

RETAIL SPACE FOR LEASE WITH PARKING

JOIN SHOPRITE

LIQUOR LICENSE AVAILABLE



EVERTON
jersey city

99 PROVOST STREET, JERSEY CITY, NJ



EXCLUSIVE RETAIL LEASING



GRID

COMMERCIAL
REAL ESTATE

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WALKABLE + LIVEABLE + CONNECTED



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SPACE DETAILS

SIZE:

RETAIL A: 2,728 SF	(Available)
RETAIL B1A: 2,367 SF	(Lease Pending)
RETAIL B1B: 2,540 SF	(Lease Pending)
RETAIL B2: 6,727 SF	(Lease Pending)
RETAIL B3: 2,790 SF	(Available)
RETAIL C: 1,843 SF	(Leased)

LEASE TYPE:

NNN

POSSESSION:

Q1 2026

PARKING:

2 LEVELS OF DEDICATED PARKING

CEILING HEIGHT:

25 FT

ASKING RENT:

Upon Request

NEIGHBORING RETAIL:



[solidcore]

NEWPORT CENTRE
A SHOP MALL





A LOCAL PILLAR THAT EMBRACES THE JERSEY CITY COMMUNITY SPIRIT

Everton is a dynamic, mixed-use destination built for Jersey City. Relocating ShopRite from their existing Metro Plaza location, this redevelopment embraces the spirit of downtown, bringing new residences and retail opportunities to Hudson Exchange.

DEMOGRAPHICS	0.5 MILES	0.75 MILES	1 MILE
POPULATION	37,134	71,487	85,413
HOUSEHOLDS	18,505	35,335	41,944
EMPLOYEES	30,144	57,739	68,834
AVERAGE HH INCOME	\$221,654	\$221,036	\$221,841

HIGHLIGHTS

- **5,518 square feet of ground floor retail** directly below a new 85,000-square-foot ShopRite along the second floor with an elevated experience
- Part of the **Hudson Exchange** master plan, a six-block, 18-acre redevelopment adjacent to **Hudson-Bergen Light Rail**
- At the base of an **amenity-rich residential community** with 802 market-rate apartments offering expansive Manhattan and Jersey City skyline views
- Two levels of **dedicated retail parking** (including ground floor) totaling 385 retail parking spaces
- Ideal for a **restaurant, retail, specialty fitness, and soft goods**
- More than **20,000 square feet** of publicly **accessible green space** that includes a plaza as the gateway to the planned **Sixth Street Embankment**, a rail line that Jersey City is transforming into an elevated public park

MARKET AERIAL

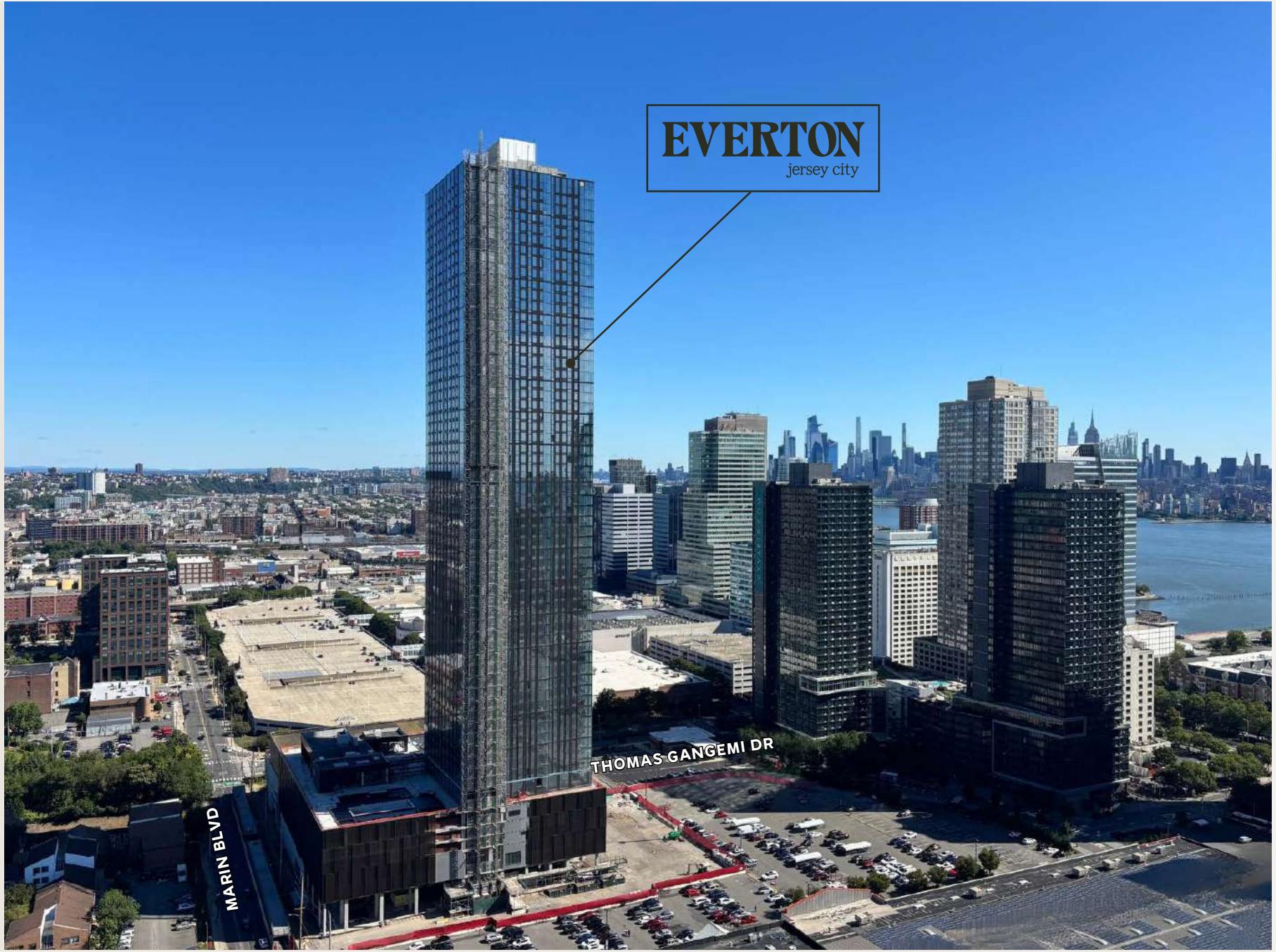
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EVERTON

