

RETAIL SPACE FOR LEASE

ENTIRE BUILDING FOR LEASE WITH PARKING AND ELEVATOR
LOCATED ON HOME RUN BROADWAY CORNER
RARE DRIVE THRU ALSO AVAILABLE

435-437 BROADWAY, BAYONNE, NJ



EXCLUSIVE RETAIL LEASING BROKER:



BOBBY ANTONICELLO JR.
LICENSED REAL ESTATE BROKER
bobby@gridcre.com
(551) 795-2836

3 BAY DRIVE-THROUGH



HIGHLIGHTS:

- **Prime Corner Location:** Enjoy exceptional frontage and visibility at 435-437 Broadway in Bayonne, right in the heart of the bustling Broadway retail corridor.
- **Second-Generation Retro Fitness Space:** A fully built-out, three-story gym with a dedicated food and beverage area, elevator access to all floors, and convenient rear parking—ready for immediate occupancy.
- **Second-Generation Chase Bank Space:** Turnkey banking setup with a spacious drive-thru in the rear, ample parking, and complete build-out, ideal for financial services or adaptive reuse.
- **Ample Parking and Convenience:** Dedicated rear parking for both spaces ensures ease for visitors, staff, and operations.

- **Flexible Use Potential:** All uses considered, with easy venting options for restaurants and seamless suitability for medical practices or other professional services.
- **Surrounded by Residential Growth:** Benefit from thousands of new residential units nearby, driving high foot traffic and a built-in customer base.
- **Excellent Transit Access:** Just a 5-minute walk to the light rail stop, making it easily accessible for employees, customers, and commuters.
- **Proximity to National Brands:** Positioned among top national retailers, enhancing your business's prestige and drawing in shared clientele.
- **Rare Opportunity in Bayonne:** A standout property offering premium features in a high-demand area—don't miss this unique leasing chance
- **Turnkey and Versatile Build-Outs:** Both spaces come fully equipped and adaptable, minimizing setup time and costs while maximizing your business potential.

NEIGHBORING RETAILERS:

RWJ Barnabas
HEALTH

Riverside MEDICAL GROUP
Your family's complete medical home.

T Mobile

WELLS FARGO

GameStop

Walgreens

Atlantic
Health System

7-ELEVEN

bb-q
CHICKEN

McDonald's



SPACE DETAILS:

435-437 BROADWAY, BAYONNE, NJ 07002

TOTAL SIZE AVAILABLE:

24,985 SF

SPACE 1: 22,235 SF

GROUND FLOOR: 5,828 SF

SECOND FLOOR: 8,610 SF

BASEMENT: 7,796 SF

SPACE 2: 2,750 SF

Space 1 and Space 2 CAN BE combined
Space 1 and Space 2 are NOT divisible

PREVIOUS USE:

Space 1: RETRO FITNESS

Space 2: CHASE BANK

PARKING:

22 Spaces

DRIVE THRU:

3 Stalls

LEASE TYPE:

NNN

ASKING RENT:

Upon Request



SKYE LOFTS
98 UNITS

LOFTS TWO 22
70 UNITS

LIGHT RAIL
STATION

SILK LOFTS
335 UNITS

19 EAST
138 UNITS

98 AVE. E.
100 UNITS

435-437
BROADWAY
BAYONNE

W 19TH ST.

BROADWAY

W 20TH ST.

Lowe's

CITYMD
URGENT CARE

QDOBA
MEXICAN EATS

Jersey Mike's Subs

Michael's

LONGHORN
STEAKHOUSE

FIVE GUYS
BURGERS and FRIES

POPEYES

Walmart

CHARLEY'S

Sarku
japan

QuickChek
Get fresh. Go fast.

