

RETAIL SPACE FOR LEASE WITH PARKING
JOIN SHOPRITE
LIQUOR LICENSE AVAILABLE



EVERTON
jersey city

99 PROVOST STREET, JERSEY CITY, NJ



EXCLUSIVE RETAIL LEASING
 **COMMERCIAL
REAL ESTATE**

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WALKABLE + LIVEABLE + CONNECTED.



SPACE DETAILS

SIZE:

RETAIL A: 2,728 SF	(Available)
RETAIL B1A: 2,367 SF	(Lease Pending)
RETAIL B1B: 2,540 SF	(Lease Pending)
RETAIL B2: 6,727 SF	(Lease Pending)
RETAIL B3: 2,790 SF	(Available)
RETAIL C: 1,843 SF	(Leased)

LEASE TYPE:

NNN

POSSESSION:

Q1 2026

PARKING:

2 LEVELS OF DEDICATED PARKING

CEILING HEIGHT:

25 FT

ASKING RENT:

Upon Request

NEIGHBORING RETAIL:



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A LOCAL PILLAR THAT EMBRACES THE JERSEY CITY COMMUNITY SPIRIT

Everton is a dynamic, mixed-use destination built for Jersey City. Relocating ShopRite from their existing Metro Plaza location, this redevelopment embraces the spirit of downtown, bringing new residences and retail opportunities to Hudson Exchange.

DEMOGRAPHICS	0.5 MILES	0.75 MILES	1 MILE
POPULATION	37,134	71,487	85,413
HOUSEHOLDS	18,505	35,335	41,944
EMPLOYEES	30,144	57,739	68,834
AVERAGE HH INCOME	\$221,654	\$221,036	\$221,841

HIGHLIGHTS

- **5,518 square feet of ground floor retail** directly below a new 85,000-square-foot ShopRite along the second floor with an elevated experience
- Part of the **Hudson Exchange** master plan, a six-block, 18-acre redevelopment adjacent to **Hudson-Bergen Light Rail**
- At the base of an **amenity-rich residential community** with 802 market-rate apartments offering expansive Manhattan and Jersey City skyline views
- Two levels of **dedicated retail parking** (including ground floor) totaling 385 retail parking spaces
- Ideal for a **restaurant, retail, specialty fitness,** and **soft goods**
- More than **20,000 square feet** of publicly **accessible green space** that includes a plaza as the gateway to the planned **Sixth Street Embankment**, a rail line that Jersey City is transforming into an elevated public park

