2 RETAIL SPACES FOR LEASE



667 Grand St. #C1& #C2

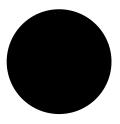
Jersey City, NJ 07302

The Bergen Lafayette area of Jersey City is a culturally abundant neighborhood with charm that has recently seen a rapid expansion in development due to its proximity to Manhattan and the Hudson River/New York Harbor waterfronts. The 07304 zip code has seen a 57.2% increase in new rental unit construction between 2017-2022, with thousands more scheduled for completion in the coming 12-24 months.

This neighborhood is conveniently centrally located to multiple transportation hubs into Manhattan, to the picturesque Liberty State Park & Liberty Landing marina, and is surrounded by growing neighborhoods rich in retail & dining experiences.

New construction with completion slated for early summer 2024.

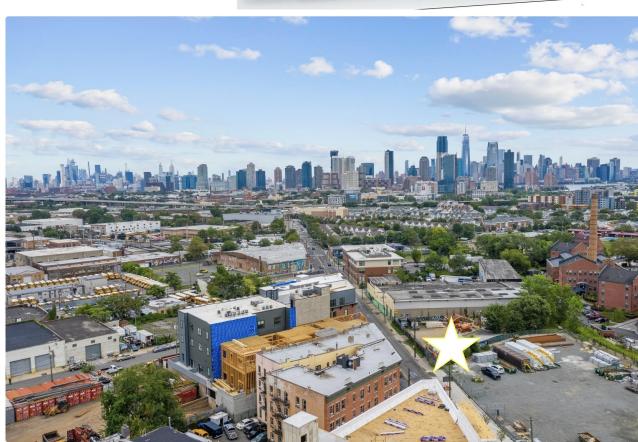






<u>SPACE</u> #1 2677sq

<u>SPACE</u> #2 1459sq





Asking \$40/PSF NNN

- Traffic counts of approx. 29,000 vehicles/day on Grand Street.
- Median Jersey City household income of \$94,080. (2022)
- Population accounts for approx. 19,437 people/square mile. (2022)
- New Jersey issued more housing permits than New York for the first time since at least 1990. (2023)
- Immediate area new construction includes the Steel Tech building, deliverying 420 rental units, 40 public parking spaces & a 34,000sqft public green space.



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