



# ONE JONES PARK

JERSEY CITY, NEW JERSEY, 07302



• Under Construction

**HIGHLIGHTS:**

- Fantastic new retail at the base of a 75 unit luxury condo building - 387 8th Street.
- Modern, luxurious and ideally situated steps off Hamilton Park & Enos Jones Park.
- Great location for grocer, creative hub, restaurant, daycare operator or fitness/medical use.
- Surrounded by a hundreds of new residential units.
- Walking distance to Newark Ave and all forms of mass transportation.

**SPACE AVAILABLE:**

- 6,829 SF (Space can not be subdivided)
- Ground Floor**
  - 2,890 SF
- Second Floor**
  - 3,939 SF

**FRONTAGE:**

- Ground Floor**
  - 70 FEET
- Second Floor**
  - 147 FEET (Division Street 35 Feet)

**CEILING HEIGHT:**

- Ground Floor**
  - 20 Feet
- Second Floor**
  - 11 Feet

**DELIVERY:**

- Vanilla Box

**LEASE TYPE:**

- NNN

**ELEVATOR**

- Available

**ASKING PRICE:**

- Upon Request

**NEIGHBORING RETAIL:**



SEPTEMBER 2025



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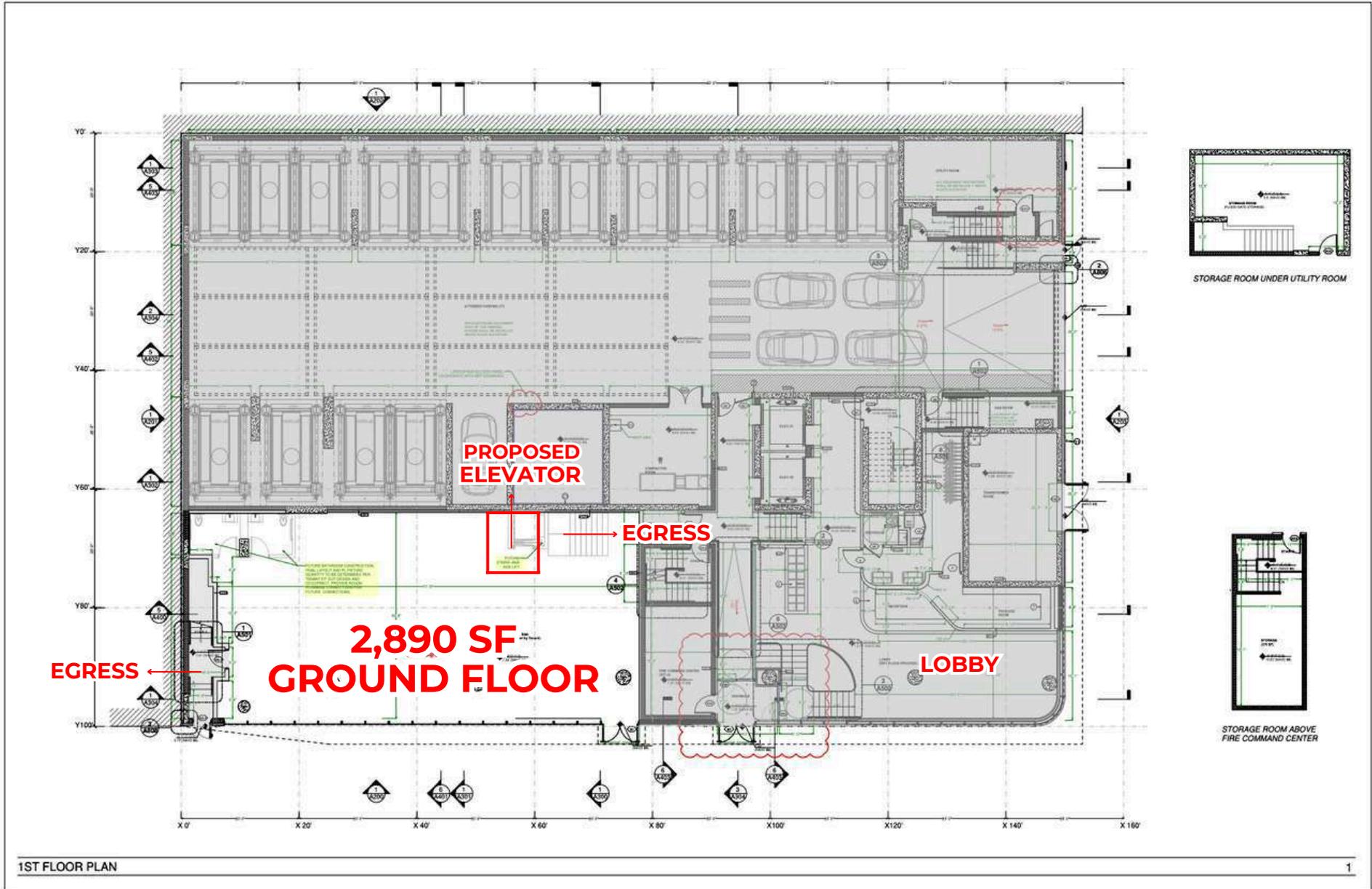
# INTERIOR IMAGES