Orangetheory

BURGER KING

AVENUE F DEVELOPMENTS
1000+ UNITS

LIGHT RAIL
STATION

DEVELOPMENT
SITE

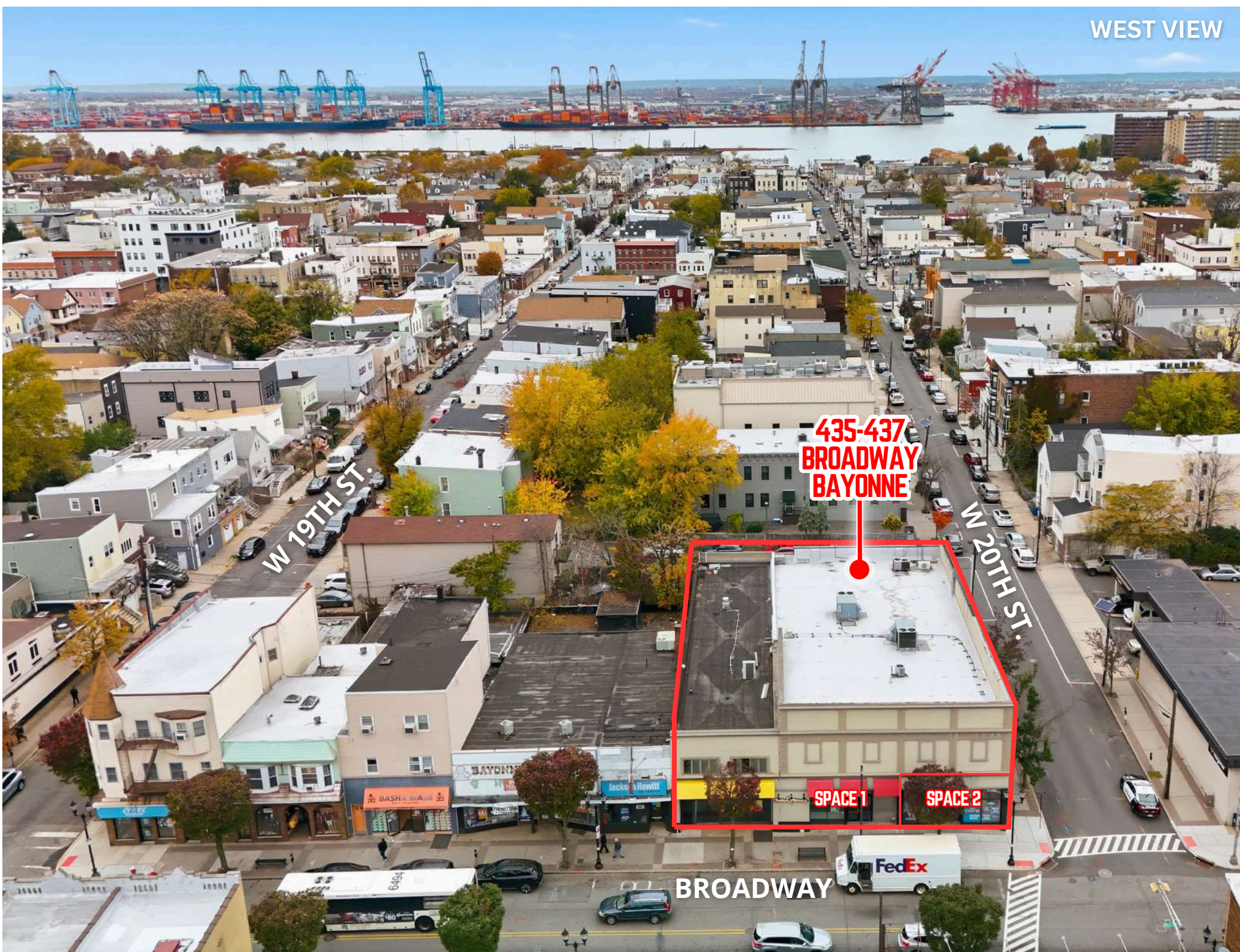
435-437
BROADWAY
BAYONNE

W 20TH ST.

W 19TH ST.