jersey city



A PREMIER RETAIL LOCATION UNLIKE ANY OTHER!!



99 Provost Street, Jersey City, NJ

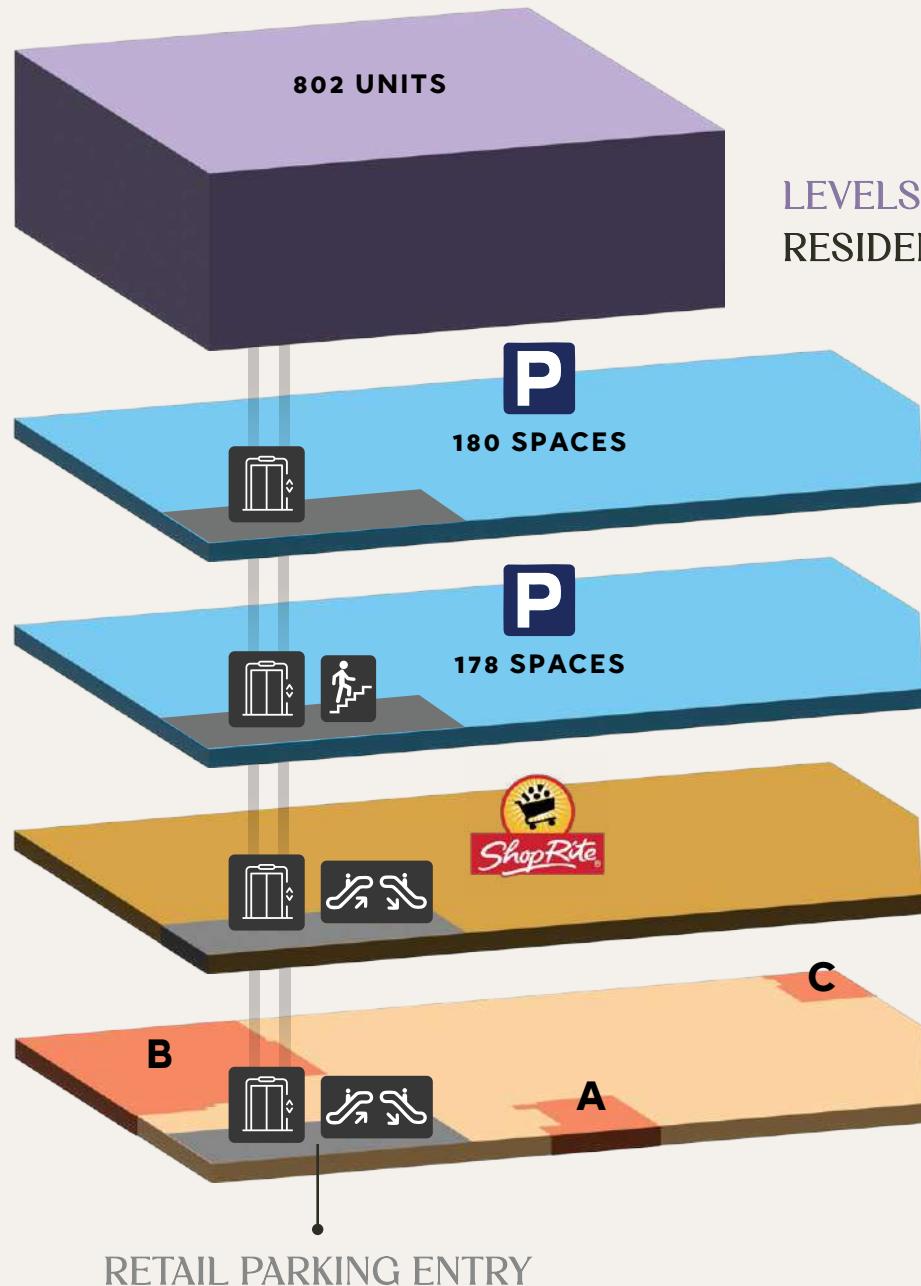
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SITE PLAN