# FIRST FLOOR PLAN

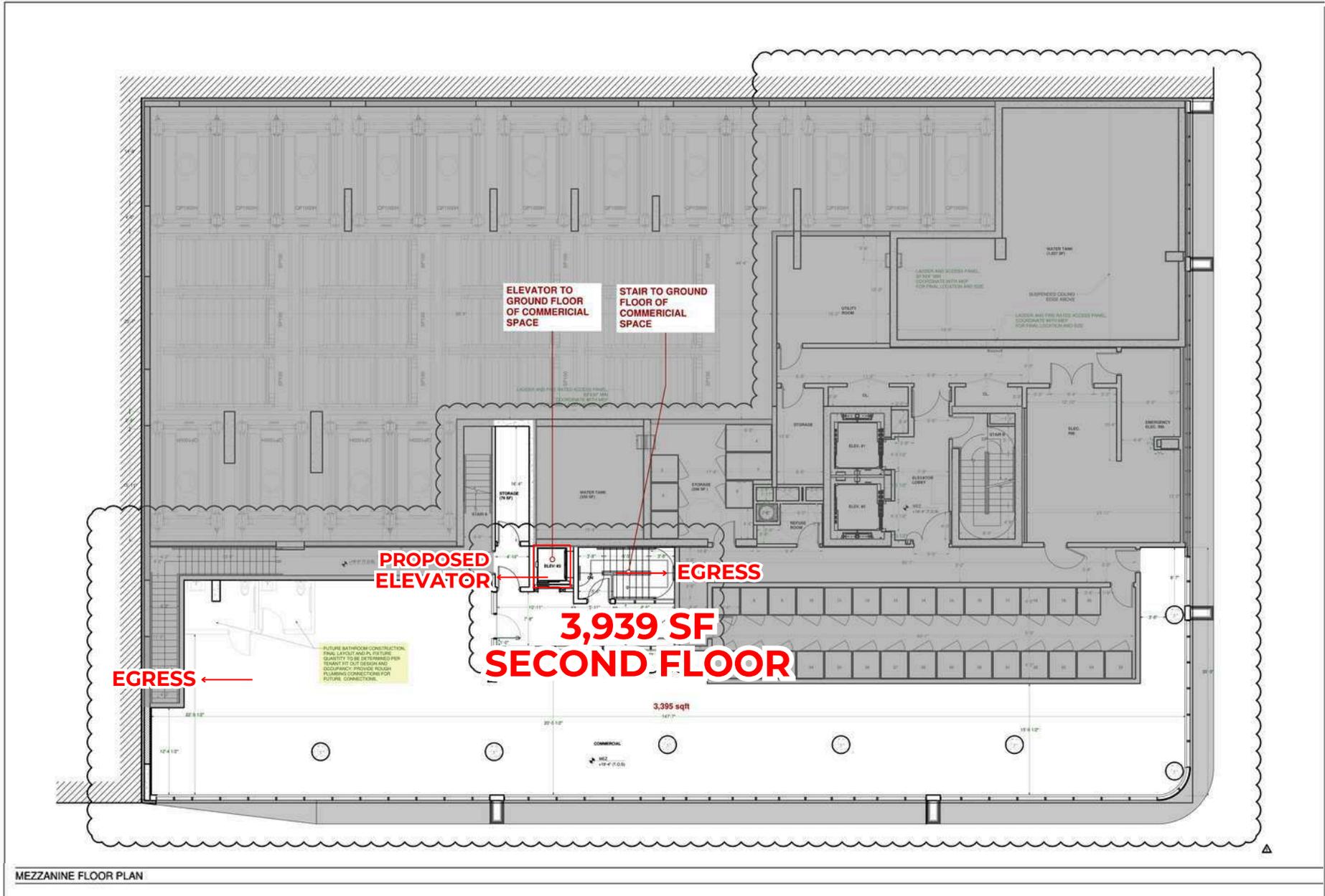
Ground Floor Ceiling Height: 20' -0"

Ground Floor Frontage: 70'

