

PRIME RETAIL / COMMERCIAL LEASING OPPORTUNITY



198 ACADEMY
STREET
JERSEY CITY, NJ

CONTACT

SACH

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PREMISES

1,711 SF

Build to suit; Can be subdivided for approximately 600 – 1,100 SF
Mezzanine space available

FRONTAGE

30 feet Glass Storefront
7 feet Display Window
Storefront already Complete with 2 Entrances on the Street

POSSESSION

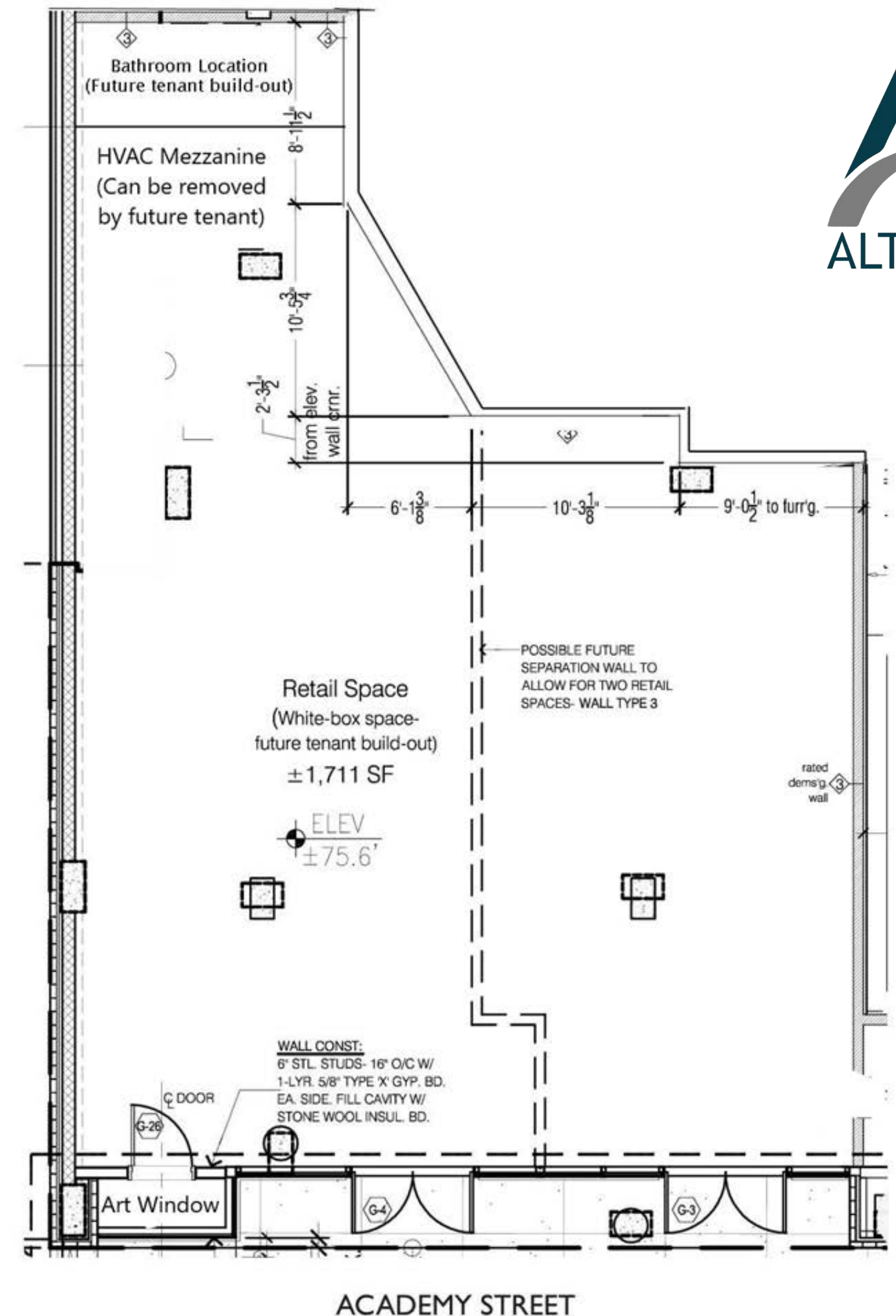
Immediate

ASKING RENT

\$35 / SF / Year - NNN

COMMENTS

- Brand New; Vanilla Box Delivery
- 13 feet Ceiling Heights; Fully Sprinklered
- At the base of a Newly Constructed 6 story Luxury Multifamily Residential Building
- Brokers Protected