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Retail and Parking Levels (Below Residential)



LEVELS 5-60
RESIDENTIAL



LEVEL 4
PARKING FOR
RETAIL/GROCER

LEVEL 3
PARKING FOR
RETAIL/GROCER

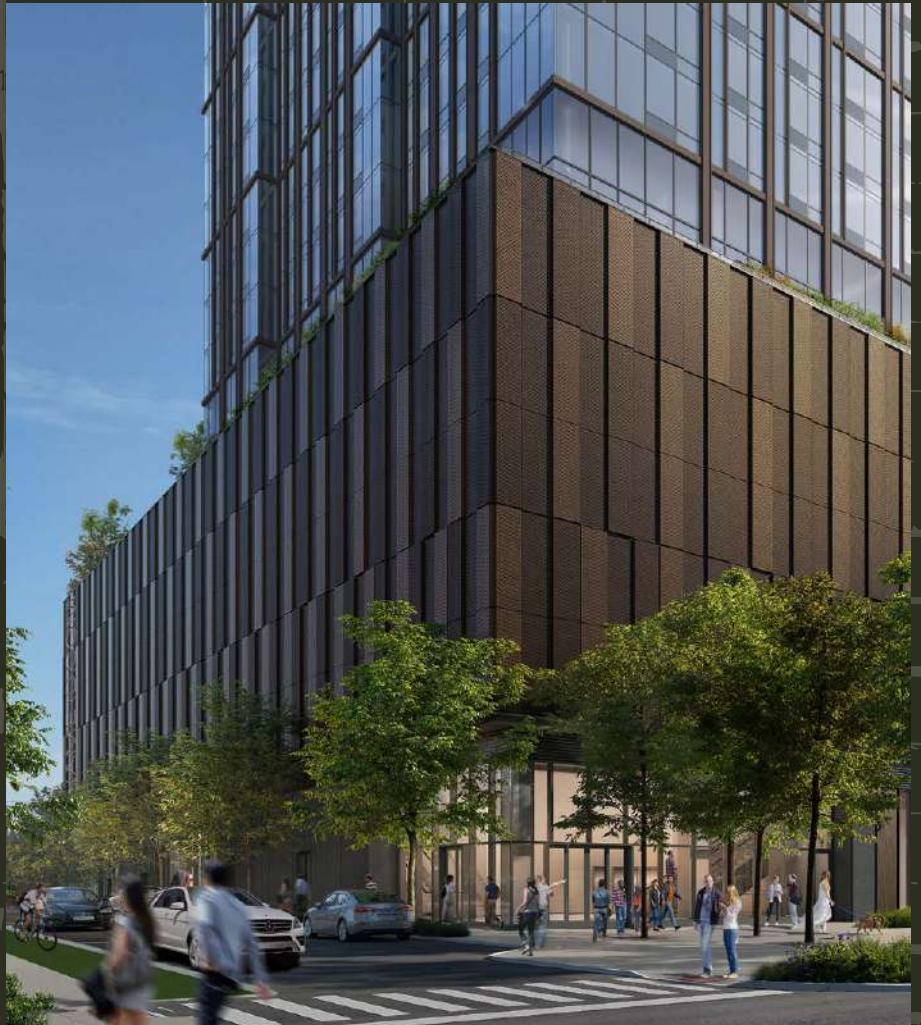


LEVEL 2
SHOPRITE

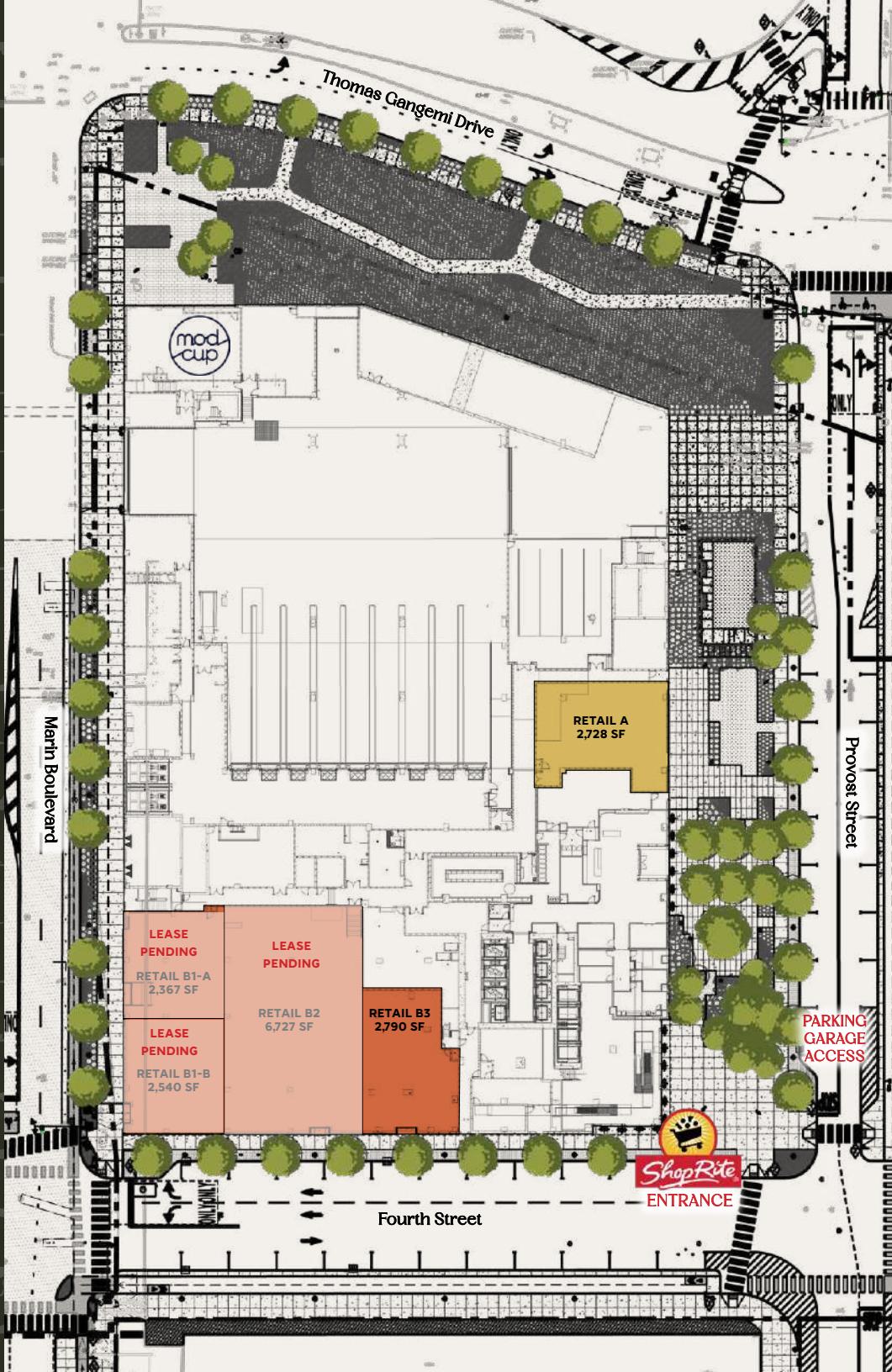
LEVEL 1
RETAIL



