

# 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

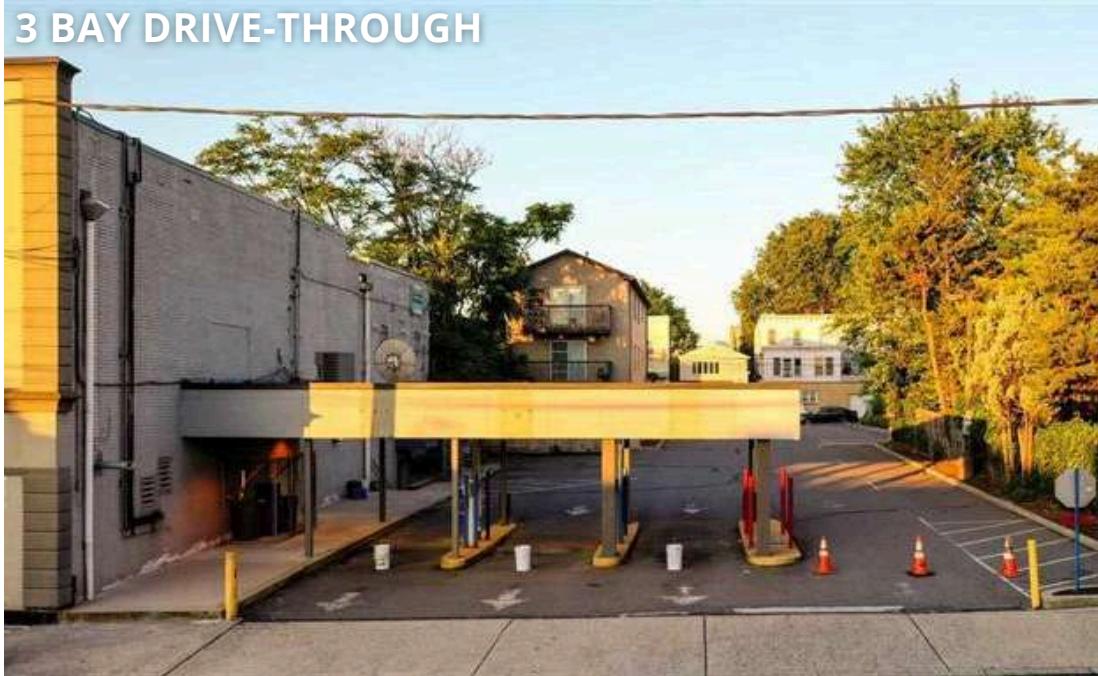


EXCLUSIVE RETAIL LEASING BROKER:



BOBBY ANTONICELLO JR.  
LICENSED REAL ESTATE BROKER  
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(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:

**RWJBarnabas**  
HEALTH

Riverside MEDICAL GROUP  
Your family's complete medical home.

**T Mobile**

**WELLS FARGO**

**GameStop**

**Walgreens**

Atlantic  
Health System

7-ELEVEN  
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





WEST VIEW

435-437  
BROADWAY  
BAYONNE

W 19TH ST.

W 20TH ST.

