

**RETAIL SPACE**

# 89 MONITOR STREET

Bergen-Lafayette section of Jersey City

**HUDSON COUNTY**

JERSEY CITY | NEW JERSEY

**1,387 SF**

New Construction,  
Delivery Q1 2022

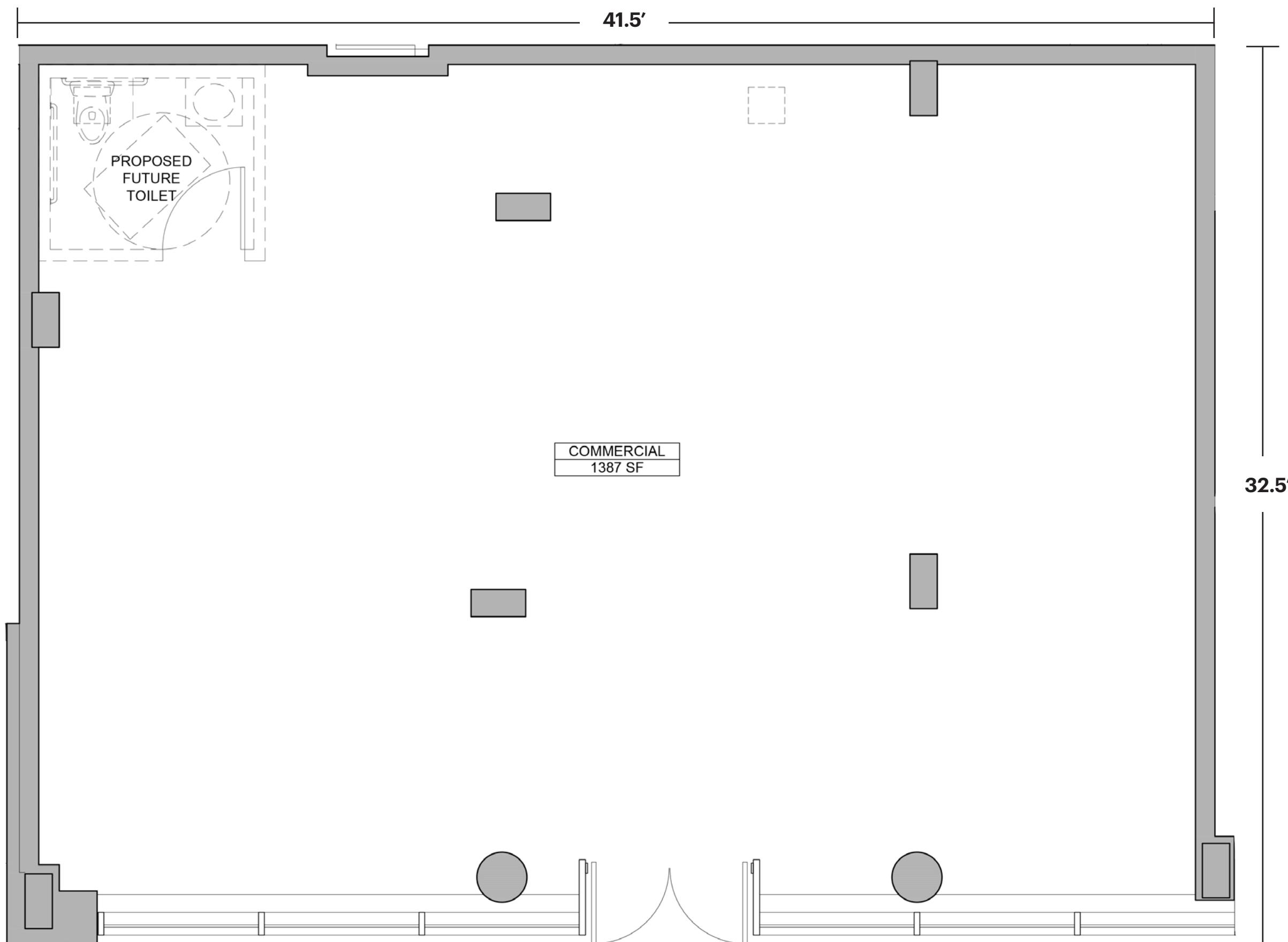
Restaurant Ready



**RIPCO**  
REAL ESTATE

## SPACE DETAILS

### GROUND FLOOR



**SIZE**  
1,387 SF

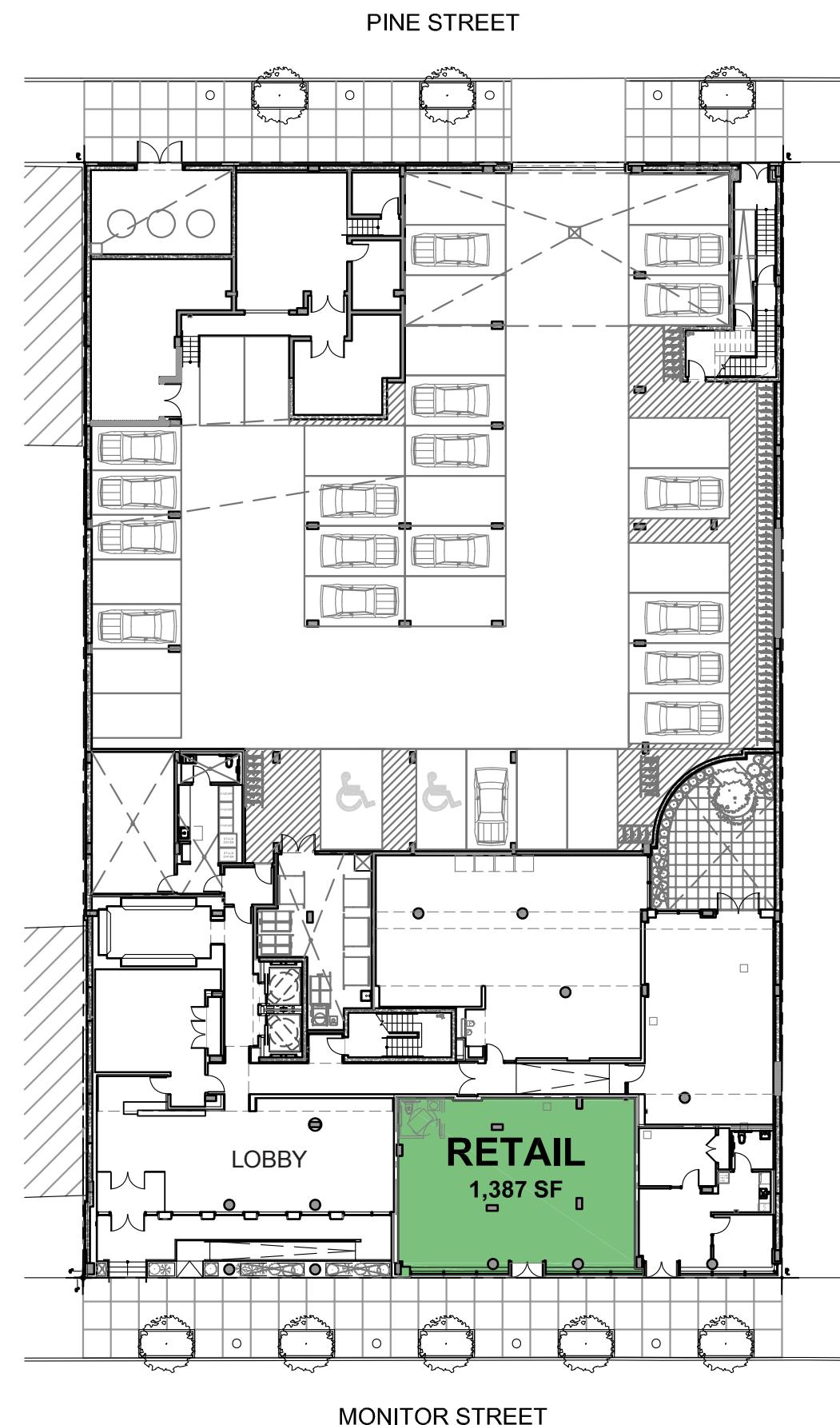
**NNN**  
TBD

**NEIGHBORS**  
The Grind General Store, River Mart, Ion-Performance, Mordi's Sandwich Shop, Cafe Lafayette, Ace Hardware, Dunkin, Advanced Auto Parts, Popeye's, KFC, McDonald's, Crossfit, Papa John's, Domino's, Bank of America

**RENT**  
Negotiable

## SPACE DETAILS

### GROUND FLOOR



## ADDITIONAL PHOTOS



## DEMOGRAPHICS



### .25 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
3,897	42
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
1,726	748
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
35.2	2,436
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
1,959 - 66.7%	\$104,346

### .5 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
9,218	213
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
3,860	6,002
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
34.9	10,681
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
3,027 - 46.7%	\$85,721

### 1 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
58,965	1,482
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
27,043	31,869
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
34.7	58,216
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
28,289 - 63.7%	\$161,133