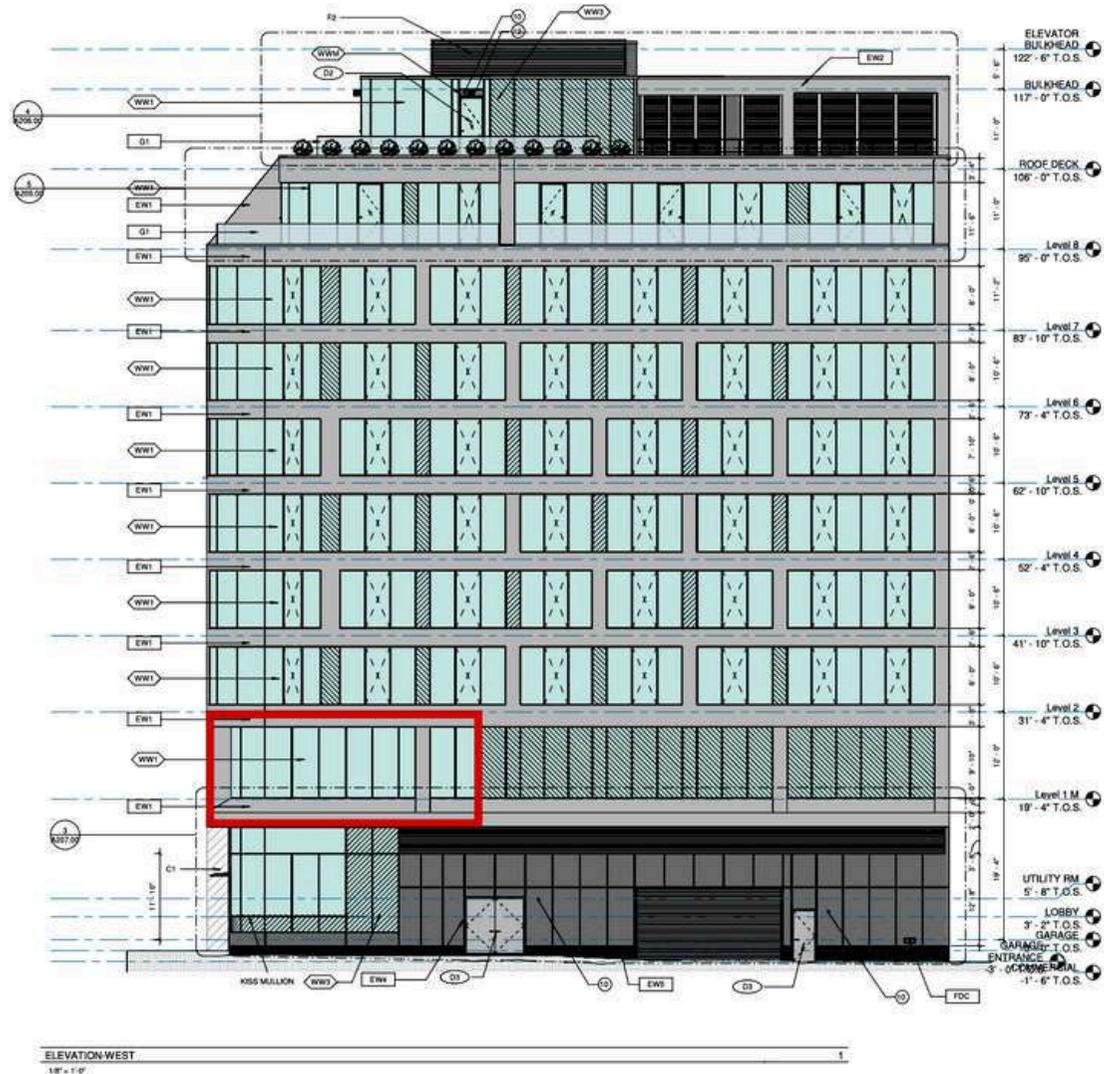


# SECOND FLOOR PLAN

Mezzanine Level Ceiling Height: 11' -0"  
Mezzanine Level Frontage on 8th St: 147'  
Mezzanine Level Frontage on Division St: 35'