MARKET AERIAL

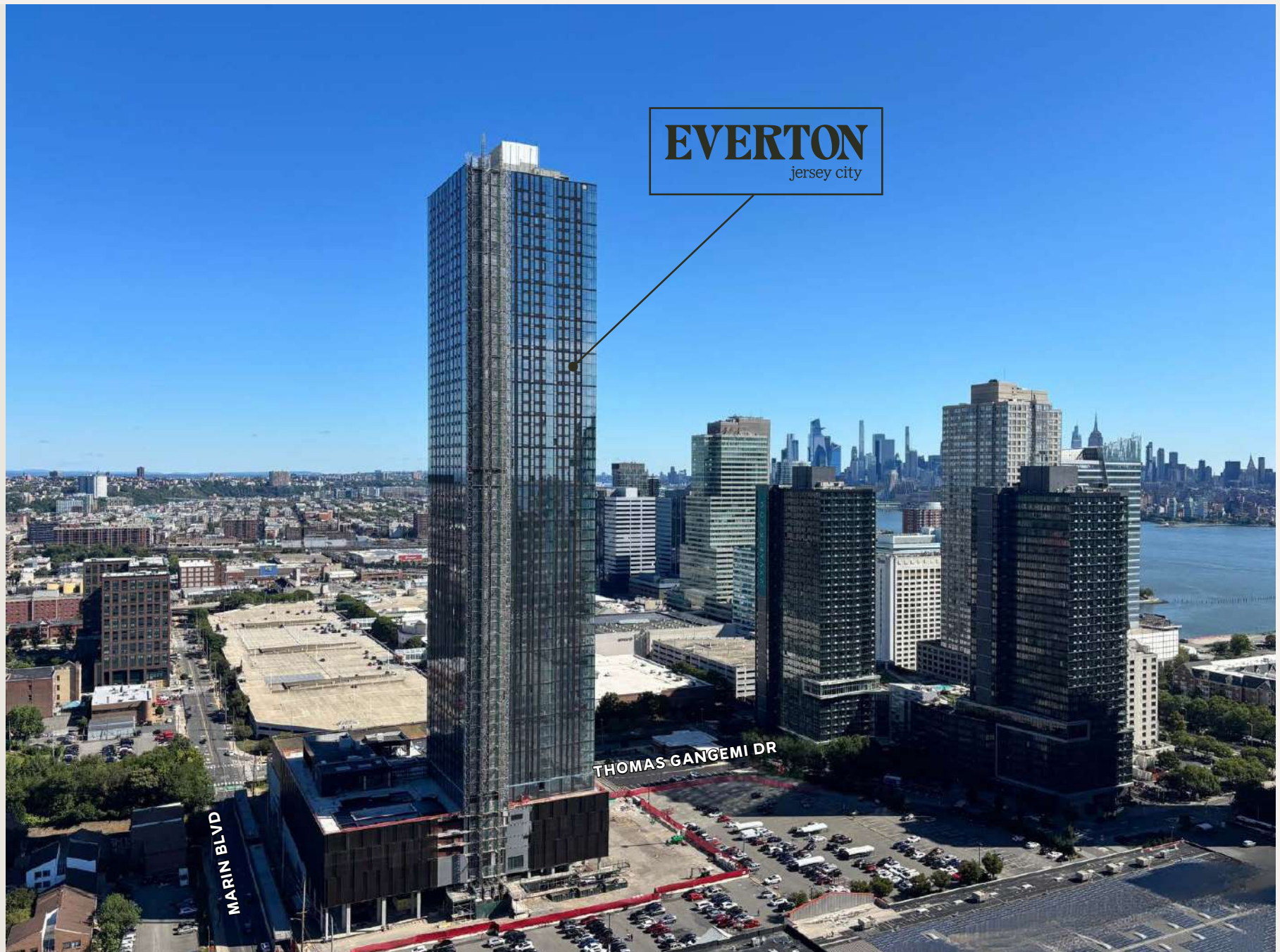
EVERTON
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HOTELS	
1	COURTYARD BY MARRIOTT
2	WESTIN HOTELS & RESORTS
3	DOUBLETREE by Hilton
4	Simply Suites
5	HYATT REGENCY
6	Residence INN BY MARRIOTT
7	canopy BY MARRIOTT

A PREMIER RETAIL LOCATION UNLIKE ANY OTHER!!!



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RETAIL A: 2,728 SF
LIQUOR LICENSE AVAILABLE

RETAIL B3: 2,790SF

RETAIL C: LEASED

ShopRite
85,000 SF
2ND FLOOR

802 UNITS

2 LEVELS -
DEDICATED
RETAIL PARKING

THOMAS GANGEMI DR

WARREN STREET

PROVOST ST

FOURTH ST

THIRD ST

SECOND ST

MARIN BLVD - 18,066 ADT

• SURFACE PARKING

FUTURE DEVELOPMENT SITE

WELLS FARGO

VYV

The Brunswick School

[solidcore]

le café coffee

444 WARREN
AT HUDSON EXCHANGE

HARSIMUS COVE LIGHT RAIL STATION

BJS
Live Generously.