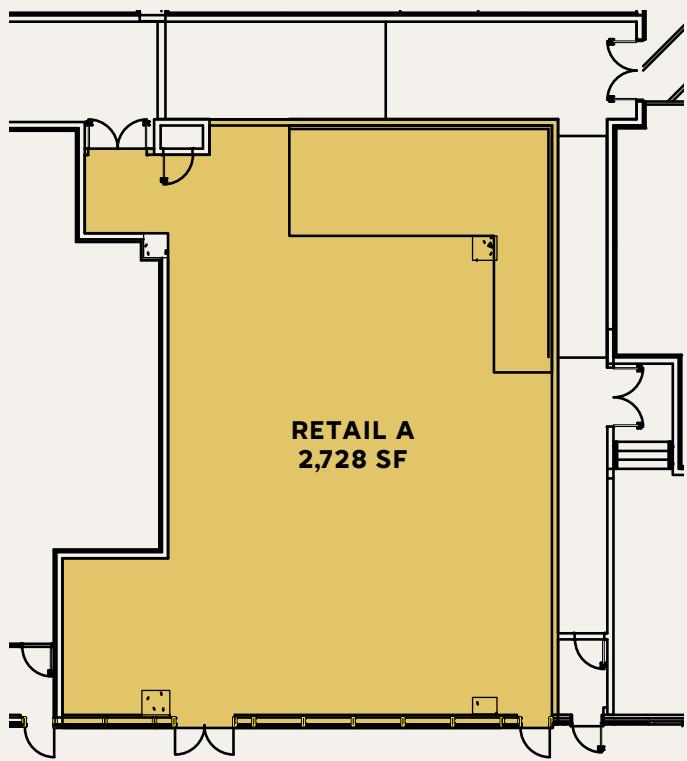
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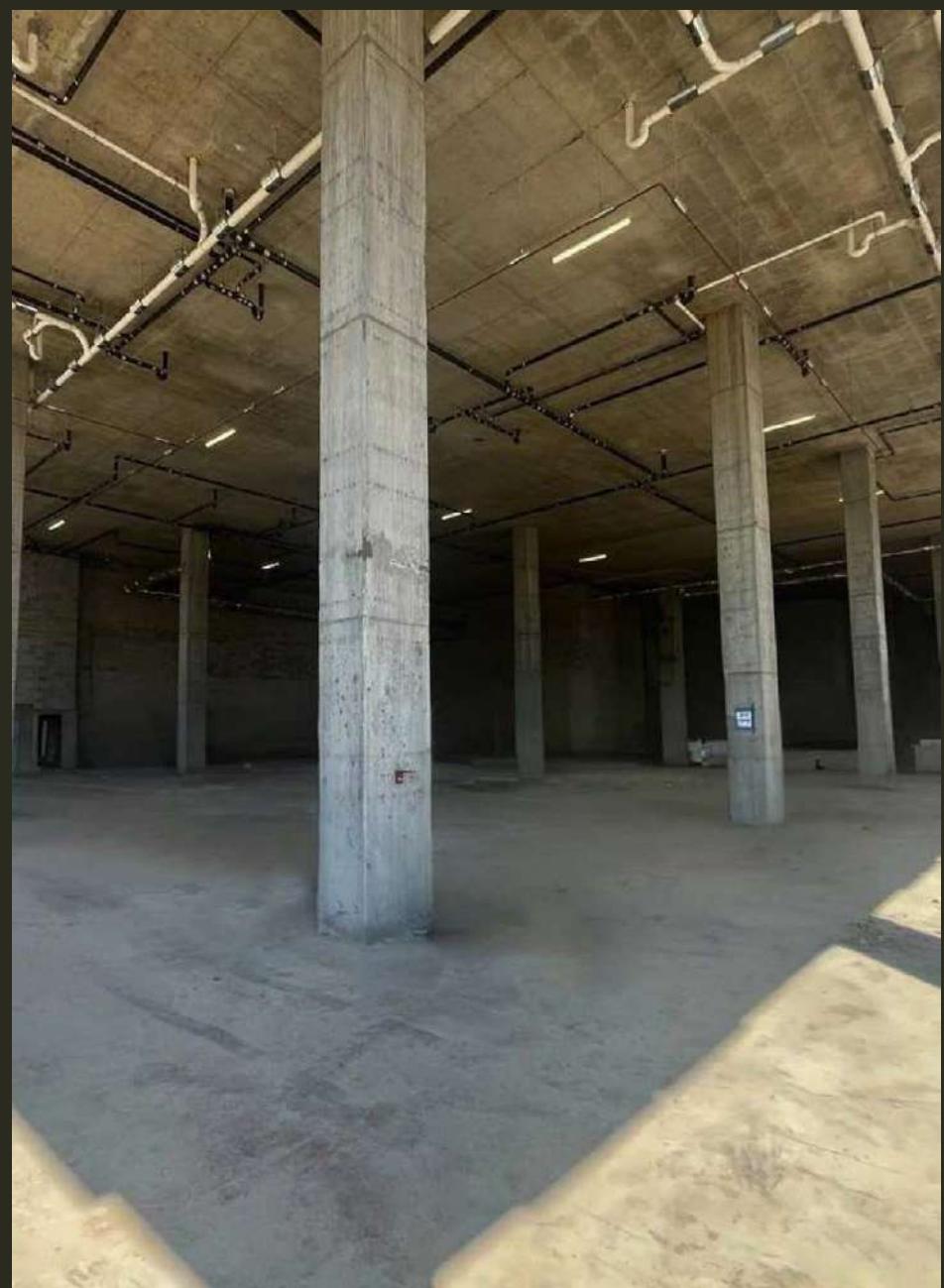
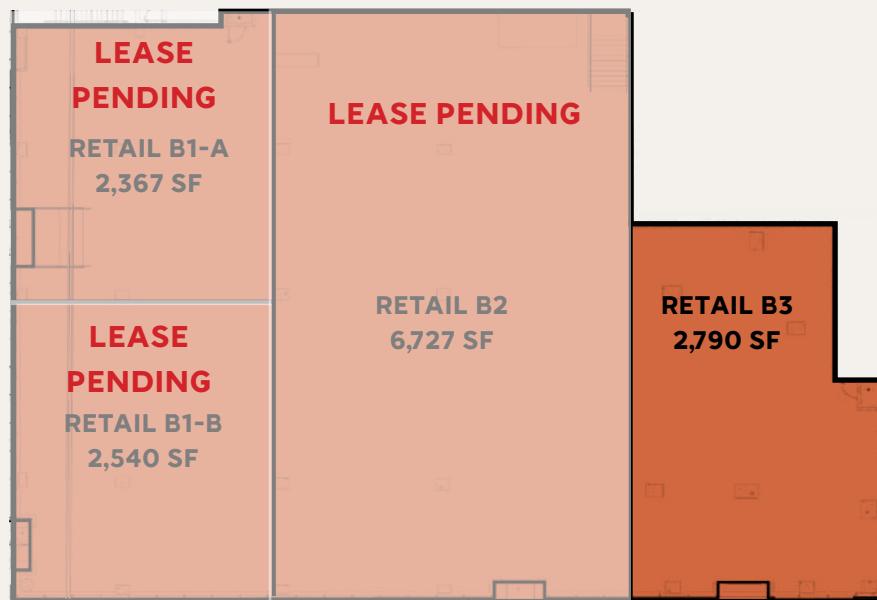


