

# RETAIL/OFFICE SPACE FOR LEASE



## 493 Broadway, Bayonne, NJ



**Ground Floor:** 5,240 SF  
**2<sup>nd</sup> Floor:** 5,524 SF  
**Basement:** 5,300 SF  
**Total Area:** 16,064 SF  
**Location Map:** [Click here](#)

**Asking Rent:** Upon Request  
**Lease Type:** NNN  
**Frontage:** 55 FT along Broadway  
**Parking:** 10 spaces  
**Possession:** Immediate

### Highlights:

- ✓ Prime **corner** location in the **downtown** area of Bayonne
- ✓ Across from a brand new **RWJ Barnabas** medical center
- ✓ Excellent visibility with **55 feet** of frontage and over **12,000 cars/day**
- ✓ Densely populated area with **512,000** residents within a 5-mile radius

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Tenant and/or buyer must verify the information and bears all risk for any inaccuracies.







# EXTERIOR PHOTOS





# INTERIOR PHOTOS



# DEMOGRAPHICS



Radius	1 mile	3 mile	5 mile
<b>Population</b>			
2010 Population	38,988	168,873	512,275
2023 Population	43,329	180,461	547,393
2028 Population Projection	45,004	186,244	565,442
Annual Growth 2010-2023	0.9%	0.5%	0.5%
Annual Growth 2023-2028	0.8%	0.6%	0.7%
<b>Households</b>			
2010 Households	15,515	62,079	180,401
2023 Households	17,306	66,585	192,706
2028 Household Projection	18,011	68,802	199,193
Annual Growth 2010-2023	1.6%	1.0%	0.8%
Annual Growth 2023-2028	0.8%	0.7%	0.7%
Avg Household Size	2.50	2.70	2.80
Avg Household Vehicles	1.00	1.00	1.00
<b>Housing</b>			
Median Home Value	\$366,917	\$427,341	\$458,959
Median Year Built	1953	1953	1959
Owner Occupied Households	6,531	28,852	82,163
Renter Occupied Households	11,479	39,950	117,029
<b>Household Income</b>			
< \$25,000	3,723	12,614	38,715
\$25,000 - 50,000	3,030	10,879	36,177
\$50,000 - 75,000	2,735	10,353	30,866
\$75,000 - 100,000	2,213	7,287	20,150
\$100,000 - 125,000	2,154	8,317	20,626
\$125,000 - 150,000	893	4,759	13,256
\$150,000 - 200,000	1,207	6,080	16,352
\$200,000+	1,351	6,296	16,564
Avg Household Income	\$88,413	\$97,266	\$91,856
Median Household Income	\$68,557	\$73,724	\$67,257