FUTURE DEVELOPMENT SITE

FORMER ShopRite CONVERTED TO SURFACE PARKING

FUTURE DEVELOPMENT SITE

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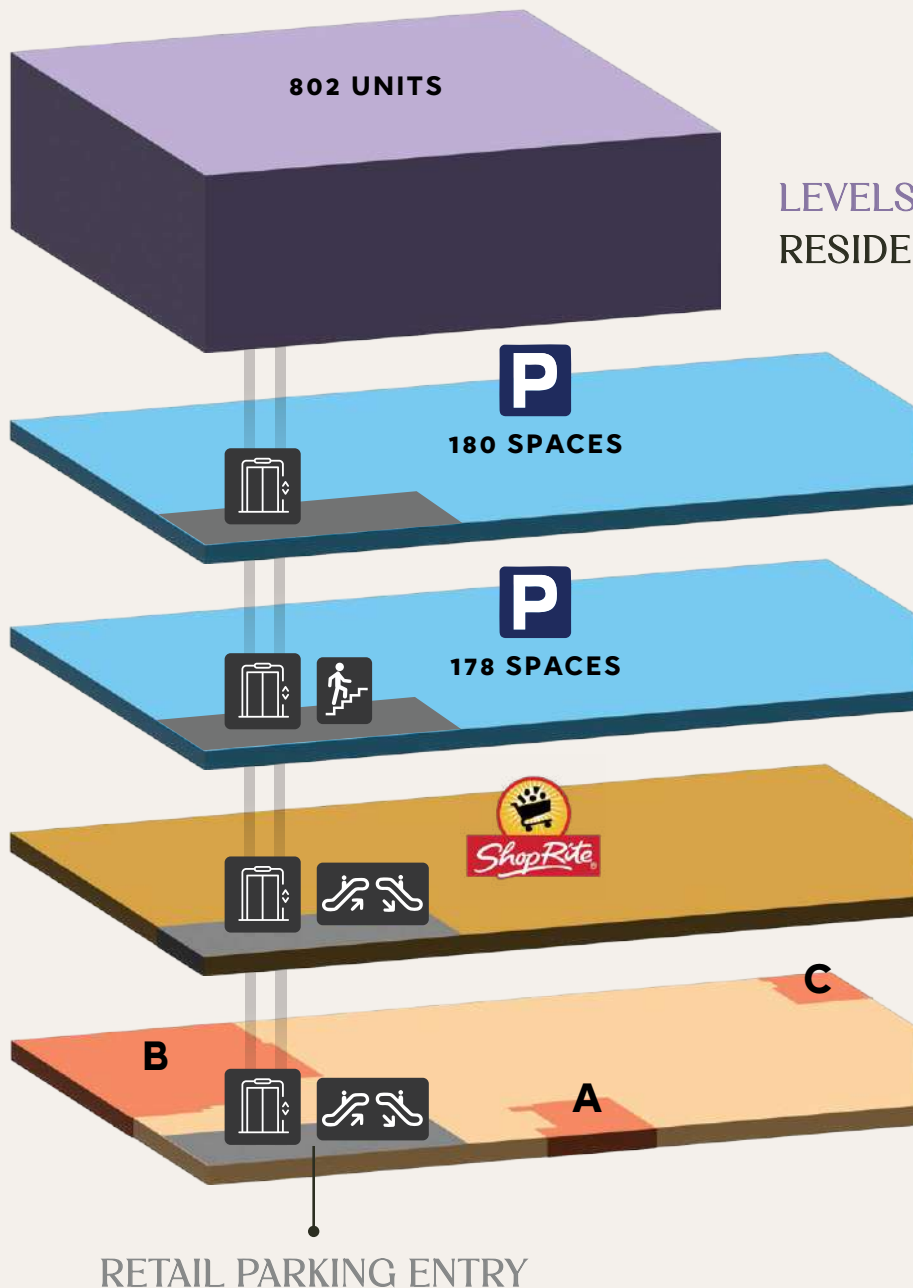
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FUTURE DEVELOPMENT SITE

FORMER ShopRite CONVERTED TO SURFACE PARKING

FUTURE DEVELOPMENT SITE

Retail and Parking Levels (Below Residential)