RETAIL A – LIQUOR LICENSE AVAILABLE



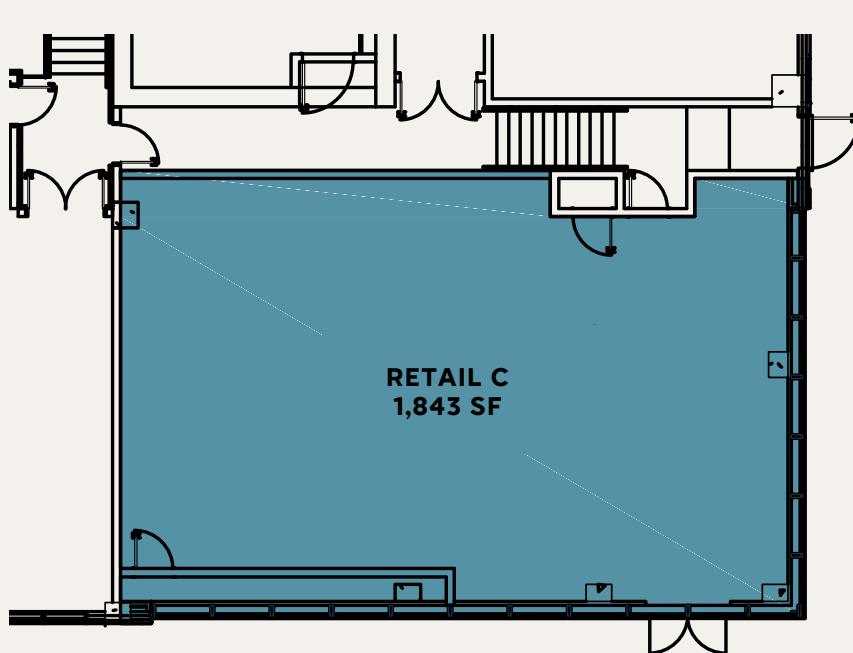
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RETAIL B-3