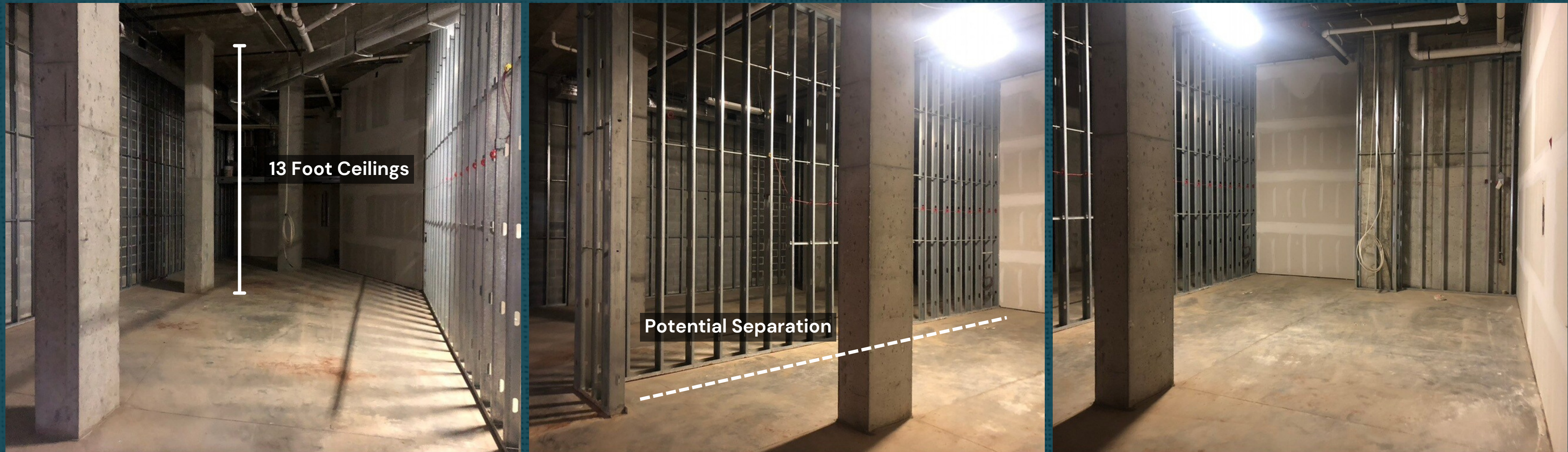
STOREFRONT

Beautiful Glass Frontage At A Corner Location Already Constructed



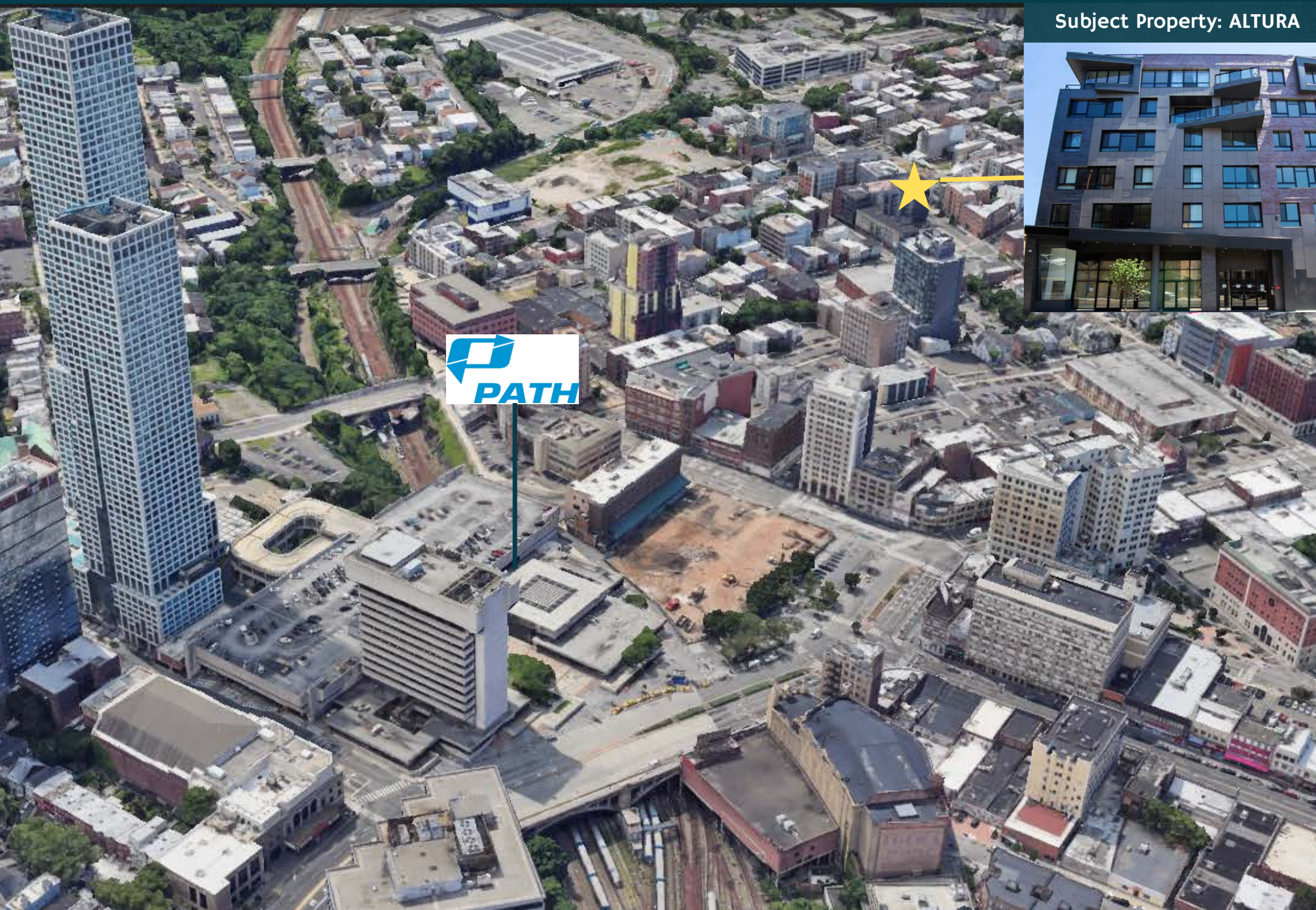
INTERIOR

Brand New Unit Delivered As A Vanilla Box





THE OPPORTUNITY



Subject Property: ALTURA

- **Prime Location** – Nestled in the heart of Journal Square, one of New Jersey's most vibrant and rapidly growing areas, offering an excellent opportunity for fitness, education, or retail businesses.
- **Convenient Address** – Situated at 198 Academy St, just steps away from a variety of shopping, dining, and entertainment options, ensuring a steady flow of foot traffic.
- **Visibility** – Highly visible corner location ensures maximum exposure and foot traffic for your business.
- **Transportation Hub** – Only a 10-minute walk to the Journal Square PATH station and multi-level bus depot, making it easily accessible to residents and commuters.
- **Parking** – Adjacent to a parking lot, providing convenience for customers. Additionally, indoor parking spots are also available.