WEST VIEW



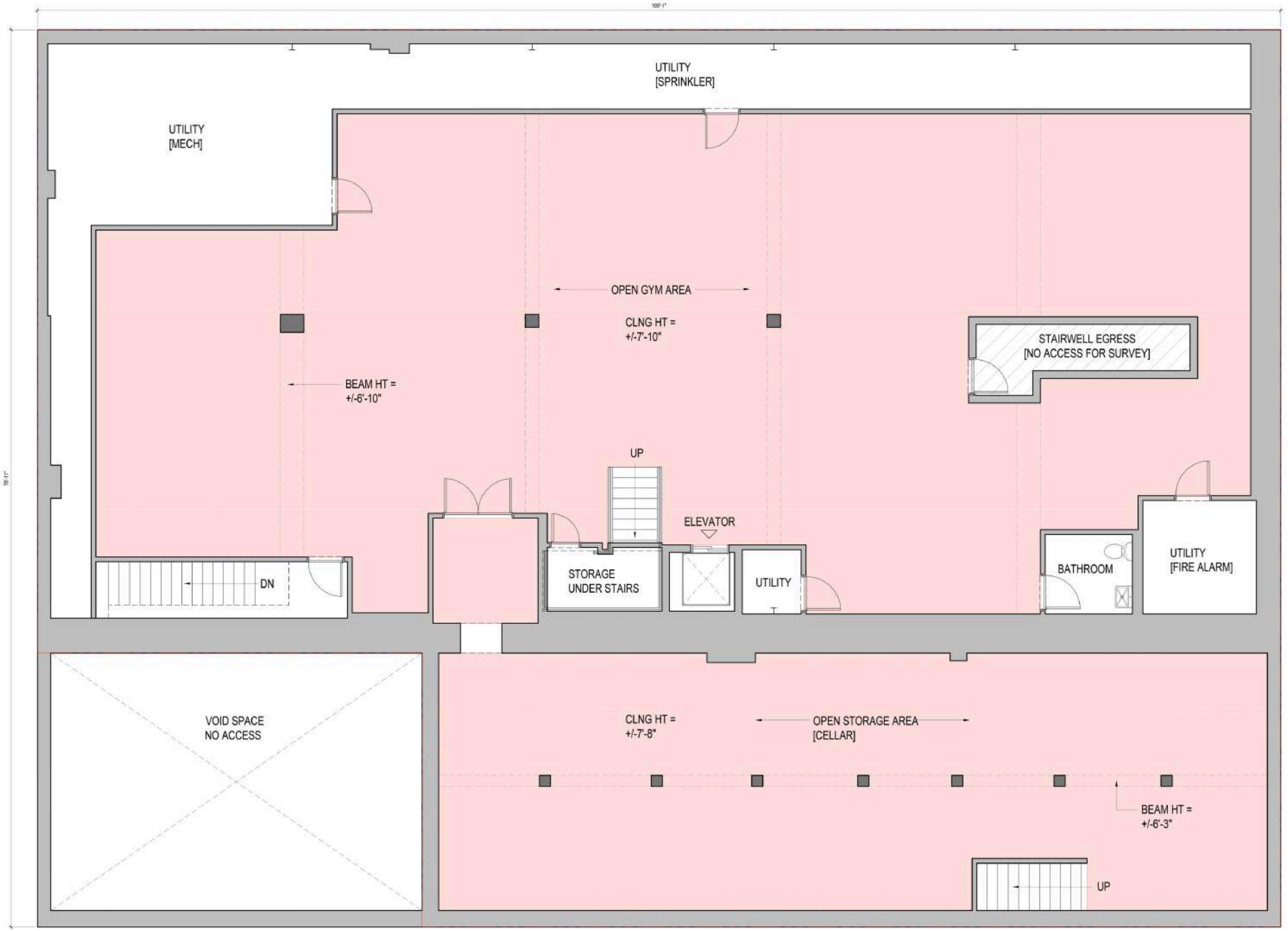
AERIAL VIEW





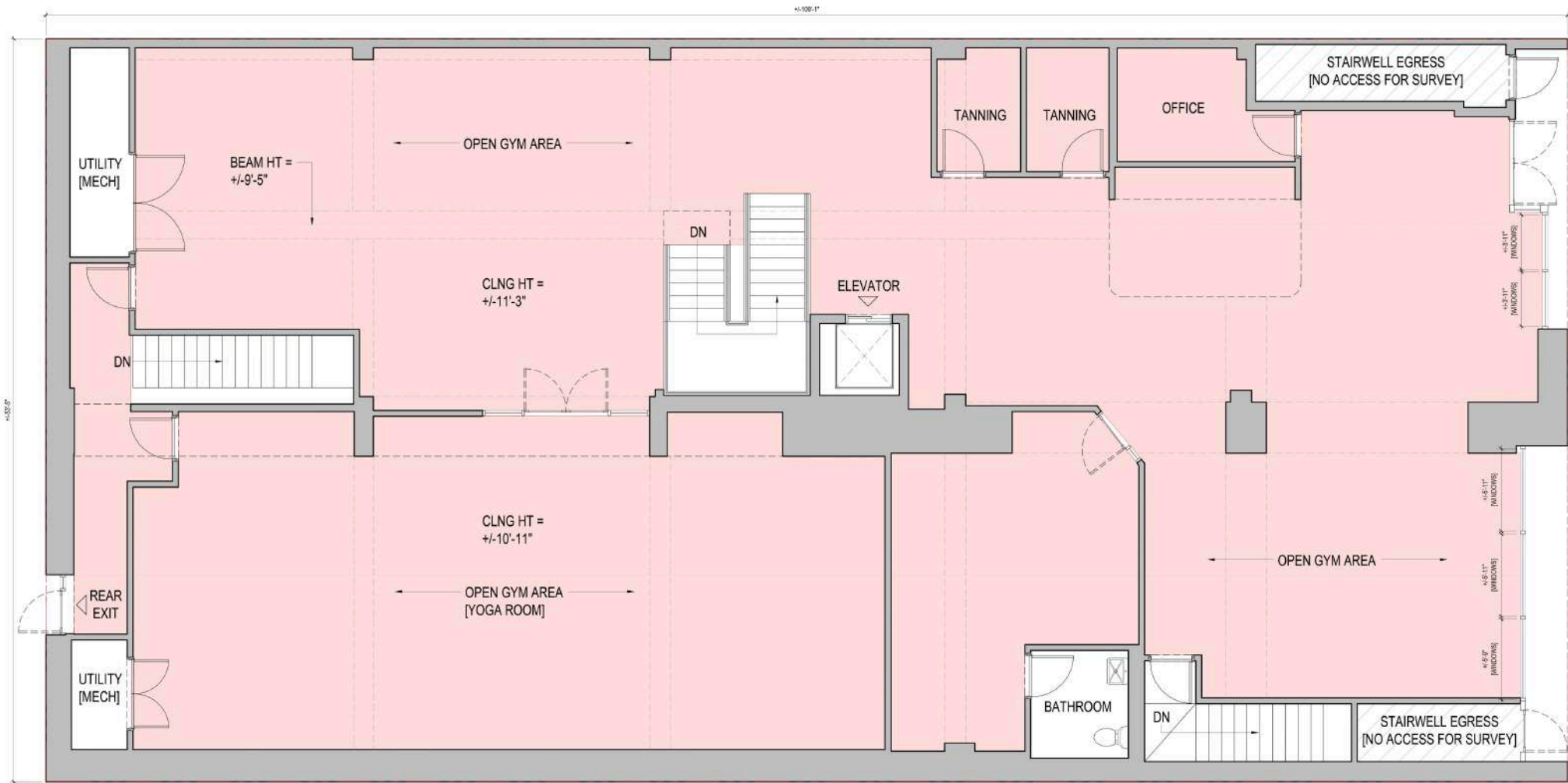
FLOOR PLAN: BASEMENT FLOOR

