



**BERKSHIRE
HATHAWAY**
HomeServices

New Jersey
Properties

COMMERCIAL DIVISION

EXCLUSIVE BROKER

Contact: James DiOrio

Sales Representative

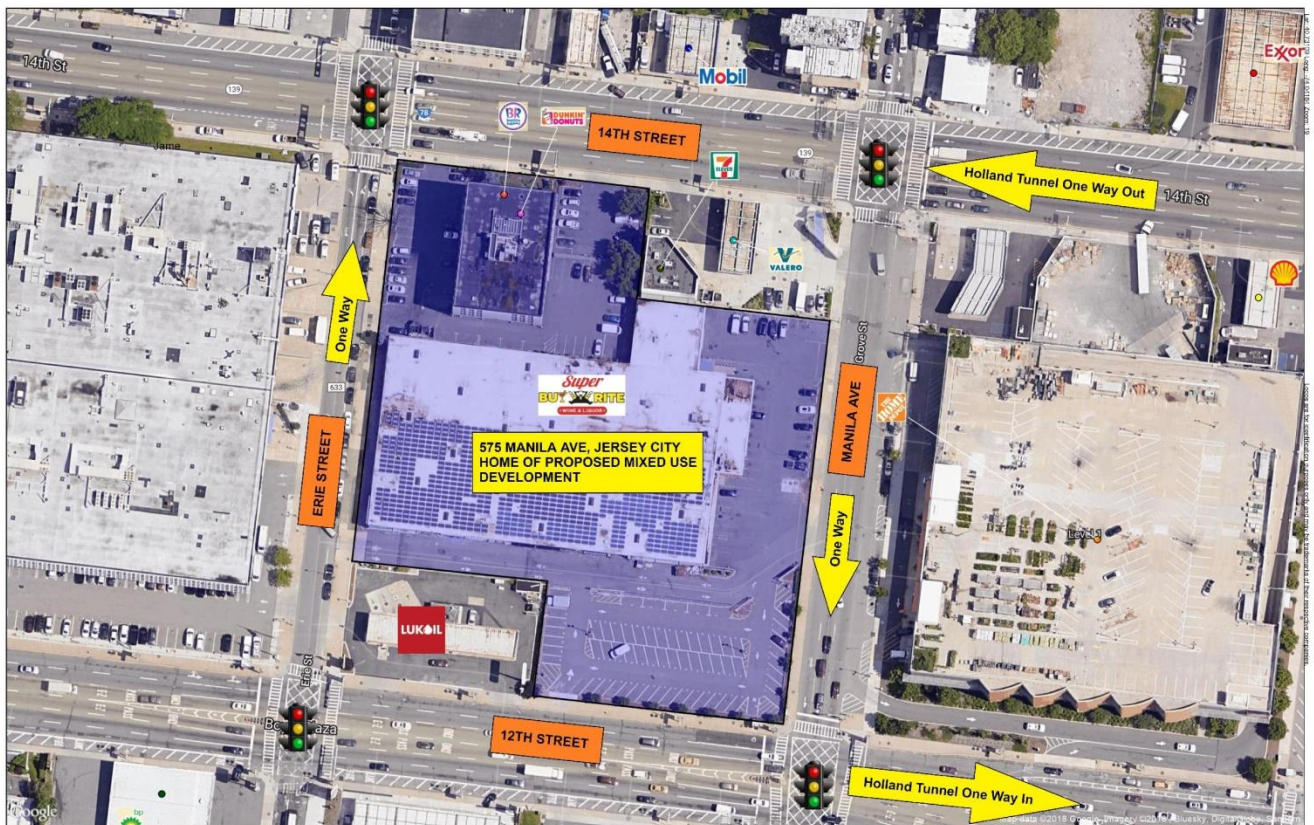
C: 201-696-5363 | O: 973-992-6363

james.diorio@bhhsnj.com

Anchor Tenants Wanted - Iconic development being planned

575 Manila Ave, Jersey City, NJ

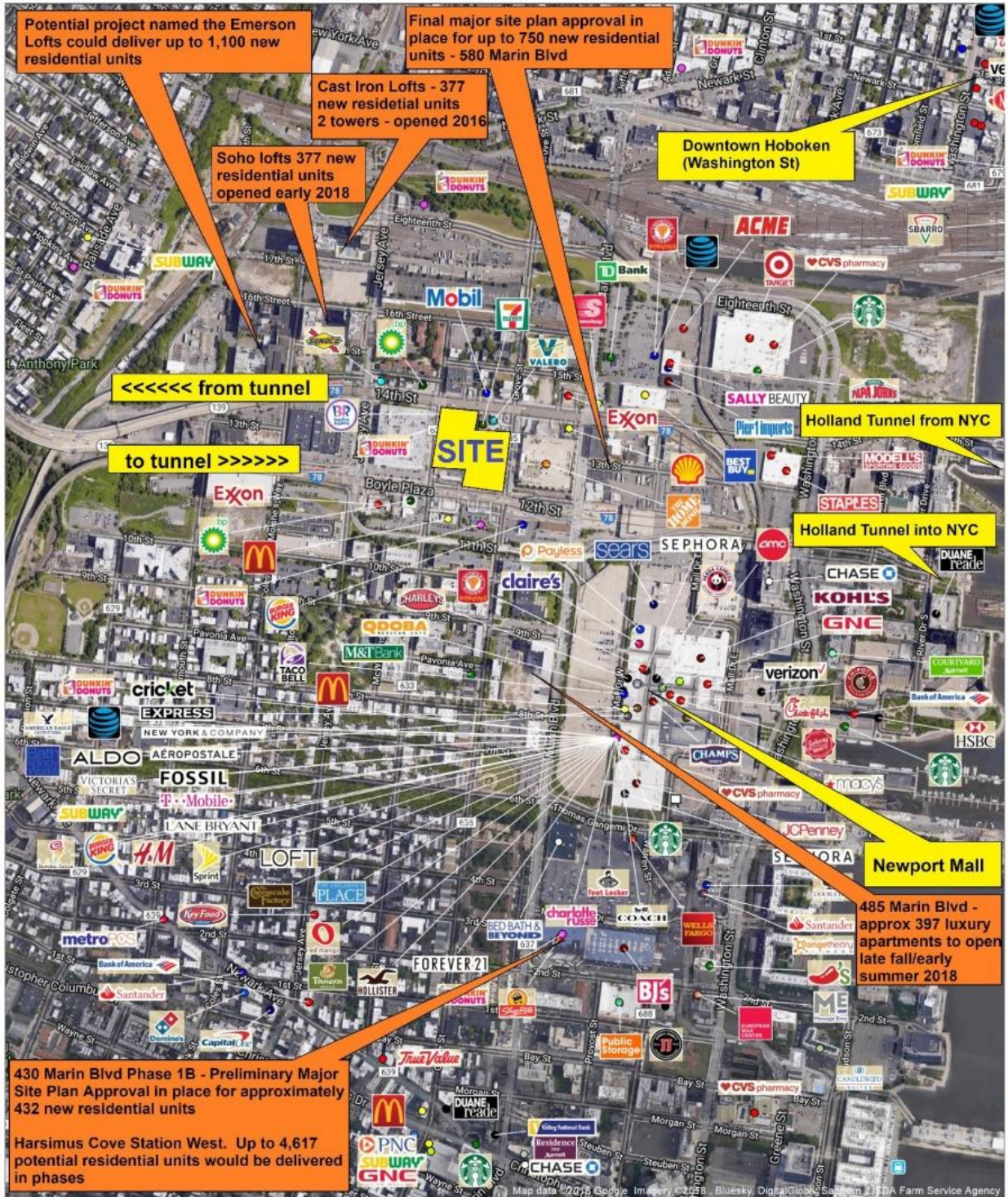
- Spectacular Commercial mixed-use development being planned for Jersey City!!
- In between inlet and outlet of Holland Tunnel – Major signage/branding opportunity
- 4 signalized intersections surround this site at corners
- Approximately 500,000SF of space planned to be delivered **FOR LEASE** during phase 1 of project
- Proposed concept plan (below) currently shows square footage breakdown of approximately 30% retail, 20% hotel, 25% office space 25% recreation/dining/entertainment – can be flexible
- This Jersey City redevelopment zone, identified as Holland Tunnel Redevelopment Plan, will allow developer to entertain many uses or varying square footage use breakdown
- Tremendous demographics and traffic surround this site
- Parking deck to be built along Erie Street with direct access to each level of retail and entertainment
- Executed LOI with national tenant taking up to 46,000SF
- Numerous thousands of new luxury apartments either being planned or constructed within walking distance of the site in addition to the multitude of Jersey City luxury towers built over the past decade+



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

©2018, BATES USA, Inc., Chandler, AZ (480) 481-1111. All Rights Reserved.