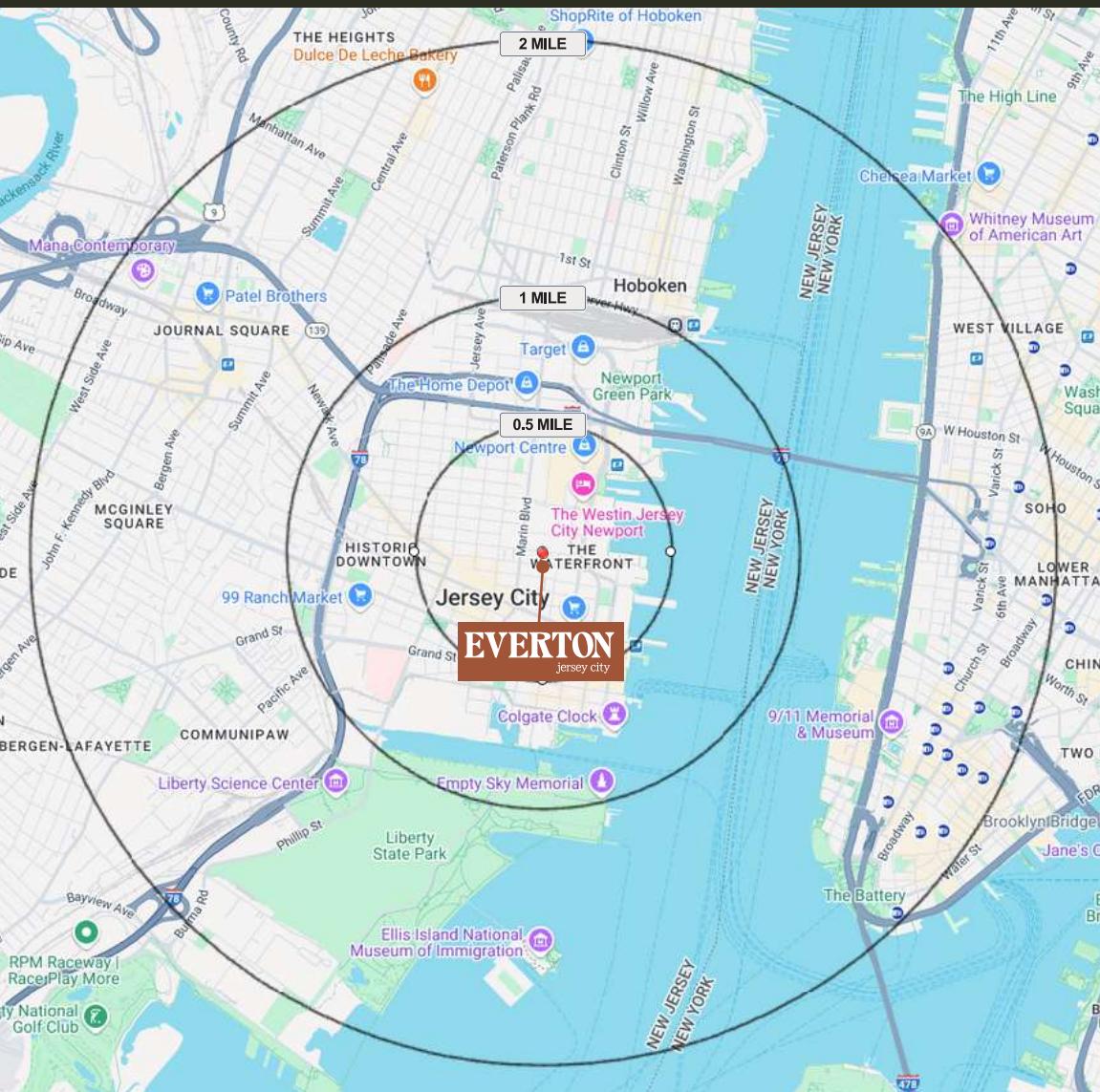
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RETAIL C – LEASED



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Demographics



.5 MILE RADIUS

POPULATION

22,109

HOUSEHOLDS

11,259

MEDIAN AGE

36.8

COLLEGE GRADUATES

(Bachelor's +)

15,775 - 87%

TOTAL BUSINESSES

562

TOTAL EMPLOYEES

14,043

DAYTIME POPULATION (w/ 16 yr +)

21,857

AVERAGE HH INCOME

\$235,200

1 MILE RADIUS

POPULATION

58,396

HOUSEHOLDS

29,484

MEDIAN AGE

36.4

COLLEGE GRADUATES

(Bachelor's +)

