

# 358-362 GROVE STREET, JERSEY CITY, NJ 07302

## PRIME RETAIL SPACE AVAILABLE IN JERSEY CITY'S TRENDIEST NEIGHBORHOOD STEPS FROM THE PATH STATION

### RETAIL:

500 SF

### FRONTAGE:

15 FT

### POSSESSION:

60 Days

### LEASE TYPE:

NNN

### RENT:

Upon request

### HIGHLIGHTS:

A distinguished opportunity awaits on Grove Street. Position your business in a high-visibility flagship location at the soul of Downtown Jersey City—the ultimate destination for reaching a sophisticated and energetic demographic.

Ideally located just two blocks from the Grove Street PATH Station—Jersey City's second busiest PATH—offering seamless connectivity to both NYC and Hoboken.

Jersey City regularly brings the community together on Grove Street & Newark Avenue with weekly farmers' markets, vibrant street fairs, and restaurant week celebrations—right at your doorstep.

### OUTDOOR SEATING:

Available

### RESTAURANT VENTING:

None

RETAIL FOR LEASE

### GROVE STREET NEIGHBORS:

Wonder

VanLeeuwen  
ICE CREAM & VEGAN ICE CREAM

Mathews  
FOOD & DRINK

CITYMD  
URGENT CARE

Tony Boloney's

### BOBBY ANTONICELLO JR.

Licensed Real Estate Broker

(201) 300 - 6489 | bobby@gridcre.com

GRID | COMMERCIAL  
REAL ESTATE

201 Marin Blvd, Unit 106, Jersey City, NJ 07302



**NEARBY RETAILERS:**



**LOCATION:**

Located in the heart of Downtown Jersey City's on Grove Street

Inclose proximity to these heavily trafficked areas of town:

- 2 MIN walk to Grove Street Path
- 7 MIN walk to Hamilton Park
- 10 MIN walk to Jersey City Medical Center
- 2 MIN walk to Newark Ave Pedestrian Plaza

**CEILING HEIGHT:**

10 FT

**BATHROOMS:**

1 Bathroom

**ZONING:**

Restaurant/Row Commercial

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## **ZONING: 358 - 362 NC-1 NEIGHBORHOOD COMMERCIAL DISTRICT 1 (FIVE STORIES OR LESS)**

- A. PURPOSE. THE PURPOSE OF THIS DISTRICT IS TO RECOGNIZE THE EXISTENCE AND IMPORTANCE OF NEIGHBORHOOD BUSINESS DISTRICTS AND PROVIDE GROUND FLOOR COMMERCIAL IN MIXED-USE BUILDINGS TO PROMOTE WALKABILITY.**
- B. PERMITTED PRINCIPAL USES ARE AS FOLLOWS:**
  - 1. RETAIL SALES OF GOODS AND SERVICES.**
  - 2. OFFICES.**
  - 3. FINANCIAL INSTITUTIONS WITHOUT DRIVE-THRU FACILITIES.**
  - 4. RESTAURANTS, CATEGORY ONE AND TWO.**
  - 5. THEATERS AND MUSEUMS.**
  - 6. THEATERS AND MUSEUMS.**
  - 7. PARKS AND PLAYGROUNDS.**
  - 8. RESIDENTIAL APARTMENTS ABOVE GROUND FLOOR.**
  - 9. EDUCATIONAL FACILITIES, PUBLIC AND PRIVATE, ABOVE GROUND FLOOR.**
  - 10. BARS.**
  - 11. CHILD DAY CARE CENTERS.**
  - 12. MEDICAL OFFICES.**
  - 13. HEALTH CLUBS.**
  - 14. CAFES.**
  - 15. ANY COMBINATION OF THE ABOVE.**
- C. USES INCIDENTAL AND ACCESSORY TO THE PRINCIPAL USE, SUCH AS:**
  - 1. OFF-STREET PARKING.**
  - 2. FENCES AND WALLS.**
  - 3. SIGNS.**
  - 4. SIDEWALK CAFES ASSOCIATED WITH CATEGORY ONE AND TWO RESTAURANTS.**
  - 5. T.V., RADIO, AND/OR STEREO SYSTEMS ACCESSORY TO BARS AND RESTAURANTS.**
  - 6. LIVE ENTERTAINMENT ACCESSORY TO CATEGORY ONE RESTAURANTS ONLY, SUBJECT TO ISSUANCE OF A "RESTAURANT ENTERTAINMENT LICENSE" BY THE DIVISION OF COMMERCE AND THE RESTRICTIONS AS TO DECIBEL LEVEL, HOURS OF OPERATION, AND LOCATION OF ENTERTAINMENT PROVIDERS ATTACHED TO THAT LICENSE (SEE ORDINANCE #12-001), WITH THE EXCEPTION OF PROPERTIES ON LOWER JOHN F. KENNEDY BOULEVARD WHERE NO LIVE ENTERTAINMENT SHALL BE PERMITTED.**