LEVEL 4
PARKING FOR
RETAIL/GROCER

LEVEL 3
PARKING FOR
RETAIL/GROCER

LEVEL 2
SHOPRITE



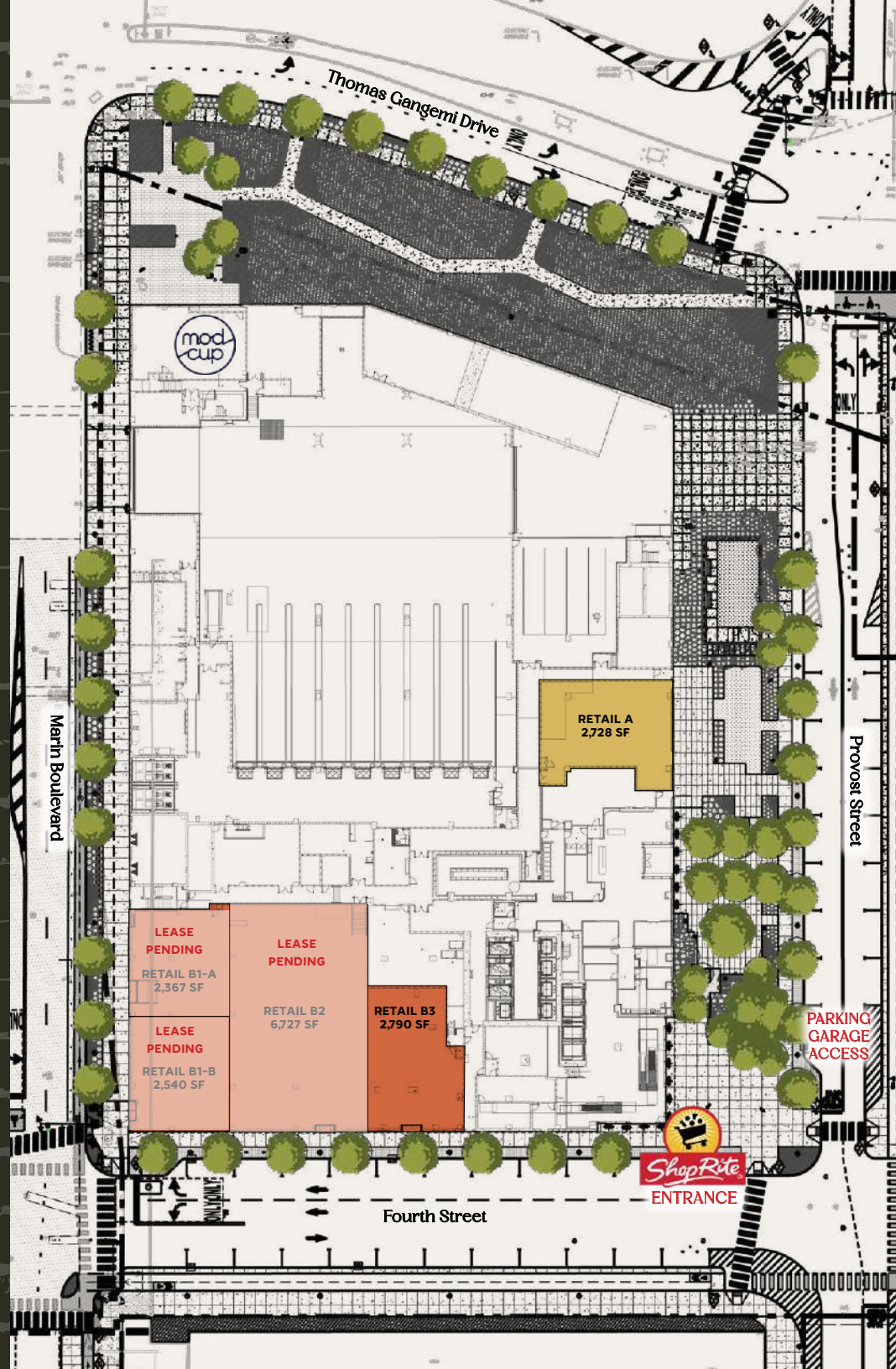