575 Manila Ave, Jersey City, NJ



5 Mile Information



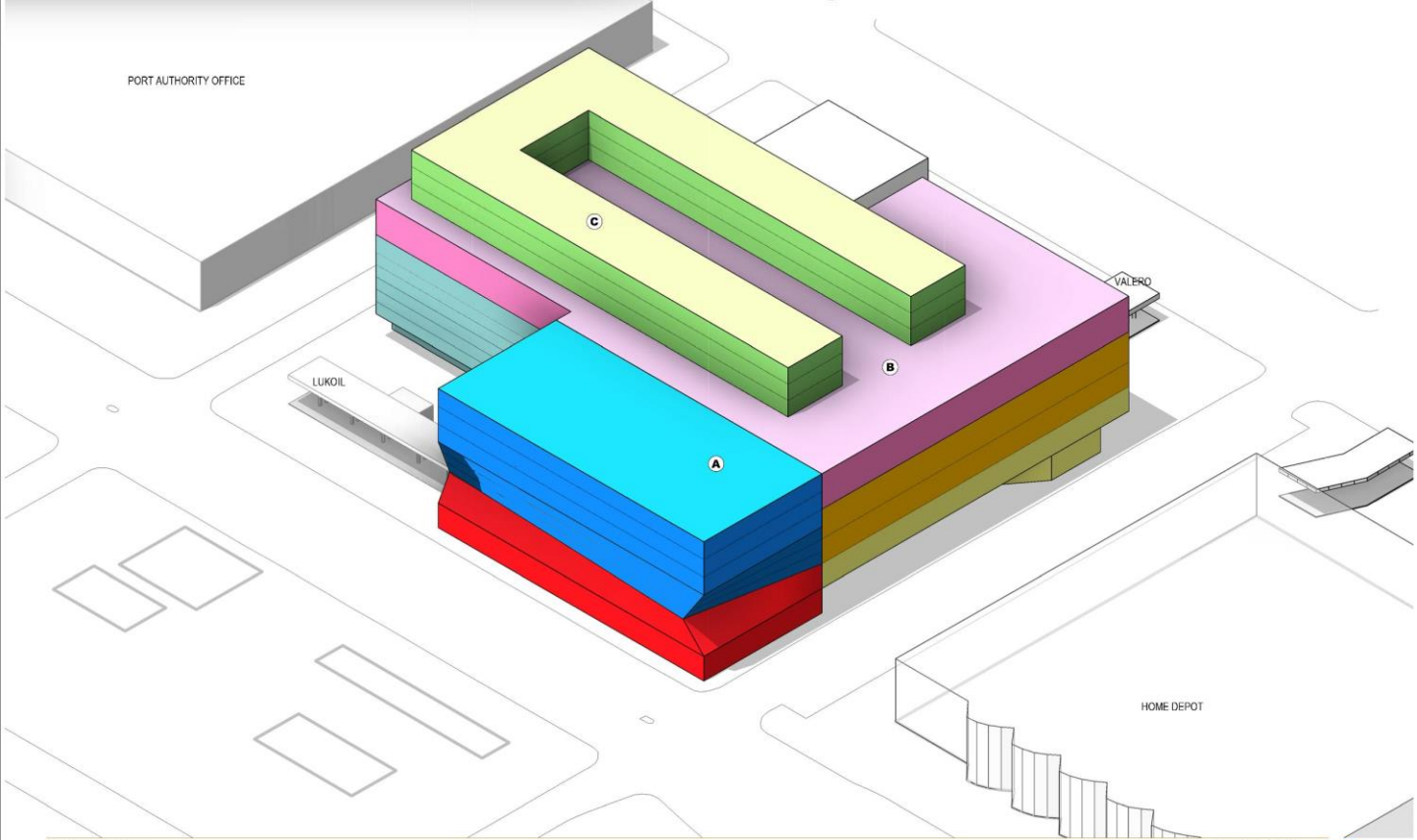
Contact Information

Prepared By **James DiOrio**
 Prepared For **Market**
 Phone **201.696.5363**
 Email **james.diorio@bhhsnj.com**

