

# RETAIL SPACE FOR LEASE

244 St. Pauls Ave., Jersey City, NJ



**SPACE SIZE:** 1,500 SF (Suite 1)  
2,300 SF (Suite 2)  
Suite 1 & 2 can be combined

**FRONTAGE:** 64 FT (Suite 1)  
43 FT (Suite 2)

**ASKING RENT:** Upon Request

**LEASE TYPE:** NNN

**POSSESSION:** Immediate

## HIGHLIGHTS:

- Prime location in the heart of **Journal Square** anchored by brand new **99** luxury rental apartments
- High ceilings & excellent frontage
- Corner location with great visibility (**38,000** cars per day)
- Robust demographics (**122,000** residents & **\$96,000** median household income within a 2-mile radius)
- Walking distance to Journal Square **PATH**

## NEIGHBORING TENANTS:



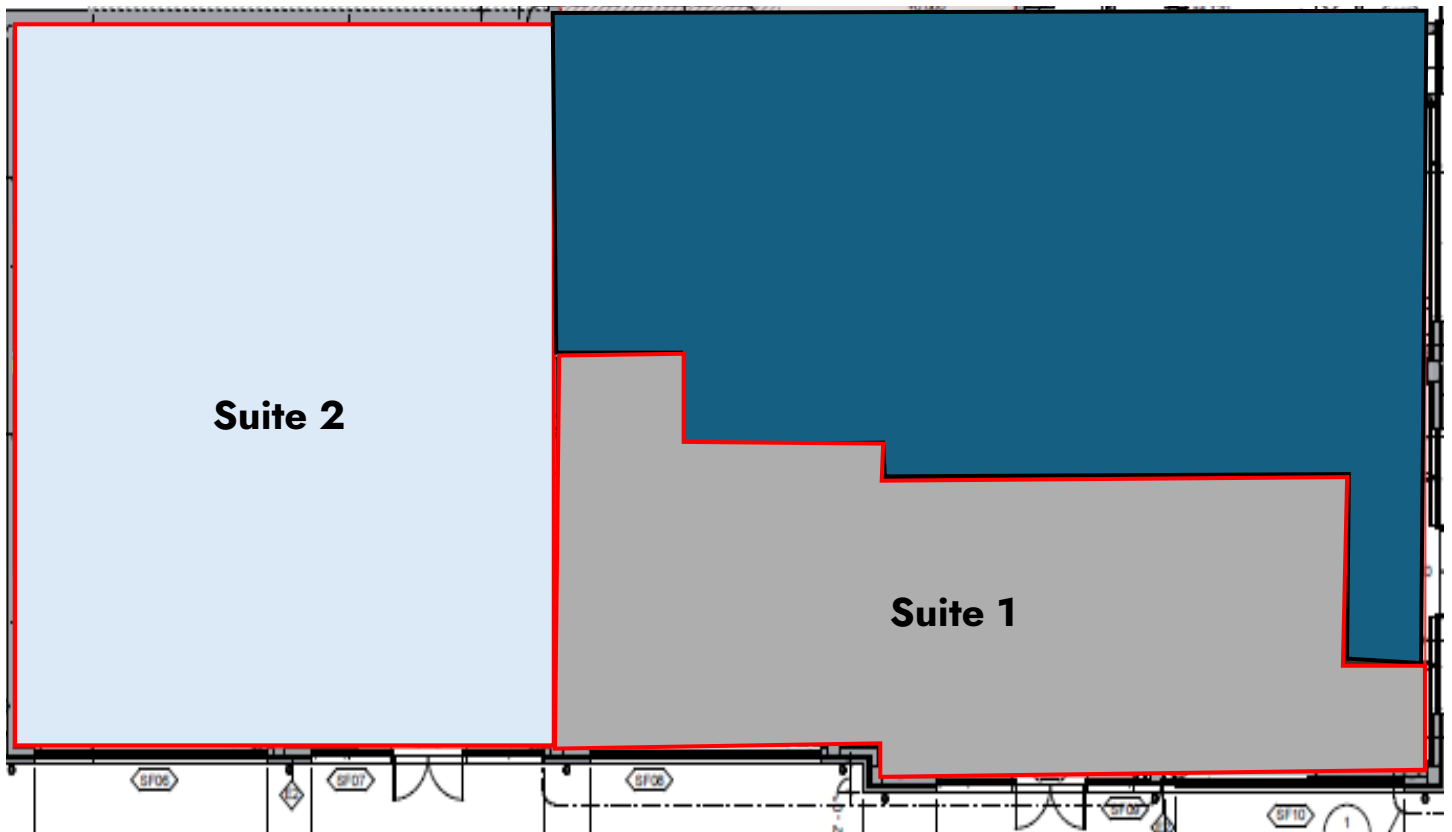
## FOR MORE DETAILS CONTACT:

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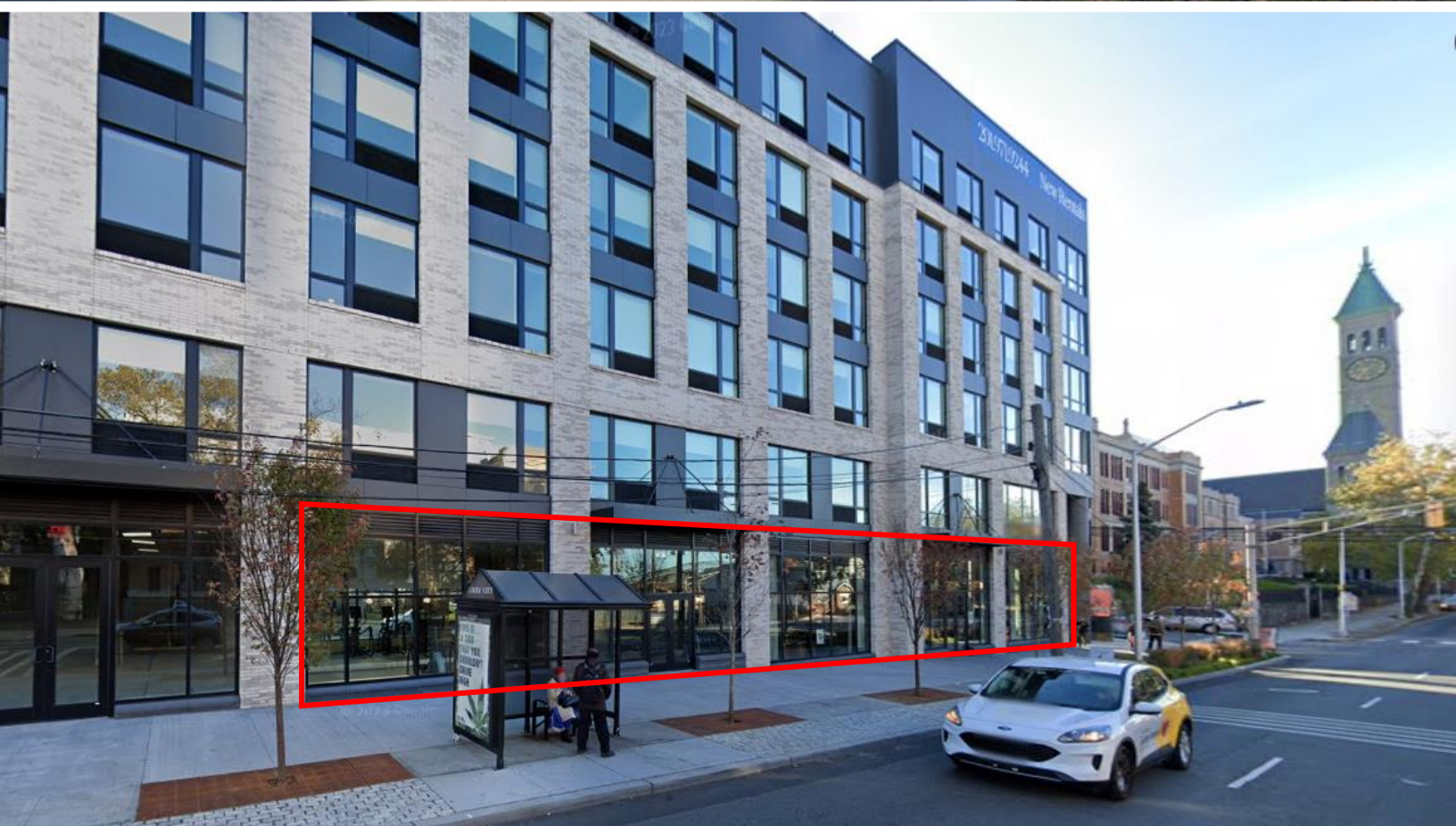
# FLOOR PLAN



St. Pauls Ave.

John F. Kennedy Blvd.

# EXTERIOR PHOTOS



# INTERIOR PHOTOS

**EXCEDO**  
COMMERCIAL REAL ESTATE





## DEMOGRAPHIC SUMMARY

Population	1 Mile	2 Mile	3 Mile
2024 Population	73,682	287,774	417,115
2029 Population	71,329	280,189	403,941
Pop Growth 2024-2029	(3.2%)	(2.6%)	(3.2%)
2024 Average Age	38	36	37
<b>Households</b>			
2024 Households	29,198	122,385	175,450
2029 Households	28,201	118,980	169,631
Household Growth 2024-2029	(3.4%)	(2.8%)	(3.3%)
Median Household Income	\$70,965	\$96,427	\$98,136
Average Household Size	2.4	2.3	2.3
Average HH Vehicles	1	1	1
<b>Housing</b>			
Median Home Value	\$472,153	\$631,352	\$643,654
Median Year Built	1958	1971	1970