BROADWAY

SPACE 1      SPACE 2

FedEx

BASHA MASK

BAYONNE

Jackson Hewitt

FURNITURE

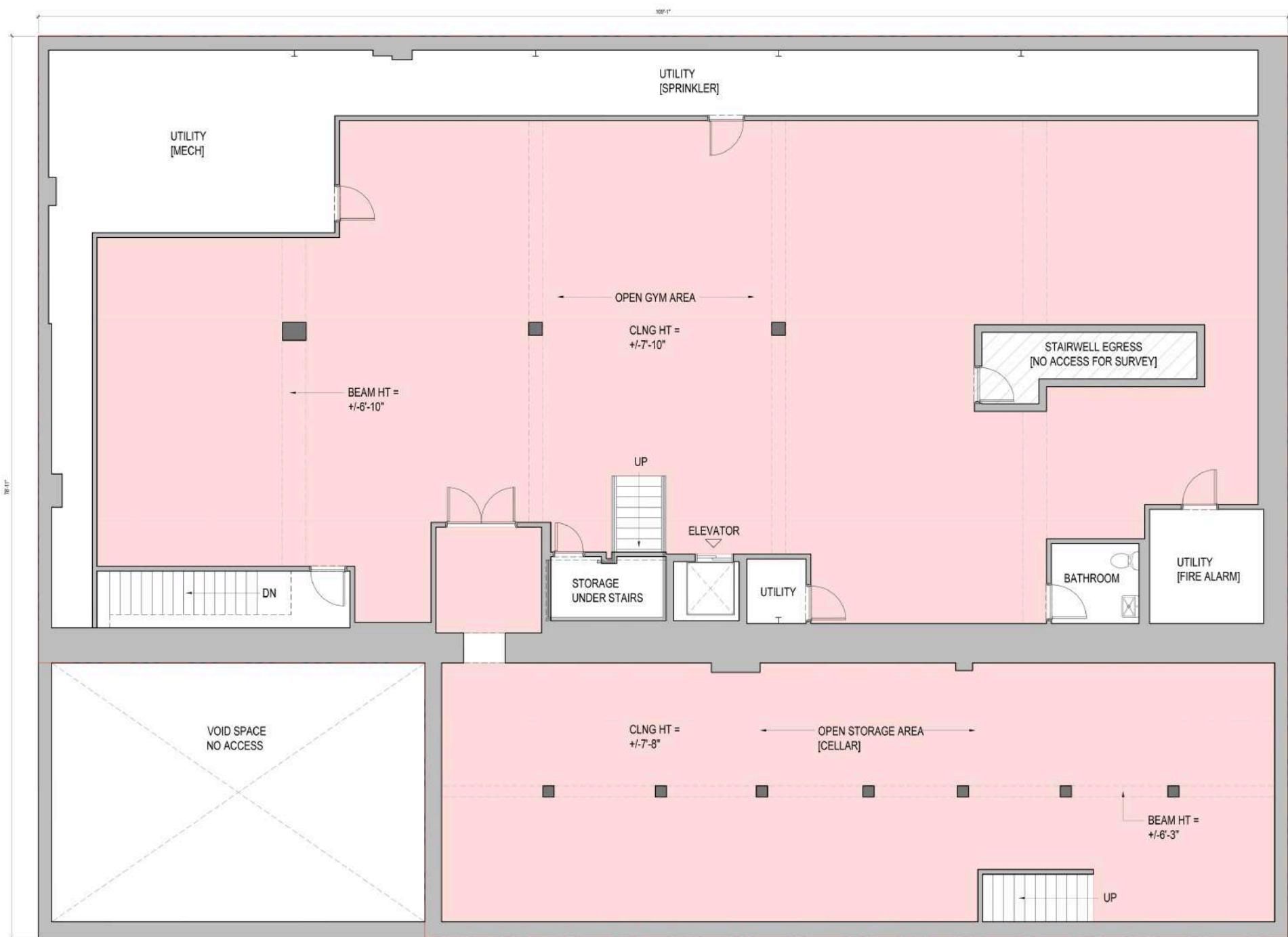
# AERIAL VIEW