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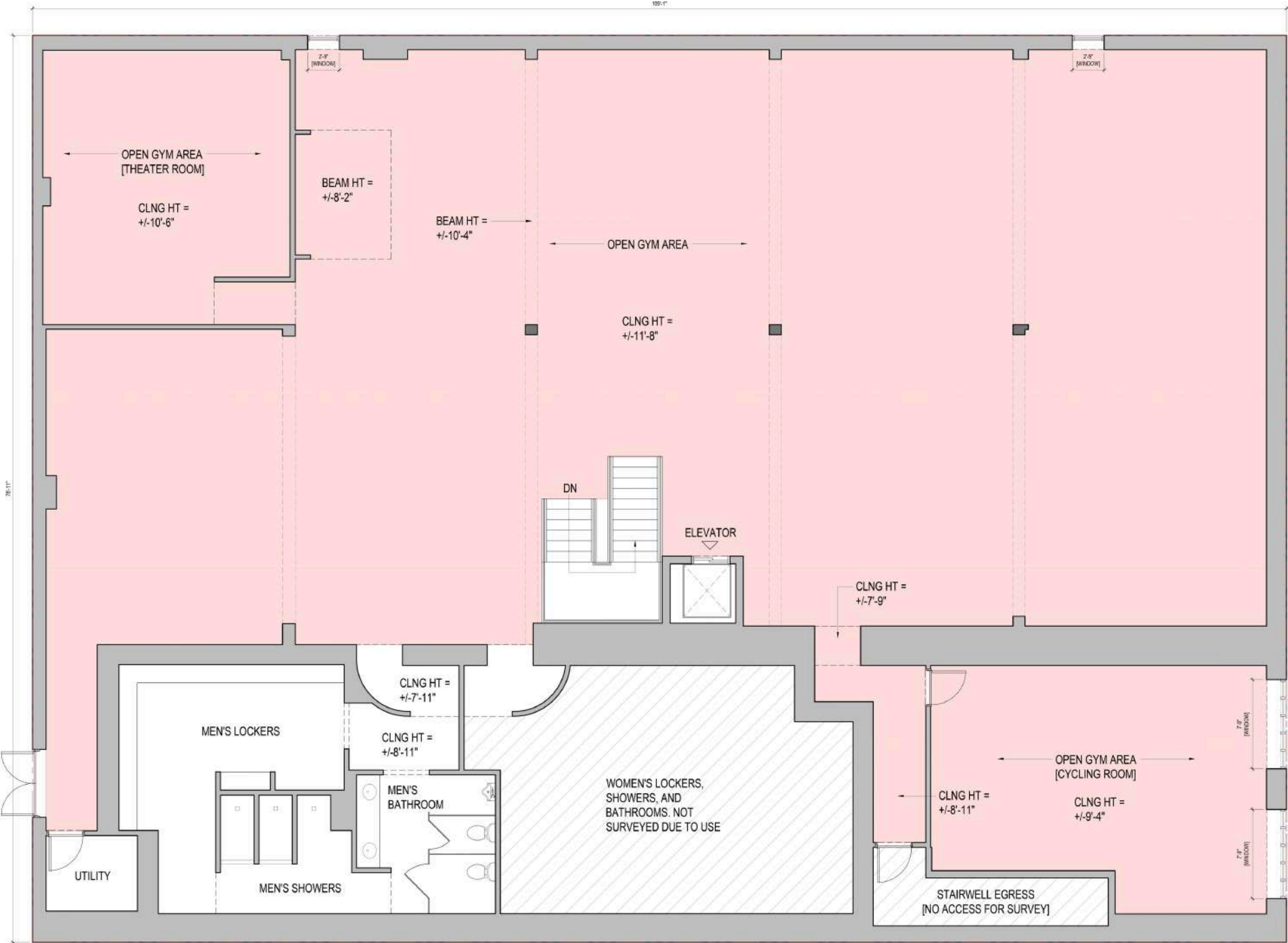
FLOOR PLAN: GROUND FLOOR

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