LEVEL 1
RETAIL



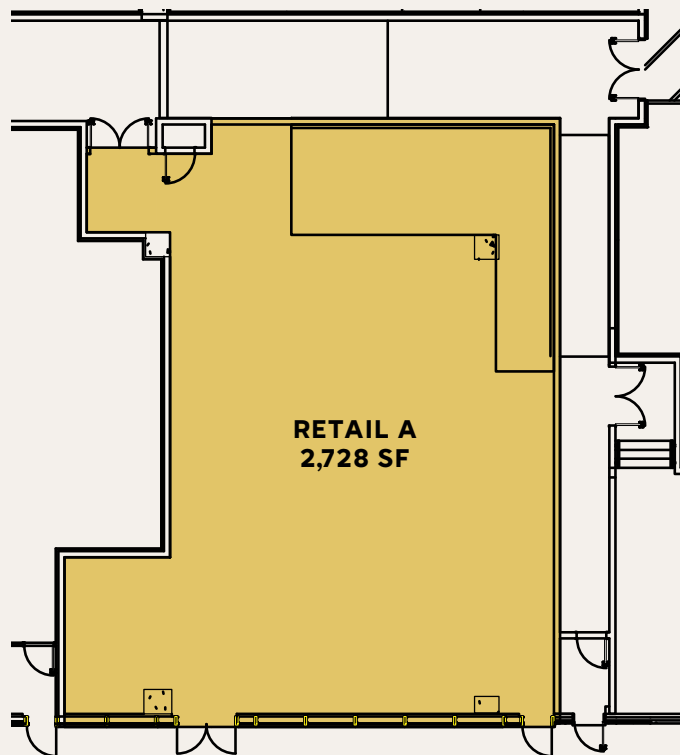
SITE PLAN



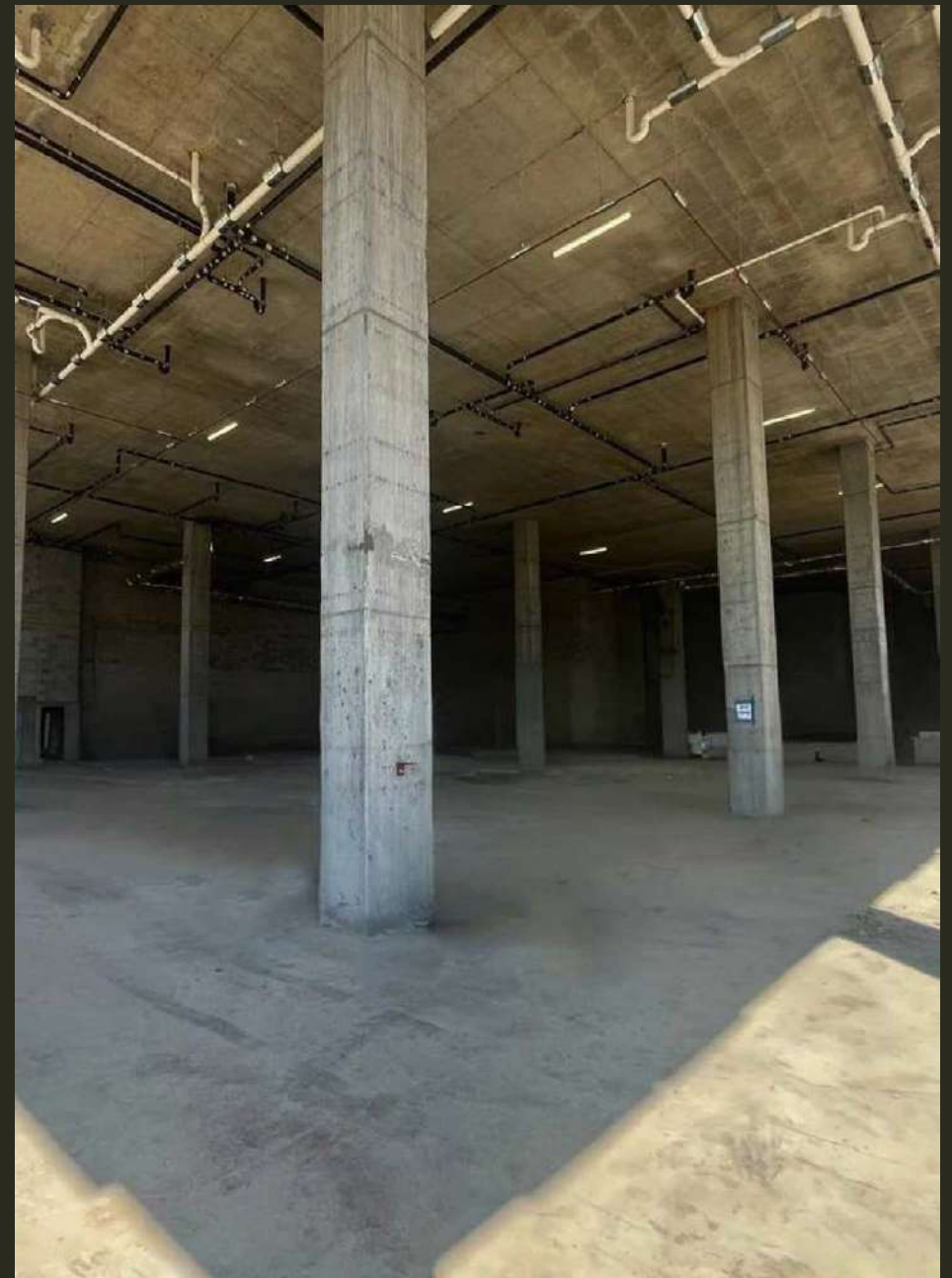
