



RETAIL SPACE

JERSEY CITY, NJ

99 MONITOR STREET

SIZE

8,320 SF (divisible)

ASKING RENT

Upon Request

POSSESSION

Mid-2024

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

COMMENTS

New construction

Emerging Jersey City neighborhood with thousands of new residential units being built in the market

Great location in Jersey City with close access to NJ Transit and Route 78

CONTACT EXCLUSIVE AGENTS

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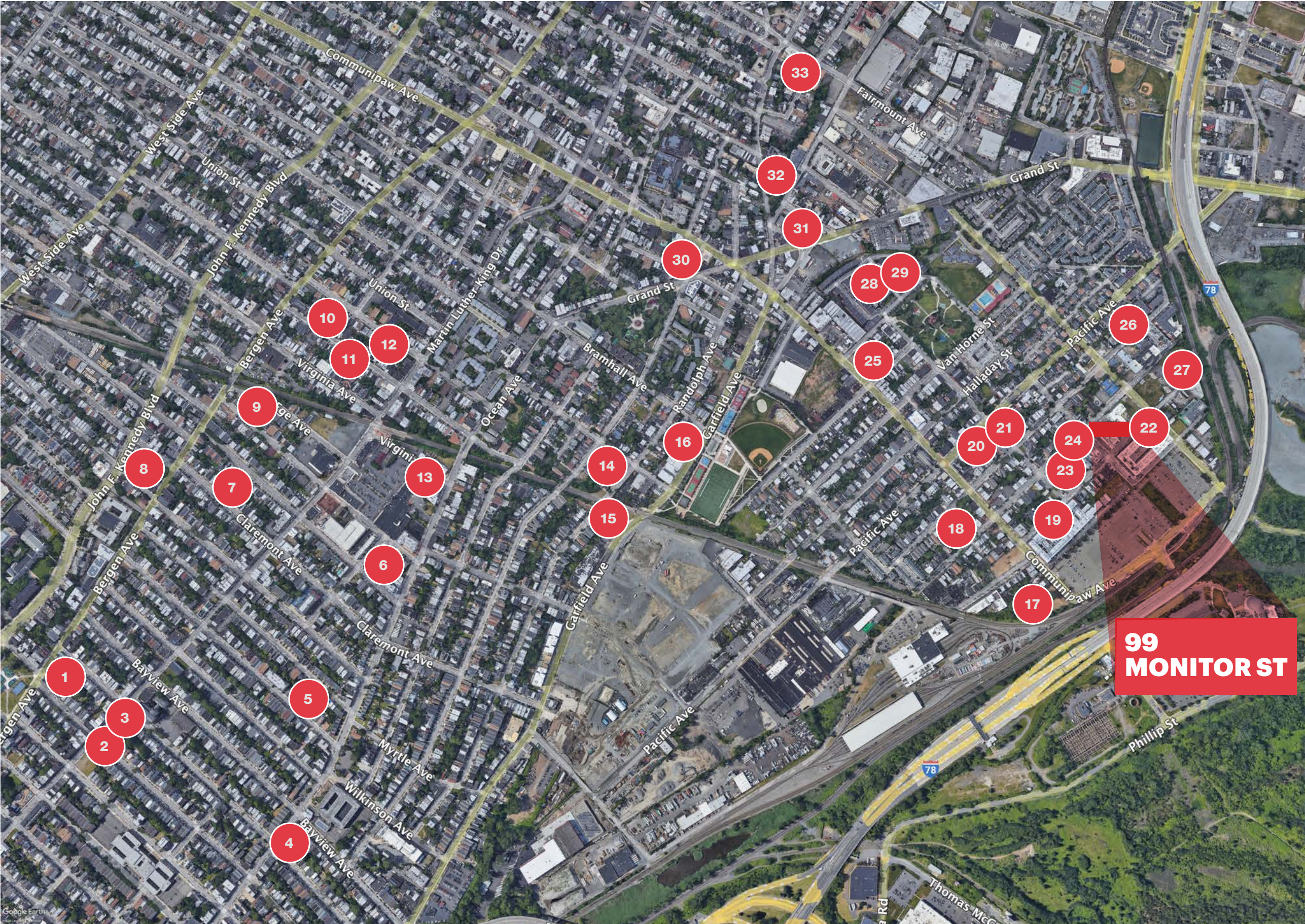
RIPCO
REAL ESTATE