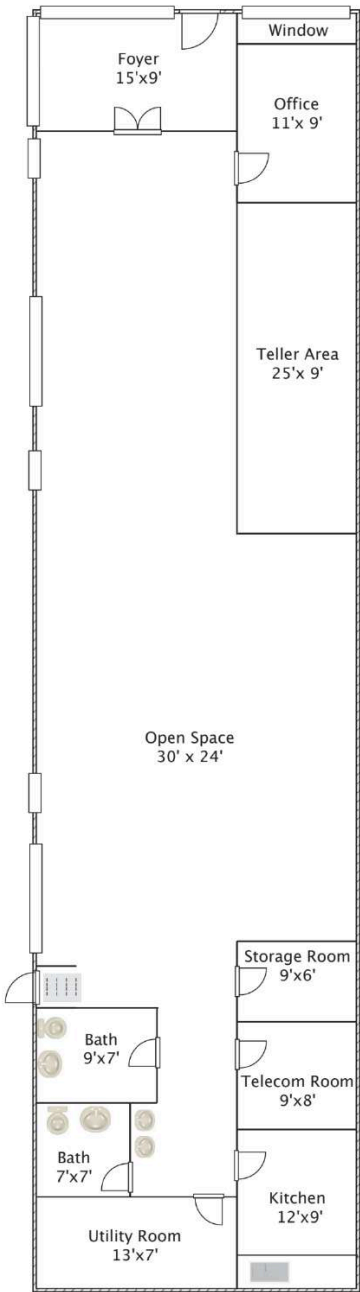
FLOOR PLAN: SECOND FLOOR

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FLOOR PLAN: SPACE 2 (BANK)