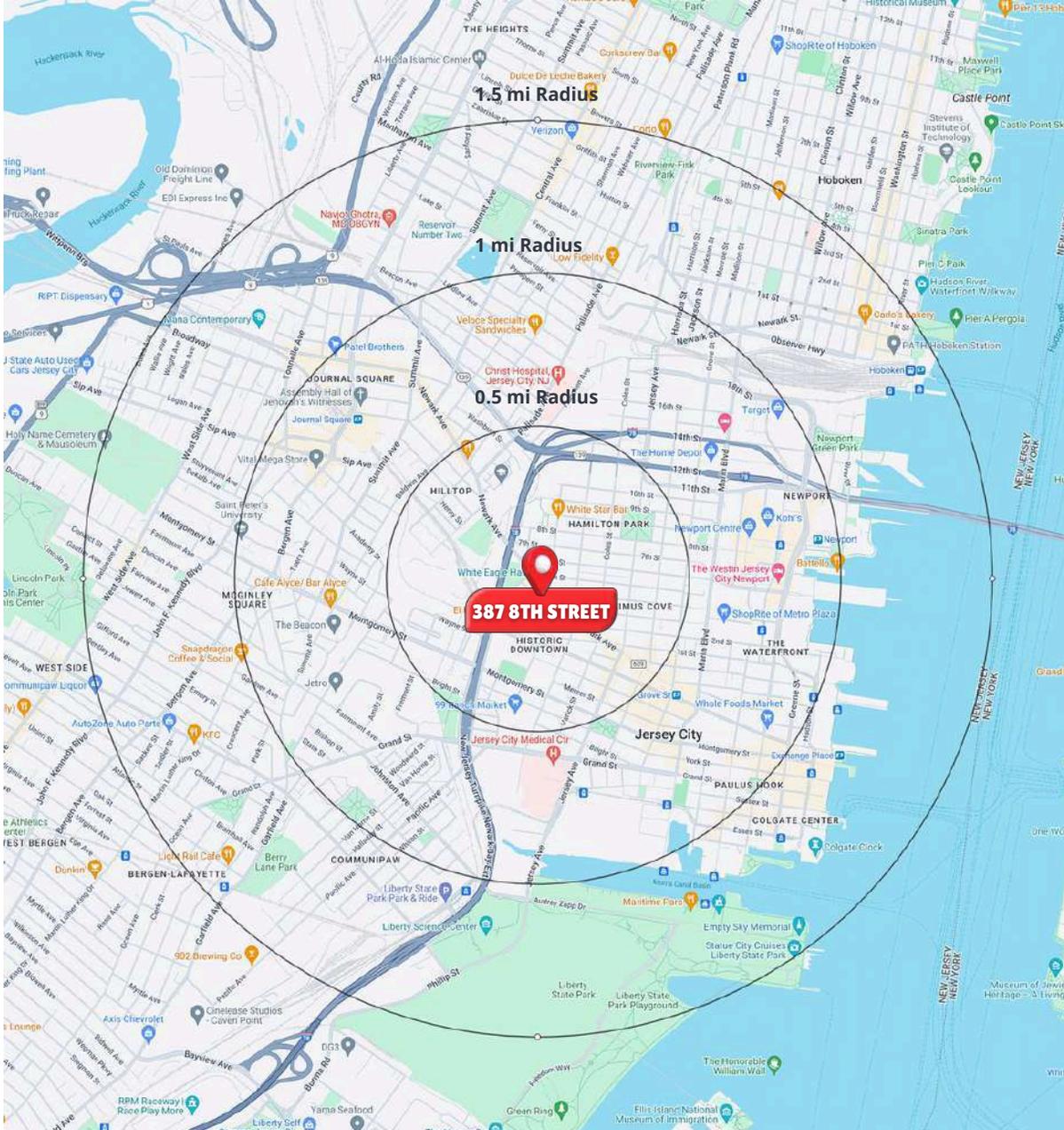




## WEST VIEW



# AREA DEMOGRAPHICS



## 3 MILE RADIUS

### POPULATION

167,948

### HOUSEHOLDS

64,304

### MEDIAN AGE

40.4

### COLLEGE GRADUATES (Bachelor's +)

49%

### TOTAL BUSINESSES

5,181

### TOTAL EMPLOYEES

61,040

### DAYTIME POPULATION (w/ 16 yr +)

144,487

### AVERAGE HOUSEHOLD INCOME

\$149,681

## 5 MILE RADIUS

### POPULATION

574,099

### HOUSEHOLDS

213,965

### MEDIAN AGE

38.7

### COLLEGE GRADUATES (Bachelor's +)

44%

### TOTAL BUSINESSES

14,673

### TOTAL EMPLOYEES

181,520

### DAYTIME POPULATION (w/ 16 yr +)

479,163

### AVERAGE HOUSEHOLD INCOME

\$133,953

## 10 MILE RADIUS

### POPULATION

1,793,955

### HOUSEHOLDS

1647,367

### MEDIAN AGE

38.4

### COLLEGE GRADUATES (Bachelor's +)

44%

### TOTAL BUSINESSES

60,874

### TOTAL EMPLOYEES

868,474

### DAYTIME POPULATION (w/ 16 yr +)

1,785,714

### AVERAGE HOUSEHOLD INCOME

\$127,107

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