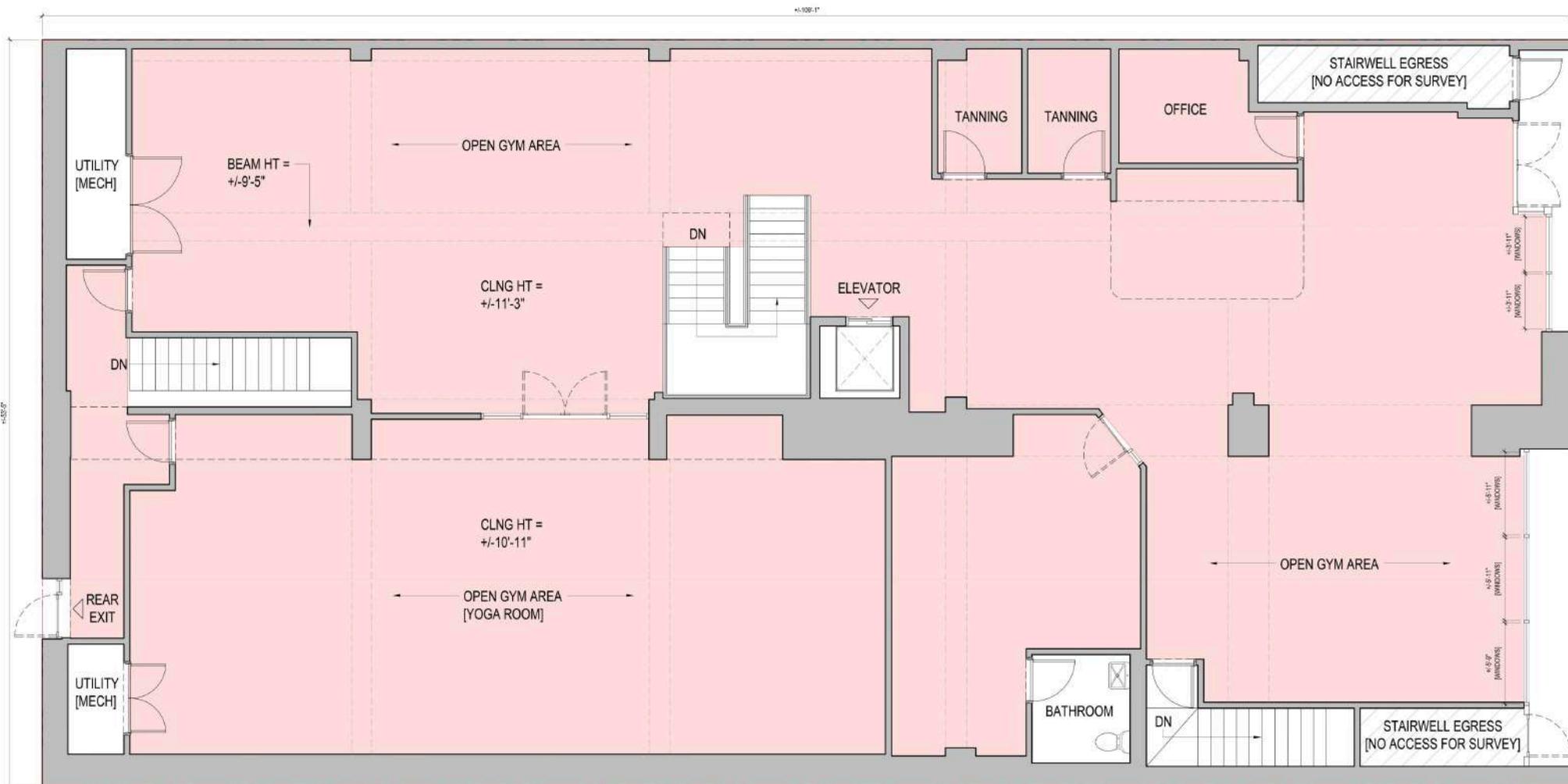
# FLOOR PLAN: BASEMENT FLOOR

435-437 BROADWAY,  
BAYONNE, NJ 07002



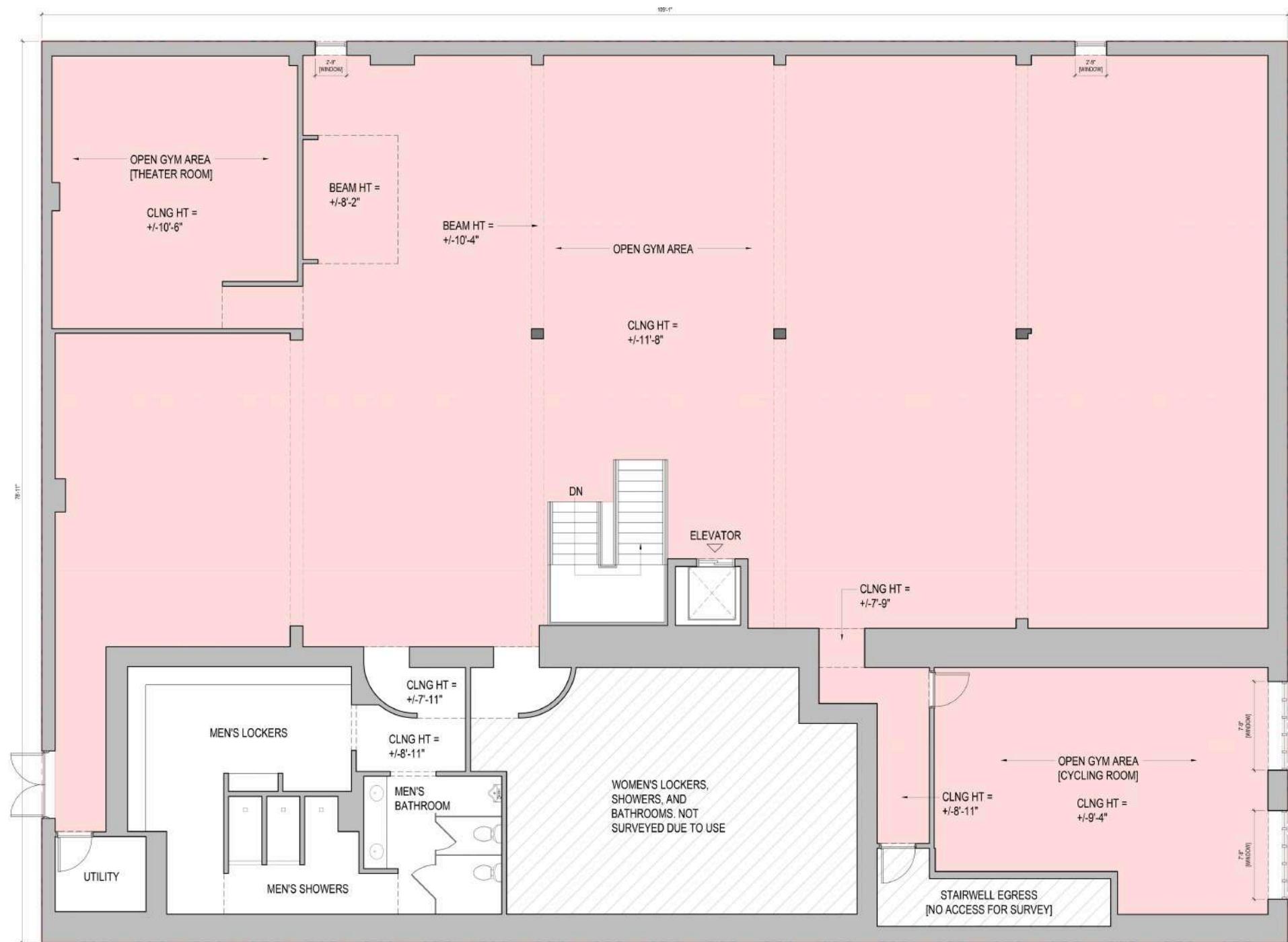