### 3 MILE RADIUS

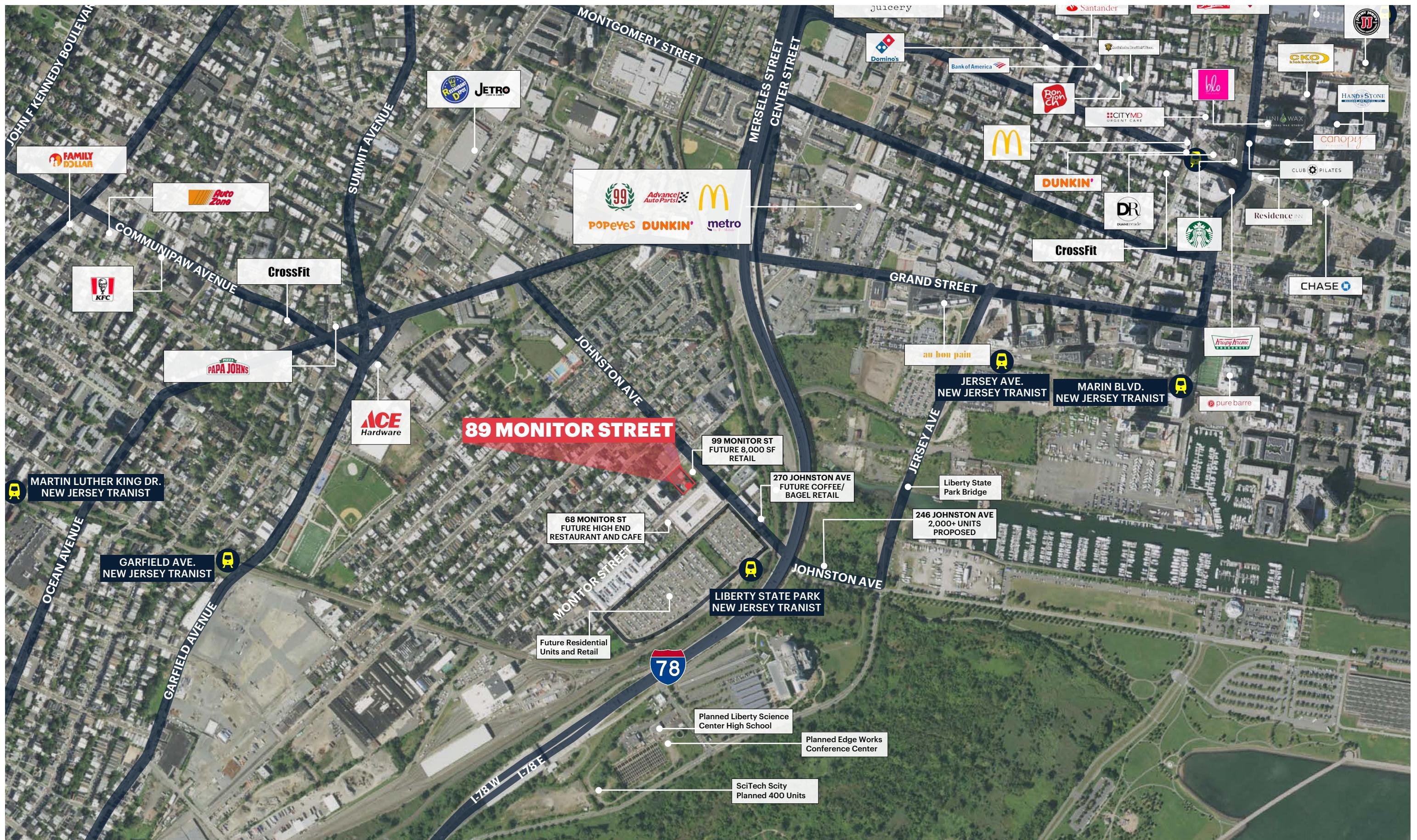
<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
362,056	9,174
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
152,469	181,617
<b>MEDIAN AGE</b>	<b>TOTAL DAYTIME POPULATION</b>
34.4	352,978
<b>COLLEGE GRADUATES (Bachelor's +)</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
156,202 - 58.4%	\$154,785

\*2024 estimates

## AERIAL ZOOM MAP



## AERIAL MAP





## CONTACT EXCLUSIVE AGENTS

### LISA RICCA

[lrappa@ripconj.com](mailto:lrappa@ripconj.com)  
201.636.7449

### FLORIAN SUSERMAN

[fsuserman@ripconj.com](mailto:fsuserman@ripconj.com)  
201.777.2301