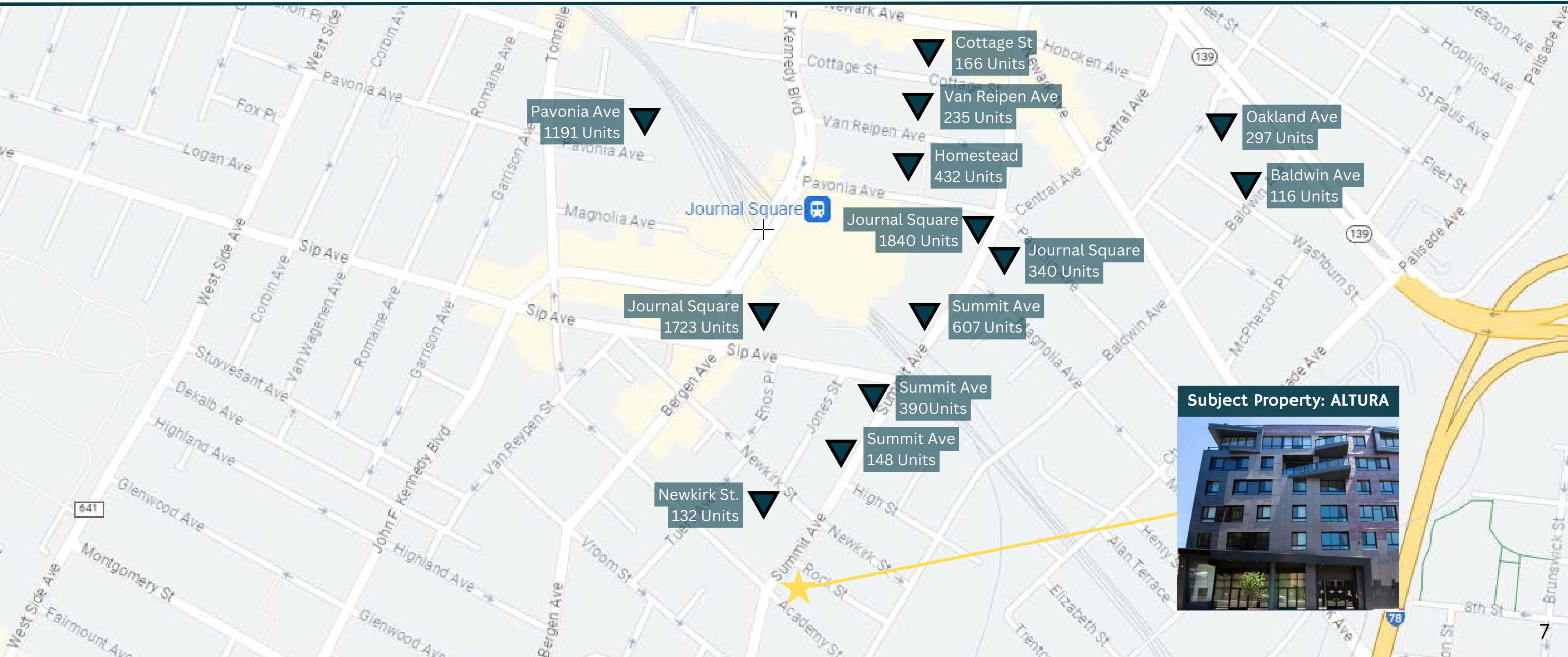
NEIGHBORING RETAIL



- **Thriving Population** – The Journal Square area boasts an estimated population of 32,500 people that continues to grow, offering a substantial customer base.
- **Development Boom** – Approximately 30 ongoing and upcoming development projects in Journal Square over the next few years.
- **Upcoming Luxury Residential Units** – 10,000 new residential units in the pipeline, with a large portion of them luxury, ensuring a strong customer base and disposable income for your business.
- **High Traffic** – 10,212 vehicles per day (VPD).
- **Workforce Presence** – Approximately 9,000 daily workers in Journal Square.
- **Education Hub** – Located just 2 blocks from Hudson County Community College.



JOURNAL SQUARE DEVELOPMENT PLAN



Subject Property: ALTURA



DISCLAIMER

This brochure and information contain herein is for informational purpose only. It is it subject to change without notice. All information is deemed reliable but not guaranteed.

Nothing herein shall be construed as a representation of any kind. All parties are responsible to conduct due diligence and independently verify the accuracy of any information contained herein without any liability on the preparer of this information.

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