# FLOOR PLAN: GROUND FLOOR

435-437 BROADWAY,  
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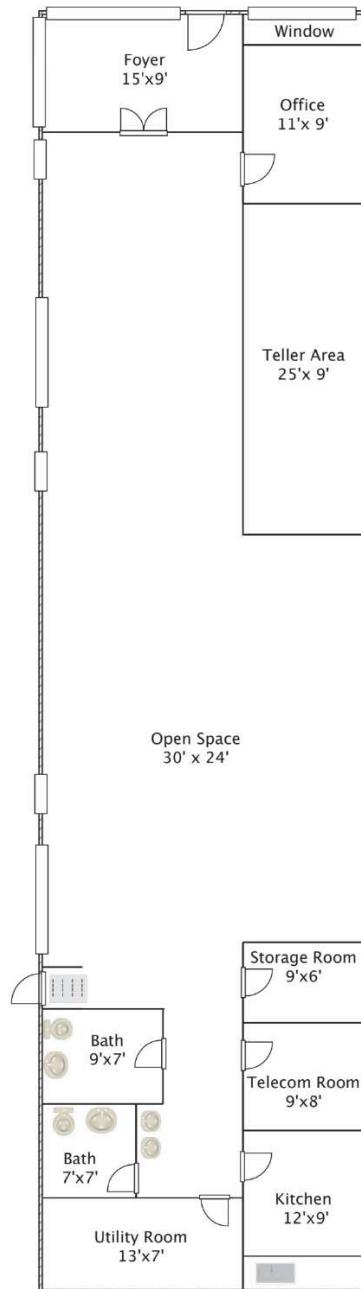
# FLOOR PLAN: SECOND FLOOR