611 River Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

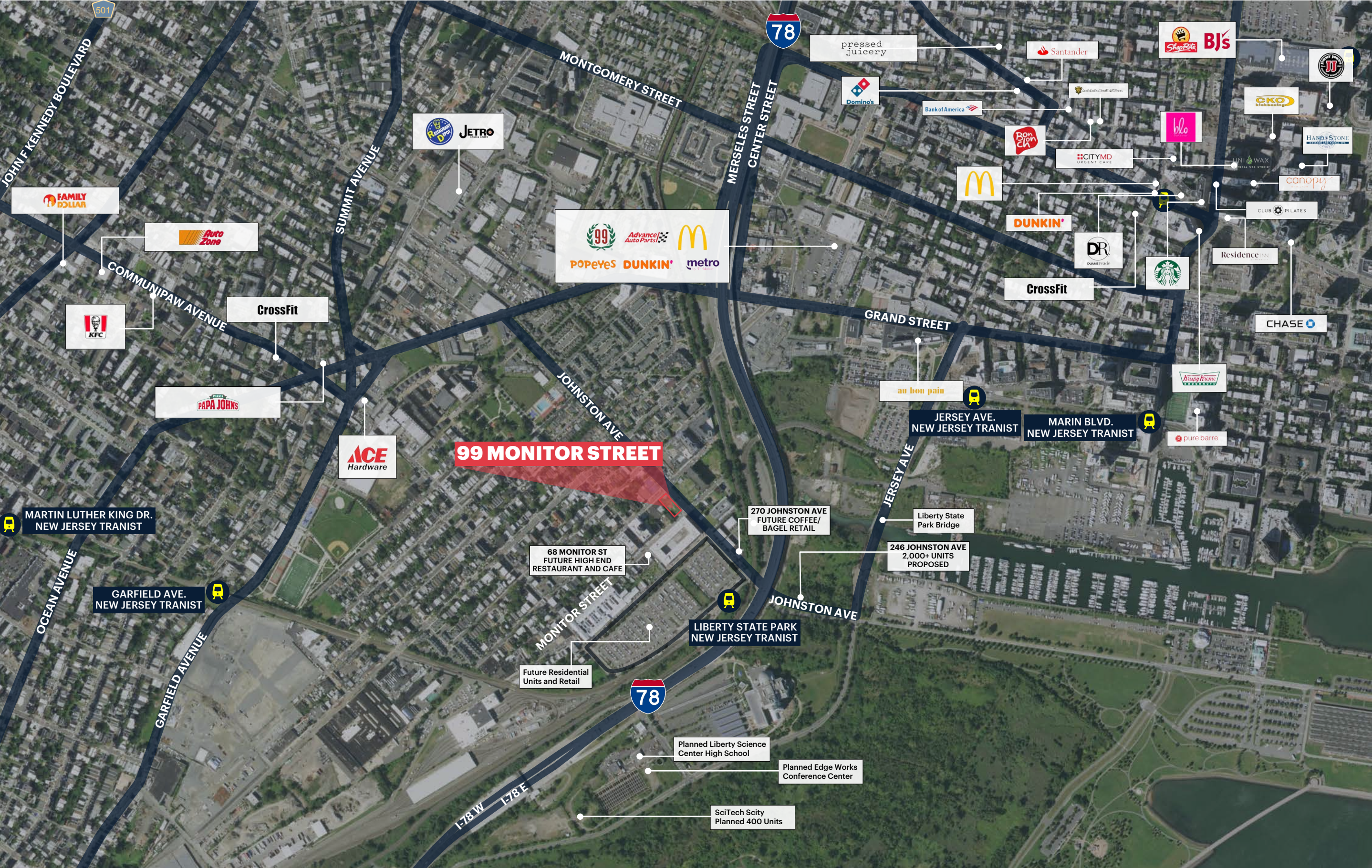
BERGEN-LAFAYETTE DEVELOPMENT MAP



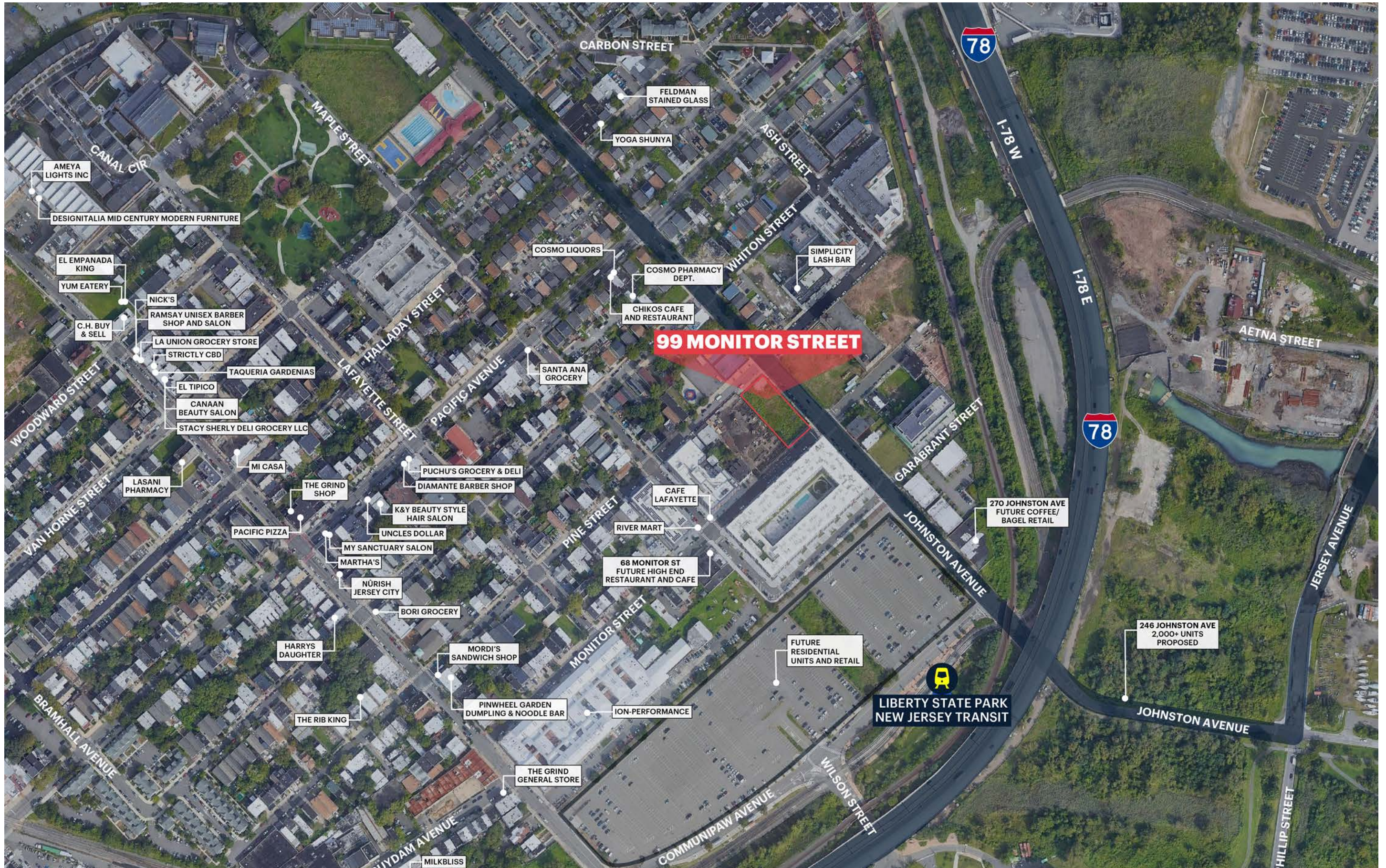
- 1 144 Bergen Ave: 24 units
- 2 178 MLK Jr Drive: 25 units
- 3 184 MLK Jr Drive: 6 units
- 4 530 Ocean Avenue: 20 units
- 5 20 Bostwick Avenue: 12 units
- 6 661 Ocean Avenue: 29 units
- 7 182 Claremont Avenue: 1 unit
- 8 170 Grant Avenue: 20 units
- 9 119 Ege Avenue: 2 units
- 10 90 Virginia Avenue: 10 units
- 11 65 Virginia Avenue: 4 units
- 12 423 MLK Jr Drive: 4 units
- 13 721 Ocean Drive: 7 units
- 14 294 Arlington Avenue: 43 units
- 15 205 Randolph Avenue: 15 units
- 16 975 Garfield Avenue: 99 units
- 17 273 Communipaw Avenue: 120 units
- 18 327 Communipaw Avenue: 16 units
- 19 300 Communipaw Avenue: 20 units
- 20 312 Pacific Avenue: 14 units
- 21 326 Pacific Avenue: 33 units
- 22 100 Monitor Street: 305 units
- 23 65-71 Monitor Street: 72 units
- 24 81 Monitor Street: 104 units
- 25 420 Communipaw Avenue: 47 units
- 26 426 Whiton Street: 99 units
- 27 136 Monitor Street: 84 units
- 28 160 Lafayette Street: 330 units
- 29 170 Lafayette Street: 46 units
- 30 747 Grand Street: 36 units
- 31 690 Grand Street: 60 units
- 32 37 Cornelison Avenue: 37 units
- 33 136 Summit Avenue: 99 units