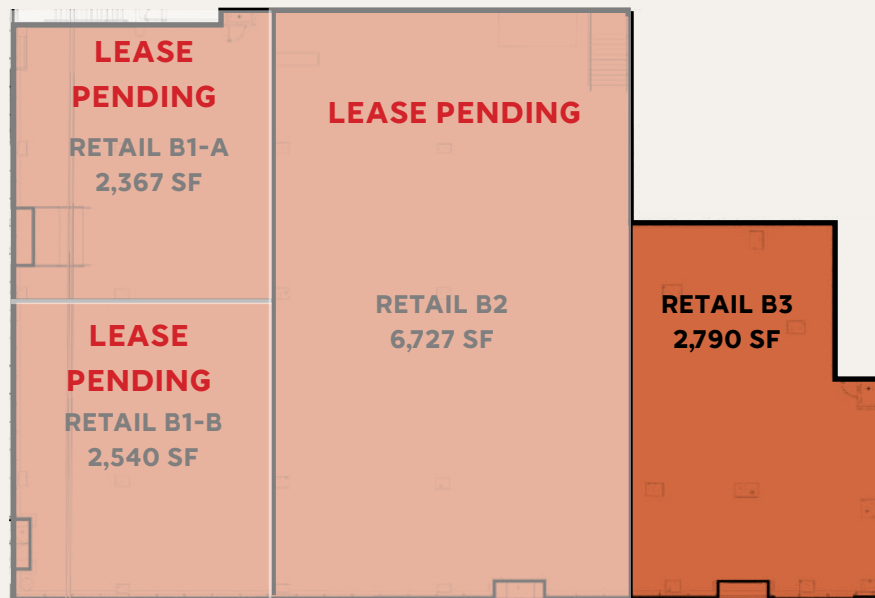
99 Provost Street, Jersey City, NJ
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