**SOUTH EAST VIEW**



**358 - 362  
GROVE STREET**

  
**GROVE STREET  
PATH**

**EAST VIEW**



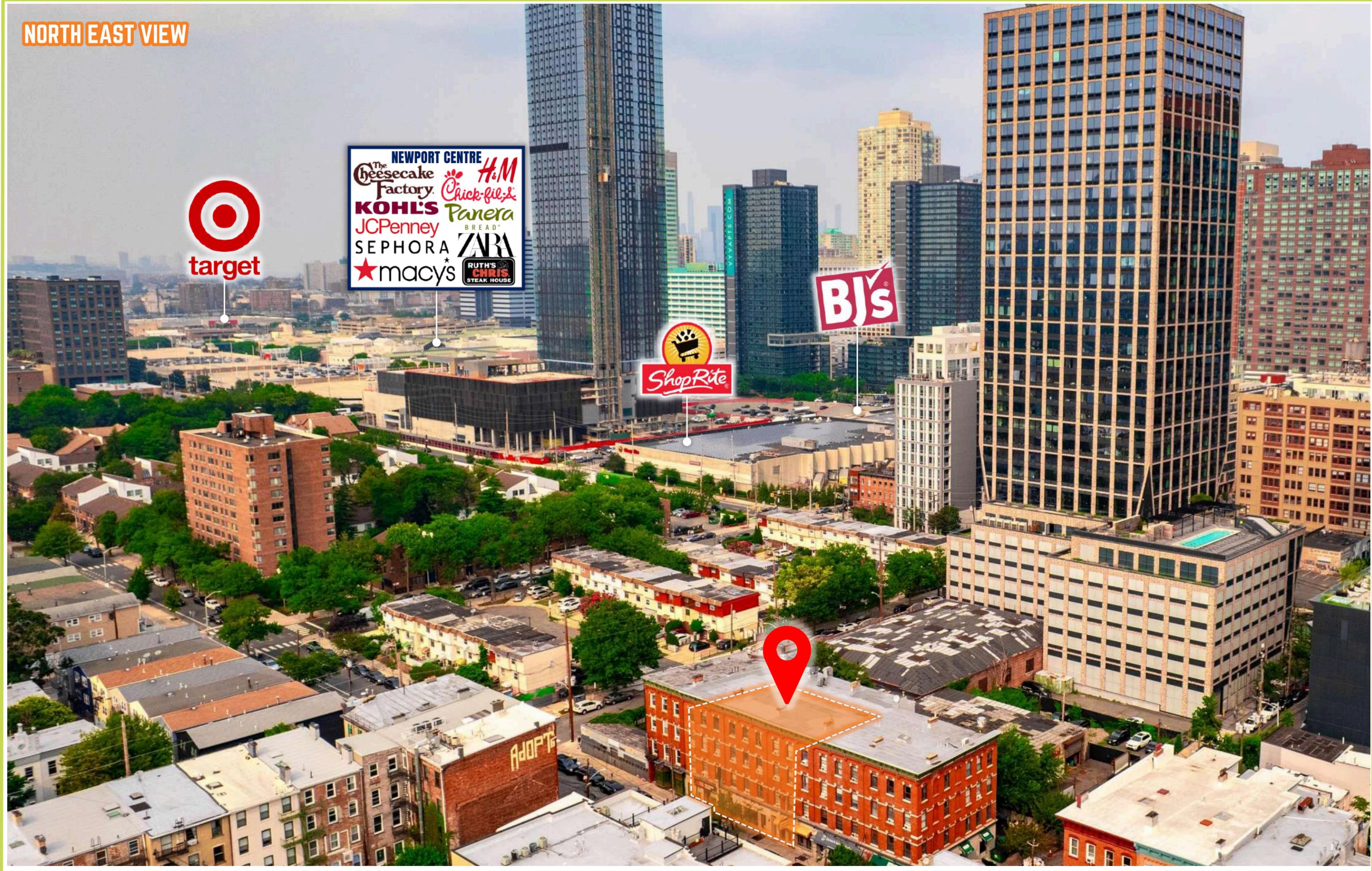
**358 - 362  
GROVE STREET**

  
**GROVE STREET  
PATH**

**NORTH EAST VIEW**



**NEWPORT CENTRE**  
The Cheesecake Factory  
H&M  
Chick-fil-A  
Kohl's  
Panera  
JCPenney  
SEPHORA  
ZARA  
★ macy's  
RUTH'S CHRIS STEAK HOUSE