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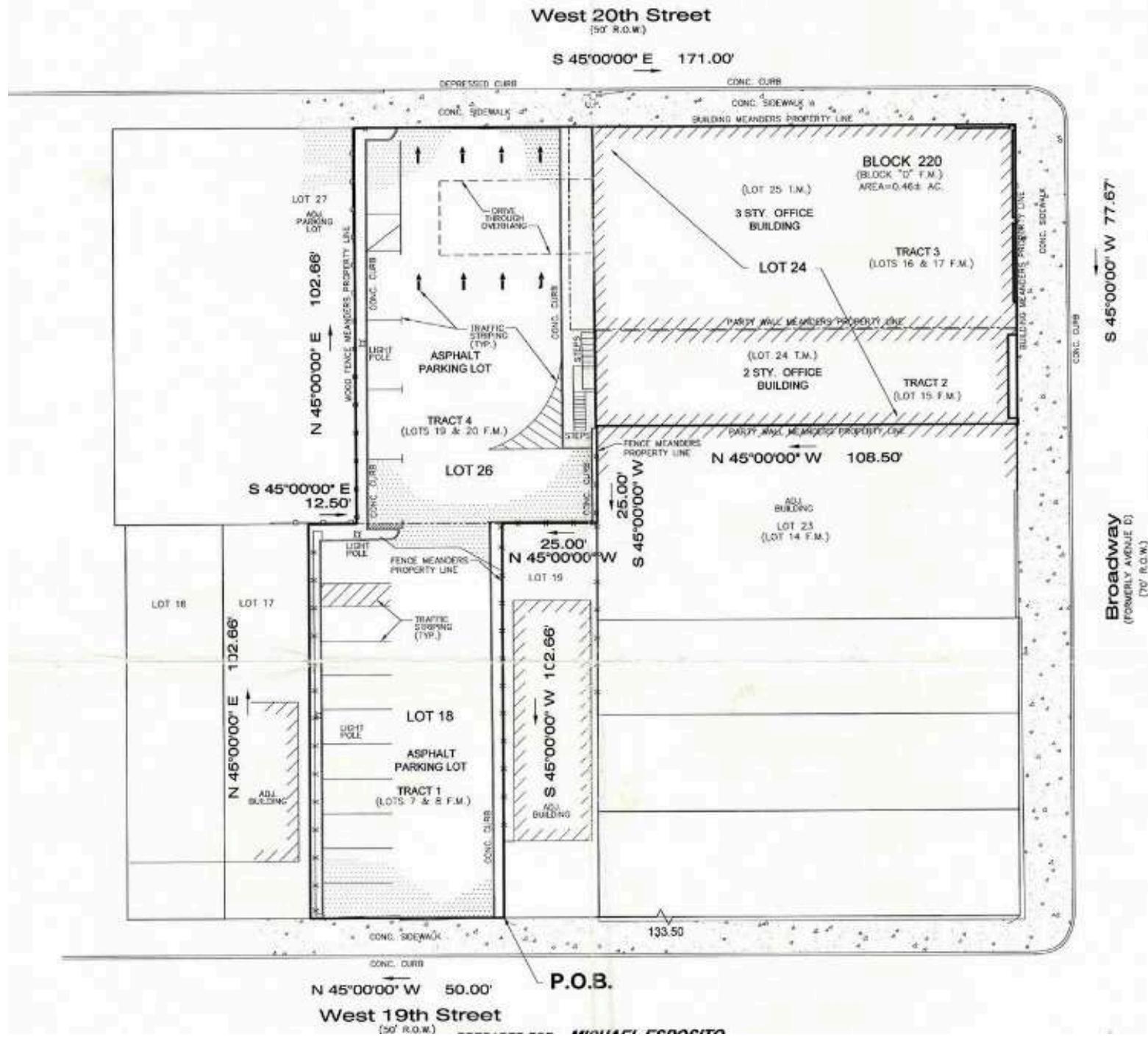
# FLOOR PLAN: SPACE 2 (BANK)