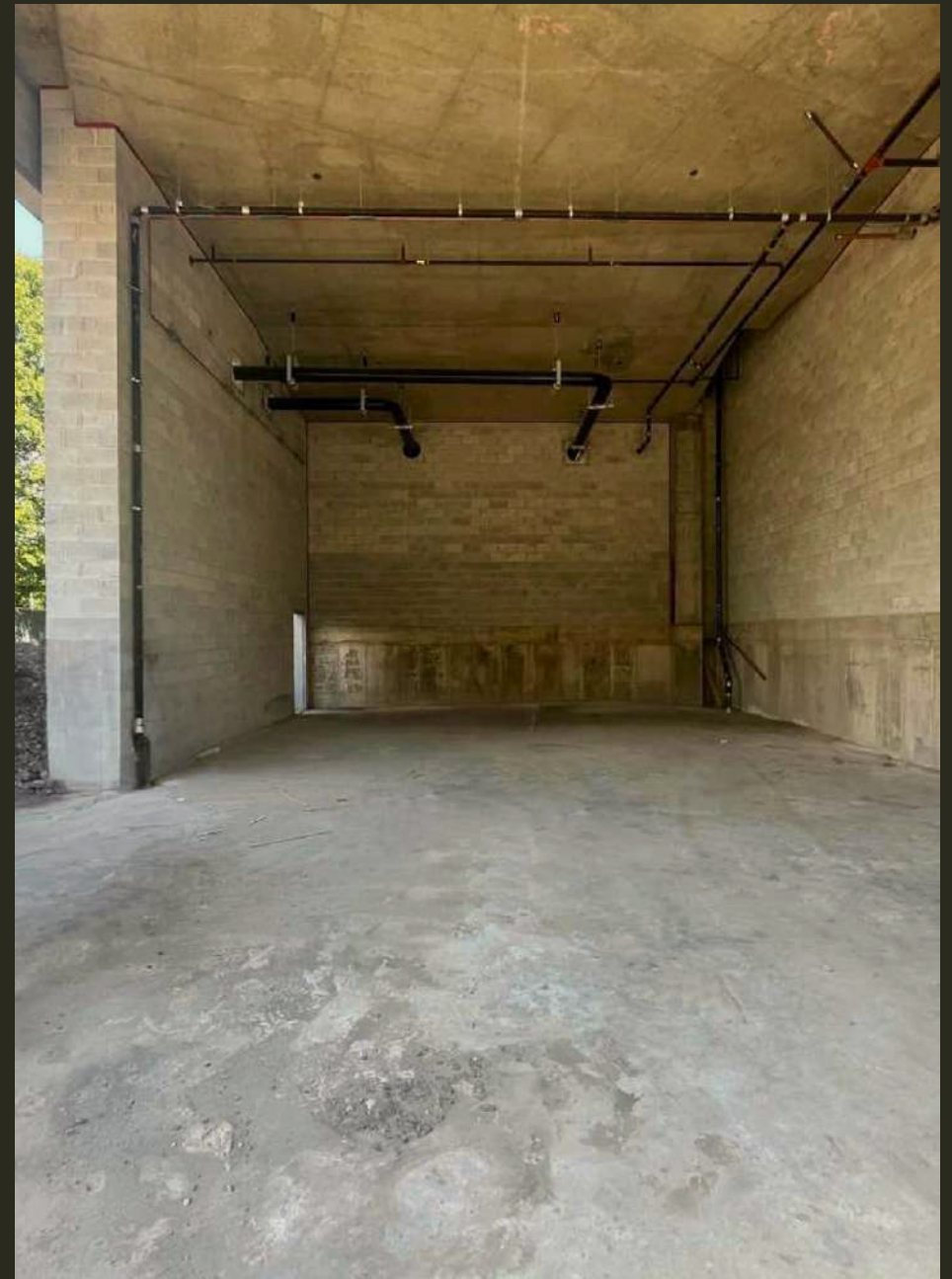
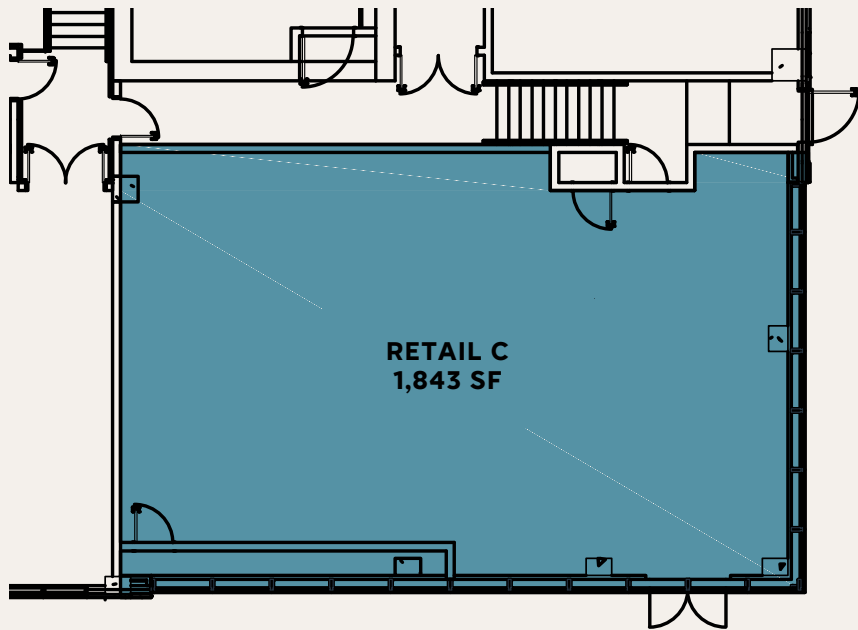
RETAIL A – LIQUOR LICENSE AVAILABLE