**SOUTH VIEW**



  
**GROVE STREET  
PATH**

**358 - 362  
GROVE STREET**

**SOUTH VIEW**

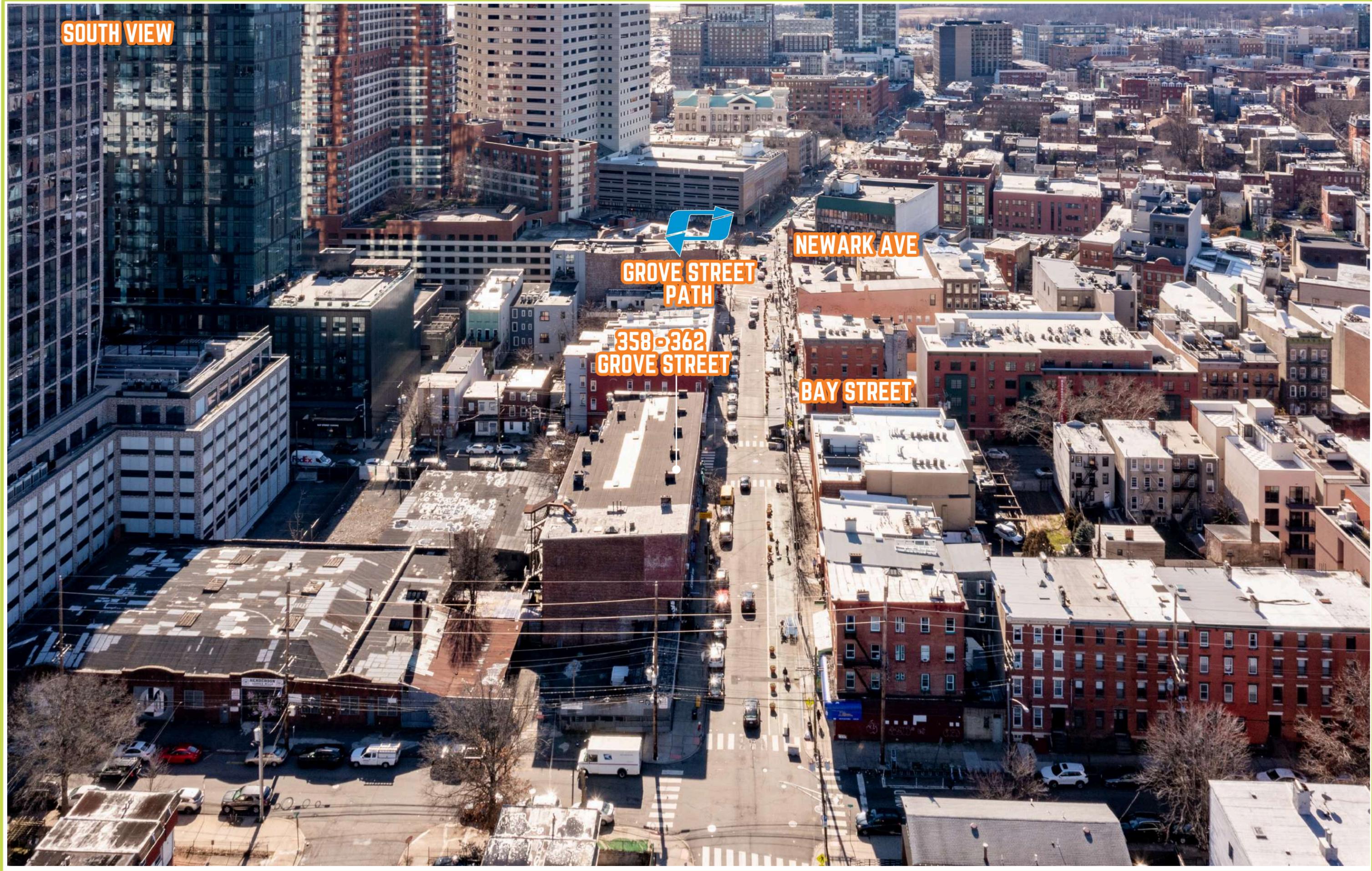


**GROVE STREET  
PATH**

**NEWARK AVE**

**358-362  
GROVE STREET**

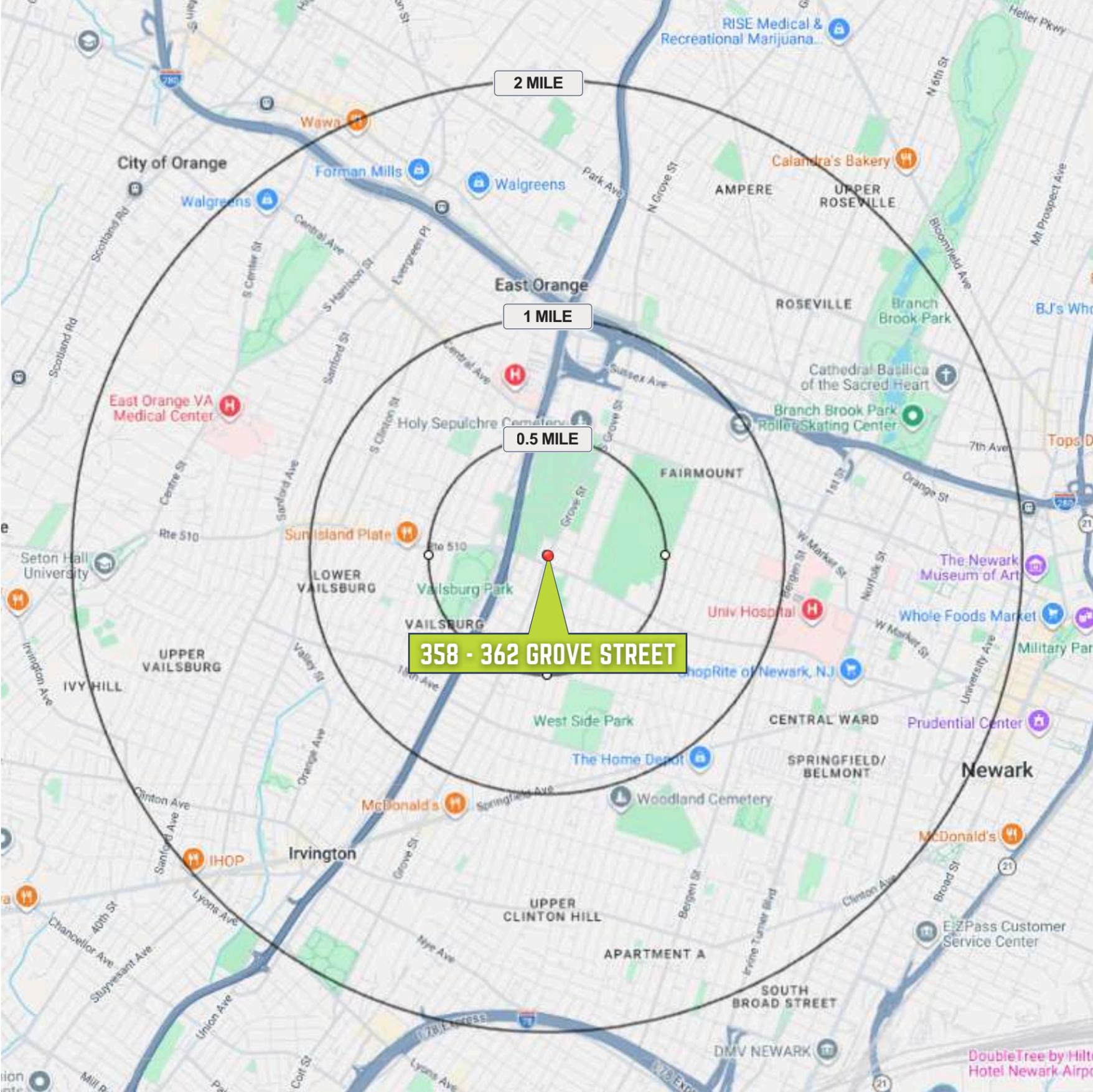
**BAY STREET**





358 - 362  
GROVE STREET

# DEMOGRAPHICS



## .5 MILE RADIUS

<b>POPULATION</b>	22,109	<b>TOTAL BUSINESSES</b>	562
<b>HOUSEHOLDS</b>	11,259	<b>TOTAL EMPLOYEES</b>	14,043
<b>MEDIAN AGE</b>	36.8	<b>DAYTIME POPULATION (w/ 16 yr +)</b>	21,857
<b>COLLEGE GRADUATES (Bachelor's +)</b>	15,775 - 87%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$235,200

## 1 MILE RADIUS (excludes NYC)

<b>POPULATION</b>	58,396	<b>TOTAL BUSINESSES</b>	1,789
<b>HOUSEHOLDS</b>	29,484	<b>TOTAL EMPLOYEES</b>	51,072
<b>MEDIAN AGE</b>	36.4	<b>DAYTIME POPULATION (w/ 16 yr +)</b>	71,664
<b>COLLEGE GRADUATES (Bachelor's +)</b>	39,798 - 84%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$231,314

## 2 MILE RADIUS (excludes NYC)

<b>POPULATION</b>	162,624	<b>TOTAL BUSINESSES</b>	4,952
<b>HOUSEHOLDS</b>	75,235	<b>TOTAL EMPLOYEES</b>	113,034
<b>MEDIAN AGE</b>	35.7	<b>DAYTIME POPULATION (w/ 16 yr +)</b>	182,011
<b>COLLEGE GRADUATES (Bachelor's +)</b>	87,276 - 70%	<b>AVERAGE HOUSEHOLD INCOME</b>	\$177,855

\*2024 estimates

**CONTACT AGENT:**  
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