**99
MONITOR ST**

MARKET AERIAL



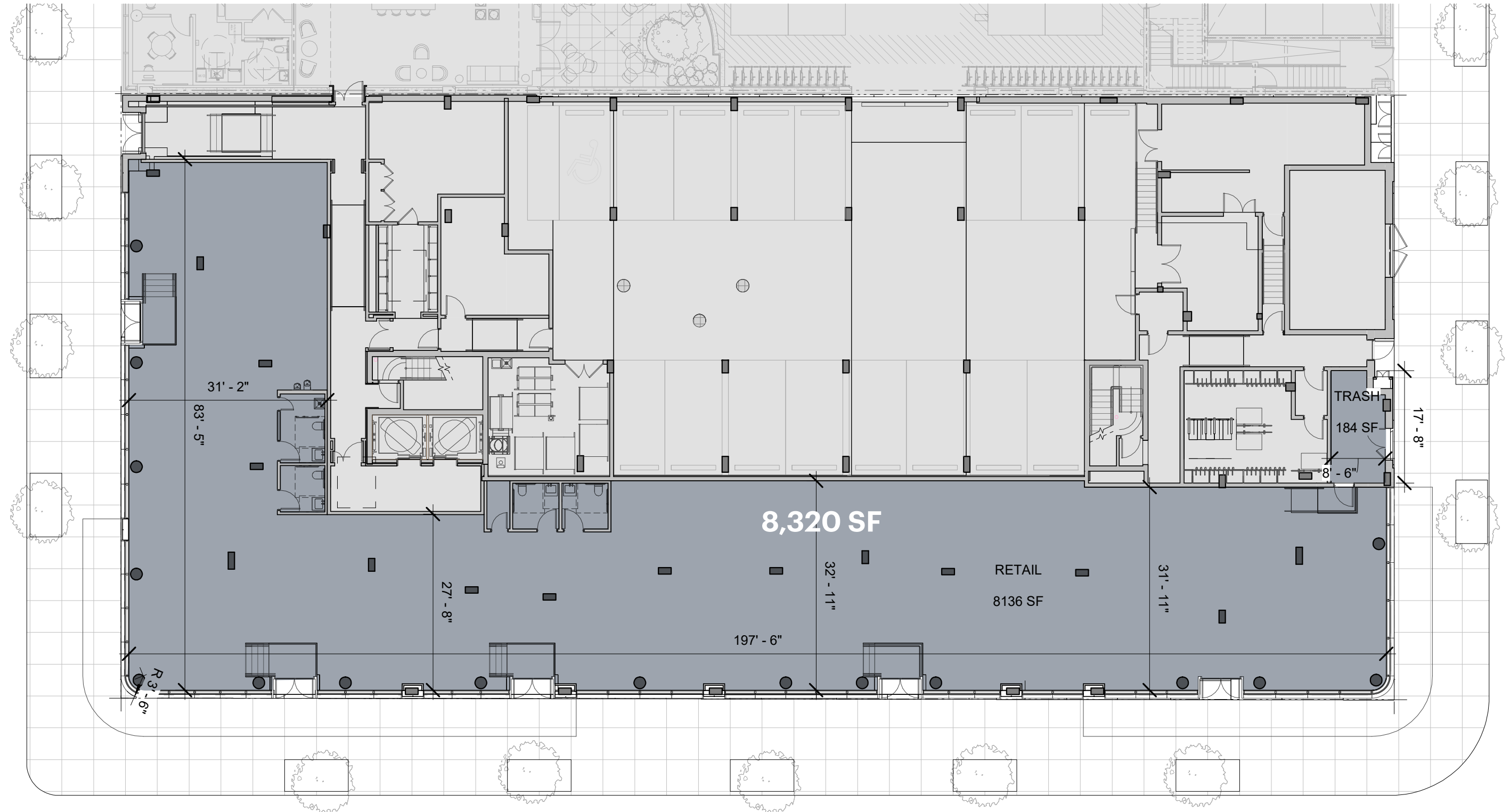
LOW LEVEL AERIAL



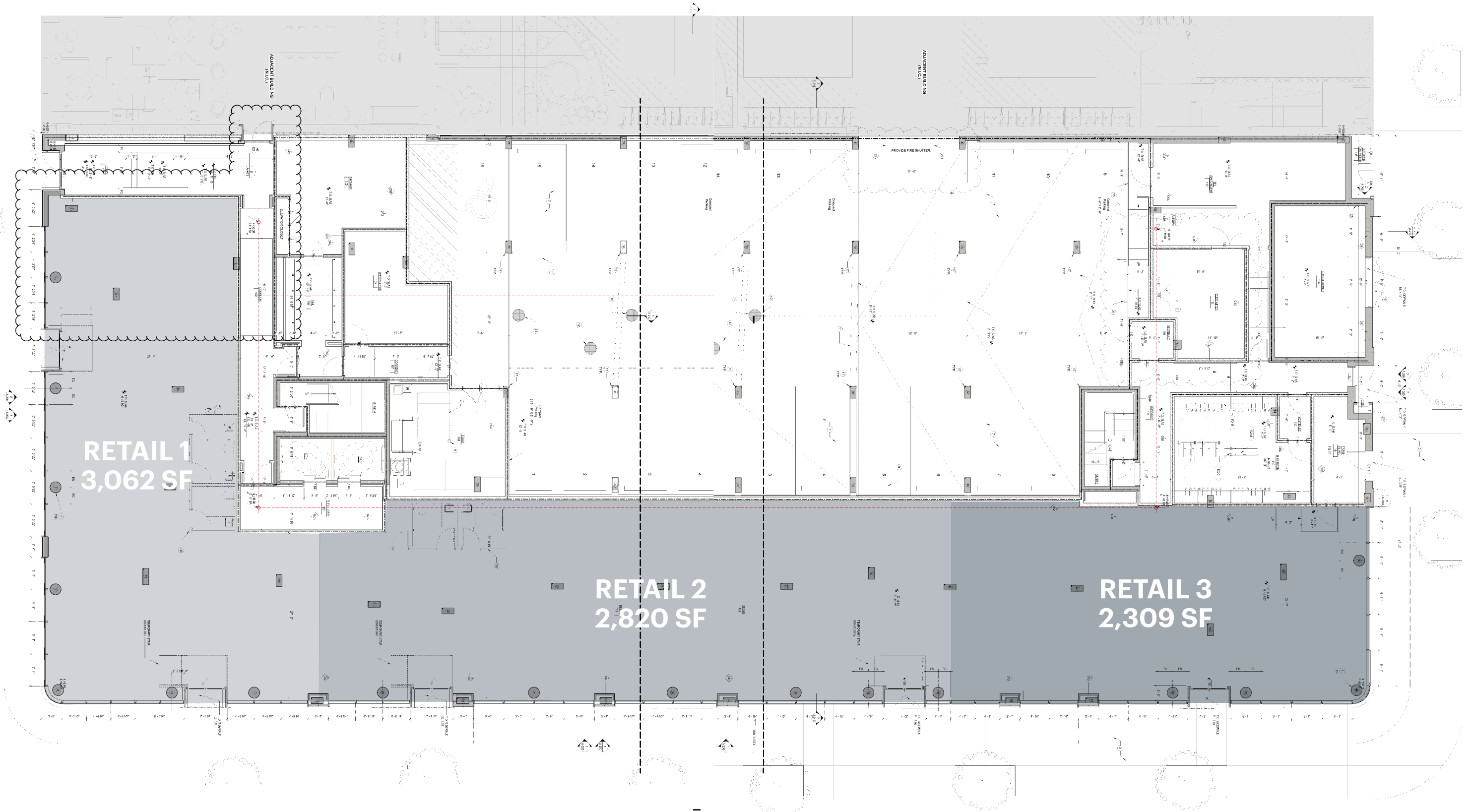
RENDERINGS



FLOOR PLAN - 8,320 SF (DIVISIBLE)



FLOOR PLAN - DEMISED



DEMOGRAPHICS



.25 MILE RADIUS

POPULATION

4,370

HOUSEHOLDS

1,944

MEDIAN AGE

33.7

COLLEGE GRADUATES (Bachelor's +)

50.8%

TOTAL BUSINESSES

51

TOTAL EMPLOYEES

1,023

AVERAGE HOUSEHOLD INCOME

\$87,433

.5 MILE RADIUS

POPULATION

9,161

HOUSEHOLDS

3,841

MEDIAN AGE

34.0

COLLEGE GRADUATES (Bachelor's +)

39.1%

TOTAL BUSINESSES

213

TOTAL EMPLOYEES

6,553

AVERAGE HOUSEHOLD INCOME

\$77,071

1 MILE RADIUS

POPULATION

59,892

HOUSEHOLDS

27,514

MEDIAN AGE

36.3

COLLEGE GRADUATES (Bachelor's +)

63.7%

TOTAL BUSINESSES

1,463

TOTAL EMPLOYEES

31,424

AVERAGE HOUSEHOLD INCOME

\$154,327

3 MILE RADIUS

POPULATION

359,200

HOUSEHOLDS

151,052

MEDIAN AGE

35.7

COLLEGE GRADUATES (Bachelor's +)

58.3%

TOTAL BUSINESSES

8,713

TOTAL EMPLOYEES

171,994

AVERAGE HOUSEHOLD INCOME

\$149,218

*2023 estimates