39,798 - 84%

TOTAL BUSINESSES

1,789

TOTAL EMPLOYEES

51,072

DAYTIME POPULATION (w/ 16 yr +)

71,664

AVERAGE HH INCOME

\$231,314

2 MILE RADIUS

POPULATION

162,624

HOUSEHOLDS

75,235

MEDIAN AGE

35.7

COLLEGE GRADUATES

(Bachelor's +)

87,276 - 70%

TOTAL BUSINESSES

4,952

TOTAL EMPLOYEES

113,034

DAYTIME POPULATION (w/ 16 yr +)

182,011

AVERAGE HH INCOME

\$177,855

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CONTACT AGENTS

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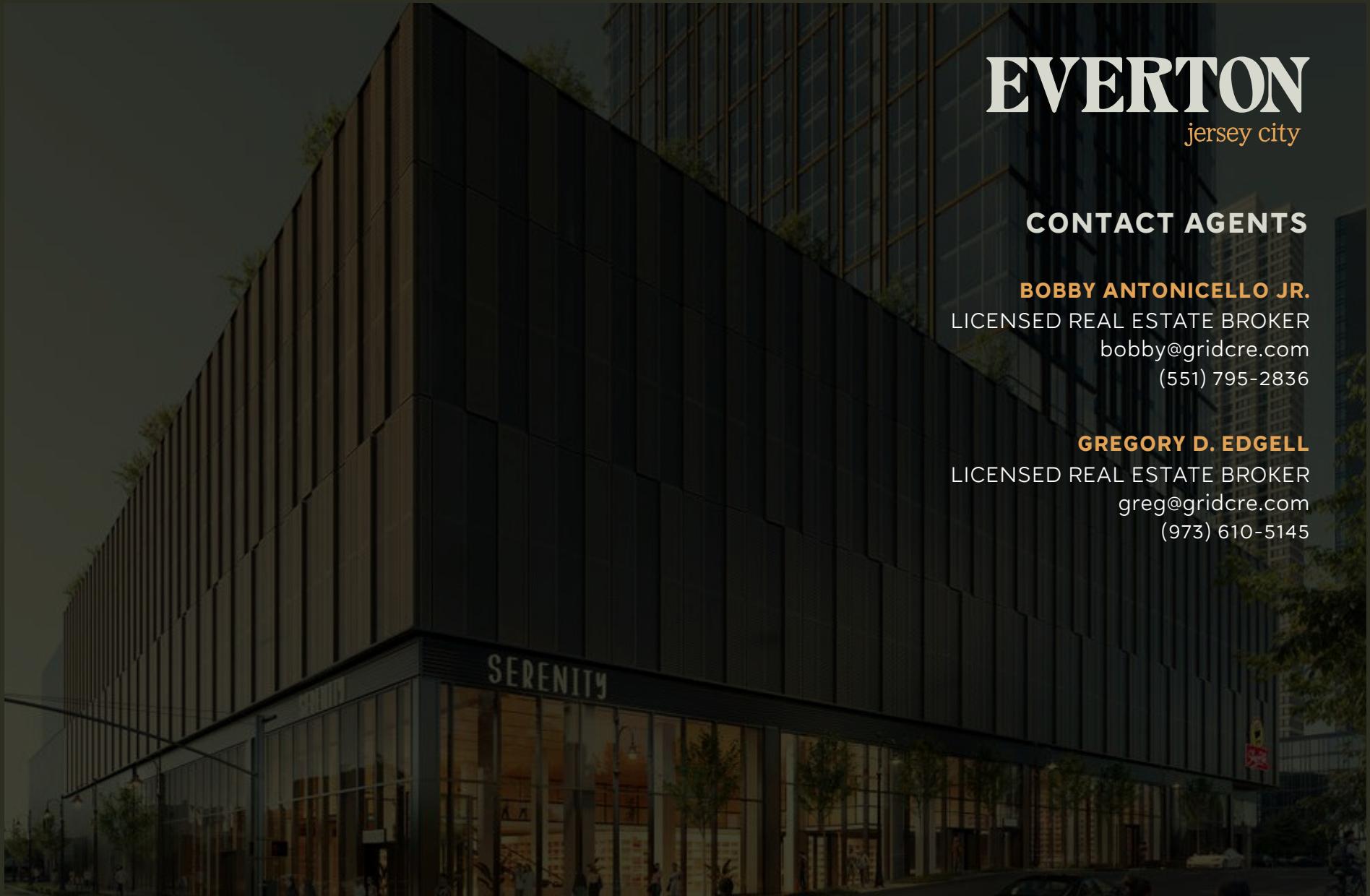
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