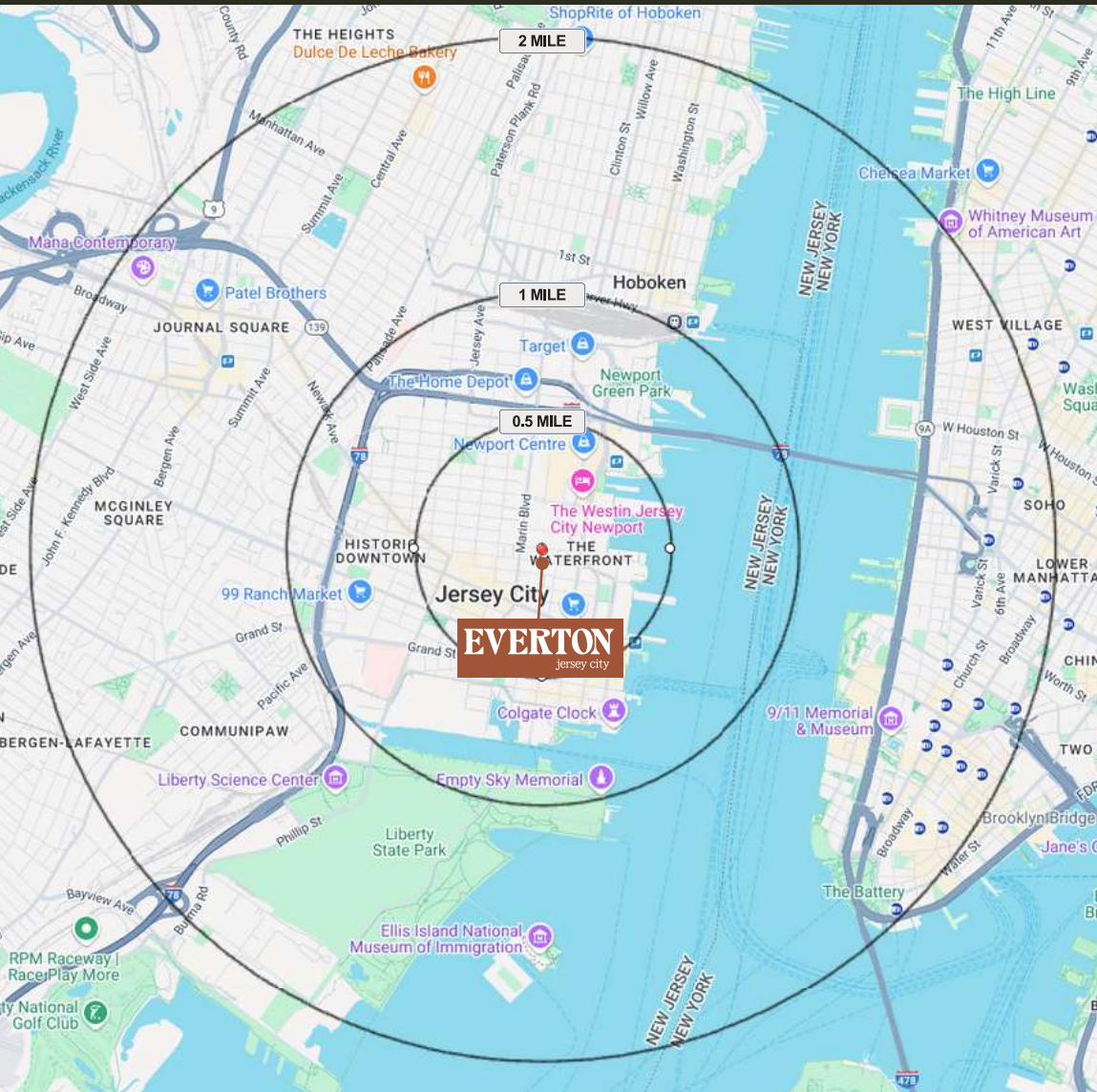
RETAIL B-3



RETAIL C – LEASED



Demographics



TRAFFIC COUNTS

Marin Blvd (West Side)	18,056 AADT
Metro Place Dr (South Side)	15,065 AADT
Thomas Gangemi Dr (North Side)	11,478 AADT
Warren Street (East Side)	3,785 AADT

.5 MILE RADIUS

POPULATION

22,109

HOUSEHOLDS

11,259

MEDIAN AGE

36.8

COLLEGE GRADUATES (Bachelor's +)

15,775 - 87%

TOTAL BUSINESSES

562

TOTAL EMPLOYEES

14,043

DAYTIME POPULATION (w/ 16 yr +)

21,857

AVERAGE HH INCOME

\$235,200

1 MILE RADIUS

POPULATION

58,396

HOUSEHOLDS

29,484

MEDIAN AGE

36.4

COLLEGE GRADUATES (Bachelor's +)

39,798 - 84%

TOTAL BUSINESSES

1,789

TOTAL EMPLOYEES

51,072

DAYTIME POPULATION (w/ 16 yr +)

71,664

AVERAGE HH INCOME

\$231,314

2 MILE RADIUS

POPULATION

162,624

HOUSEHOLDS

75,235

MEDIAN AGE

35.7

COLLEGE GRADUATES (Bachelor's +)

87,276 - 70%

TOTAL BUSINESSES

4,952

TOTAL EMPLOYEES

113,034

DAYTIME POPULATION (w/ 16 yr +)

182,011

AVERAGE HH INCOME

\$177,855

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