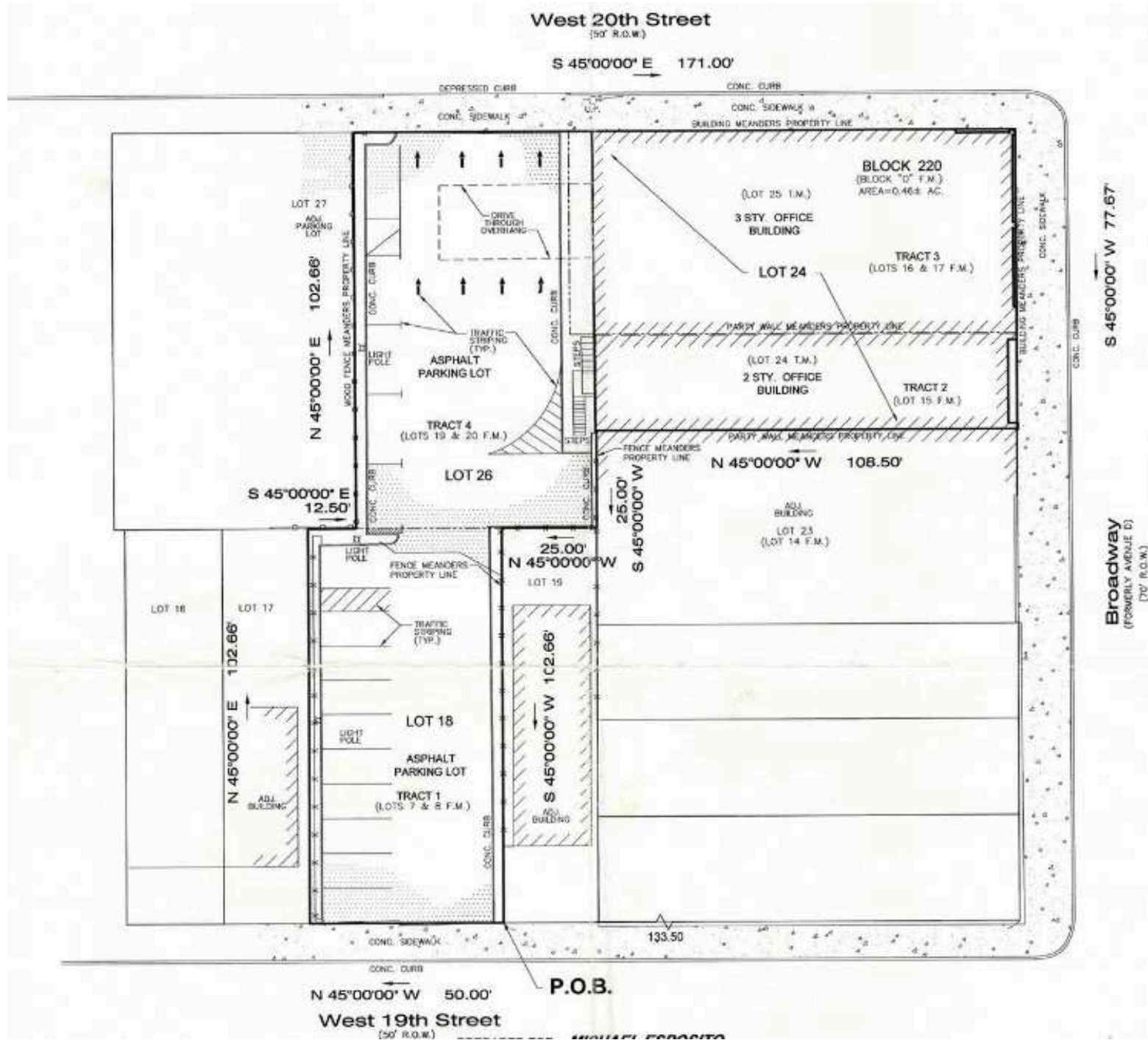
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ALL ROOM SIZES ARE APPROXIMATE

SURVEY:

