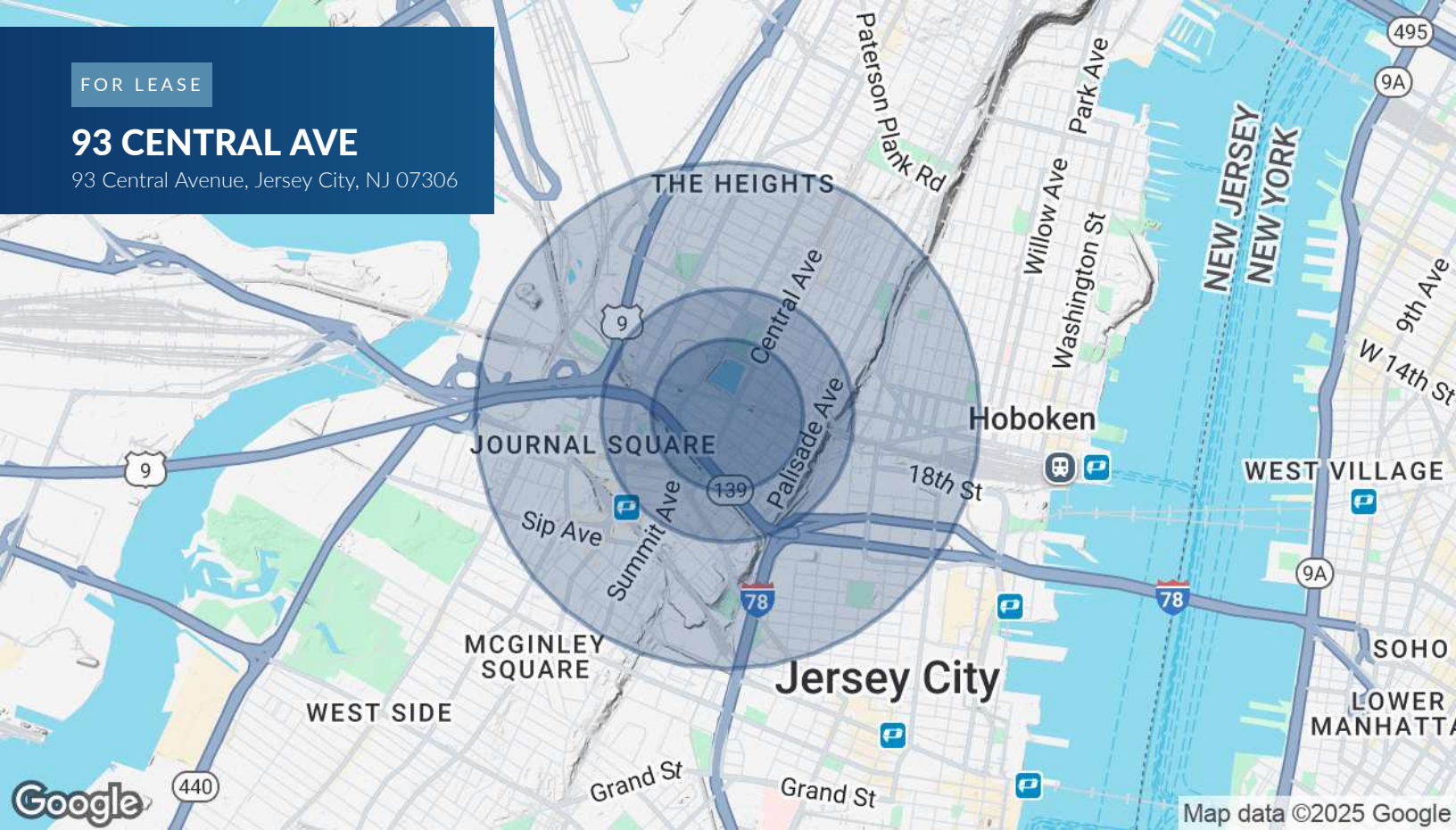




FOR LEASE

## 93 CENTRAL AVE

93 Central Avenue, Jersey City, NJ 07306



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,749	21,763	90,762
Average Age	38	38	37
Average Age (Male)	36	37	36
Average Age (Female)	39	40	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,647	9,109	38,399
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$107,040	\$113,848	\$129,686
Average House Value	\$576,530	\$581,141	\$693,893

Demographics data derived from AlphaMap

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