435-437 BROADWAY,  
BAYONNE, NJ 07002



# SURVEY:

**435-437 BROADWAY,  
BAYONNE, NJ 07002**



# SPACE 1: GYM SPACE

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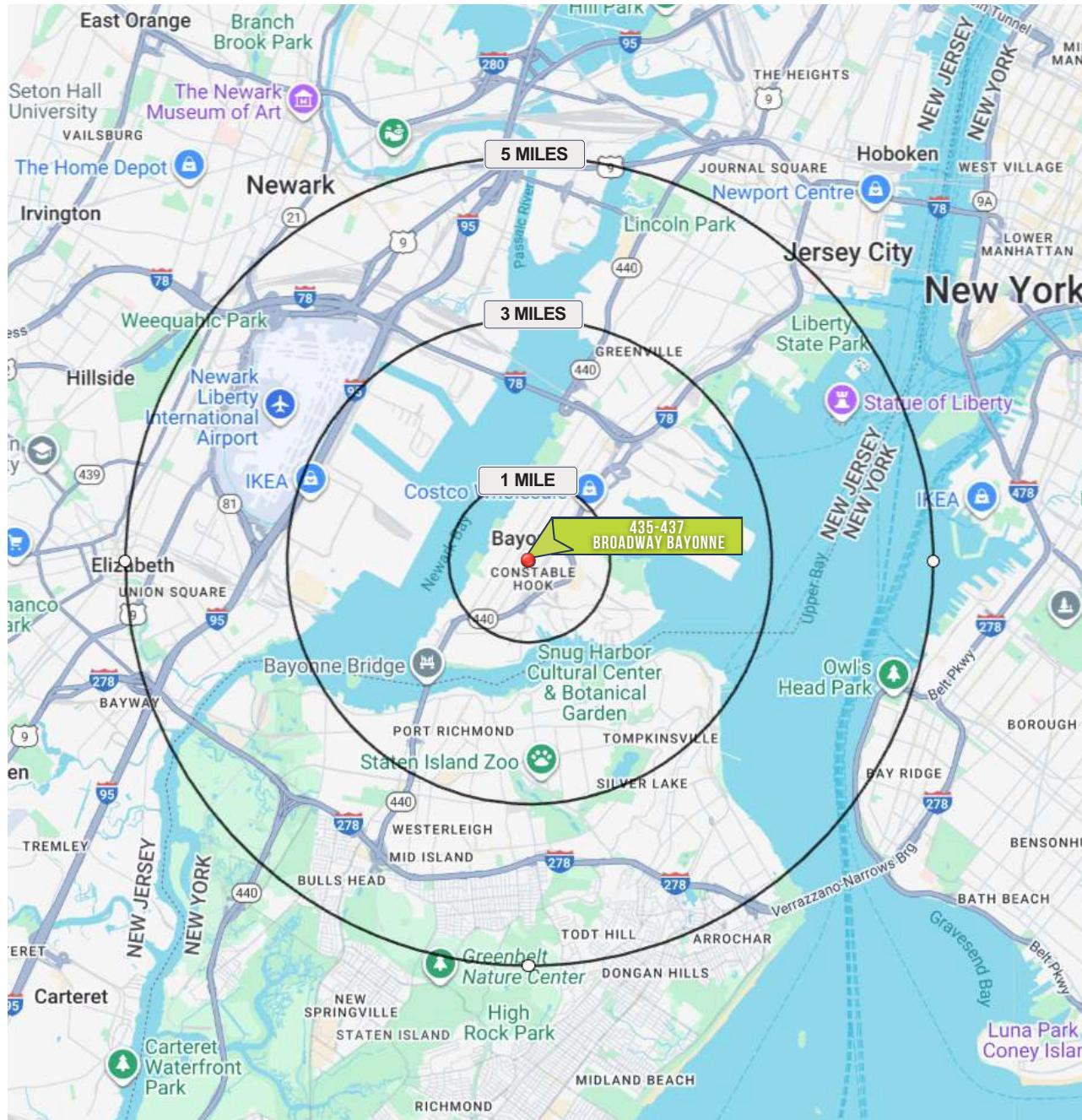
# SPACE 2: BANK

435-437 BROADWAY,  
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# DEMOCRAPHICS:

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 HOUSEHOLD INCOME

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

\*2024 estimates  
\*excludes NYC

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## CONTACT AGENT

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