Demographics

| | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------|-------------|-------------|-------------|
| Population | 92,965 | 680,442 | 1,646,989 |
| Households | 43,366 | 317,161 | 781,589 |
| Population Median Age | 33.3 | 35.3 | 36.1 |
| 5 Yr Pop Growth (Total%) | 2.4% | 1.5% | 1.0% |

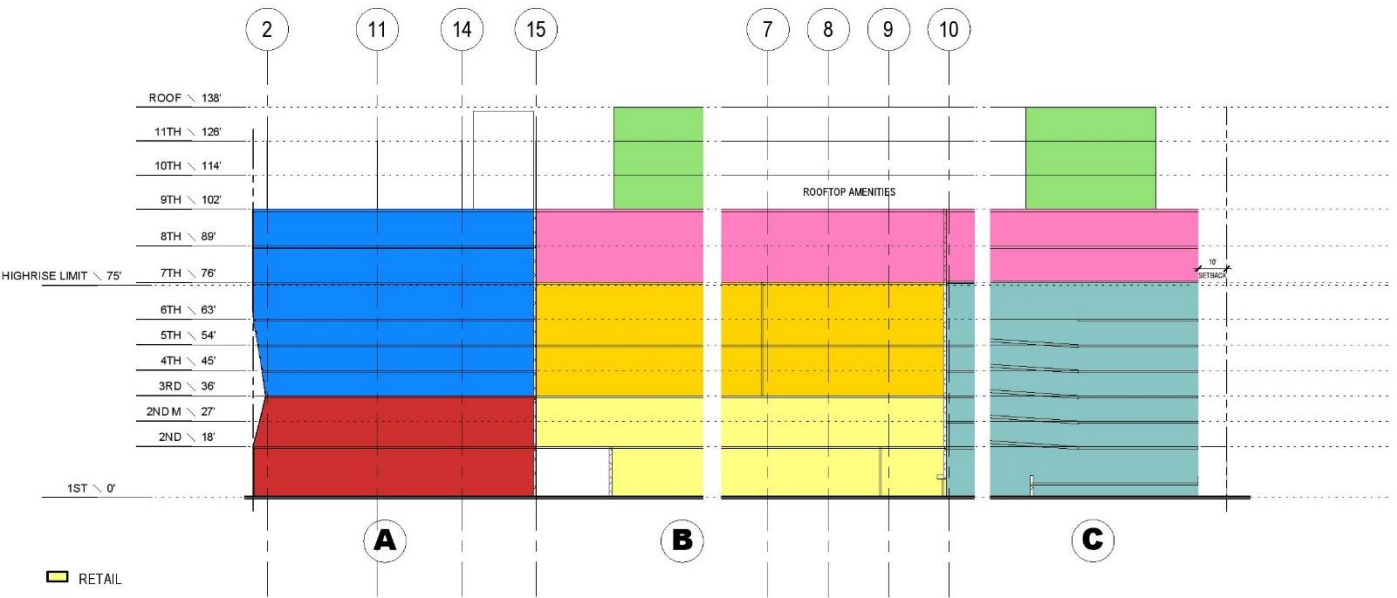
PORT AUTHORITY OFFICE



HOLLAND MIXED USE
DEVELOPMENT SITE PLAN
14TH STREET

MASSING

01 FEBRUARY 2018
GRO ARCHITECTS, PLLC
275 Water Street, First Floor
New York, NY 10038
212.346.8705
www.groa.com



- RETAIL
- ENTERTAINMENT / RETAIL
- SIGNED LOI BY NATIONAL TENANT
- OFFICE
- DINING / NIGHTLIFE / SPECIAL EVENTS
- HOTEL
- PARKING

HOLLAND MIXED USE
DEVELOPMENT SITE PLAN
14TH STREET

SECTION

01 FEBRUARY 2018
GRO ARCHITECTS, PLLC
275 Water Street, First Floor
New York, NY 10038
212.346.8705
www.groa.com