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SPACE 1: GYM SPACE

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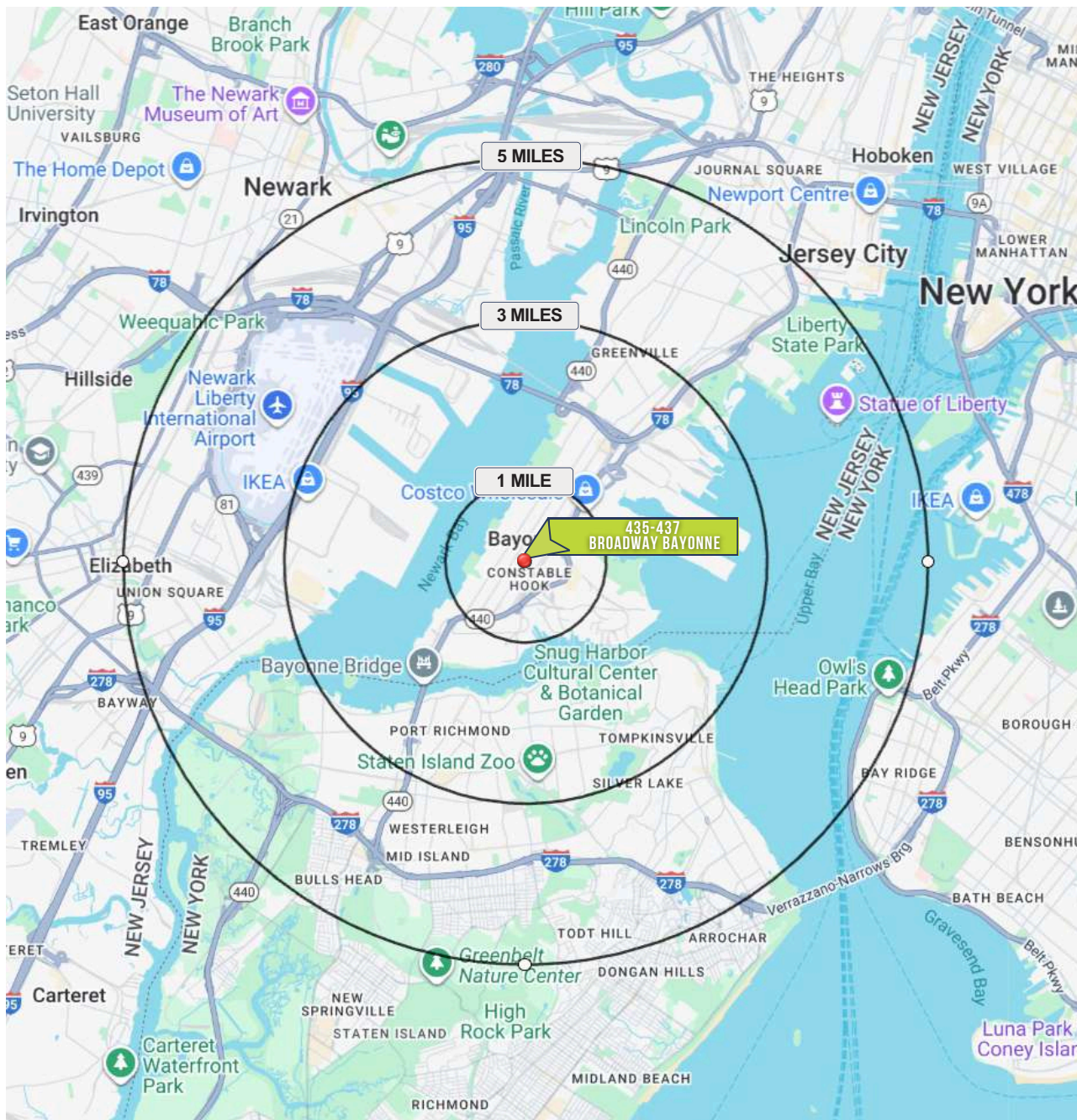
SPACE 2: BANK

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DEMOGRAPHICS:

435-437 BROADWAY,
BAYONNE, NJ 07002



ESTIMATED TOTAL POPULATION

1 MILE	36,546
3 MILES	88,393
5 MILES	258,365

TOTAL EMPLOYEES

1 MILE	15,900
3 MILES	28,693
5 MILES	89,701

TOTAL BUSINESS

1 MILE	1,447
3 MILES	2,681
5 MILES	7,548

% OF COLLEGE GRADUATES

1 MILE	31.3%
3 MILES	31.5%
5 MILES	29.9%

AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,336
3 MILES	\$79,744
5 MILES	\$73,707

TOTAL HOUSEHOLDS

1 MILE	\$74,336
3 MILES	\$79,744
5 MILES	\$73,707

MEDIAN HOUSEHOLDS INCOME

1 MILE	\$56,657
3 MILES	\$60,833
5 MILES	\$56,548

*2024 estimates
*excludes NYC

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CONTACT AGENT

BOBBY ANTONICELLO JR.

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