

236 NEWARK AVENUE, JERSEY CITY, NJ 07302

PRIME RETAIL CORNER AVAILABLE IN JERSEY CITY'S TRENDIEST NEIGHBORHOOD DOWNTOWN JERSEY CITY

RETAIL:

2,317 TOTAL SQUARE FOOTAGE (DIVISIBLE)

UNIT 1: 721 SF

UNIT 2: 746 SF

UNIT 3: 849 SF

UNITS CAN BE COMBINED

FRONTAGE:

85 FT on Newark Avenue

100 FT on Coles Street

80 FT on 2nd Street

POSSESSION:

Immediate

RENT:

Upon request

HIGHLIGHTS:

A rare chance to secure a flagship location at a prime, high-visibility corner in the vibrant heart of Downtown Jersey City's Grove Street District—perfect for engaging a diverse and dynamic customer base.

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

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

Different size spaces available.

Exceptional branding opportunity with three sides of frontage and outstanding visibility, supported by an impressive traffic count.

Generous outdoor seating capacity available.

BOBBY ANTONICELLO JR.

Licensed Real Estate Broker

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

ANDREW CRISARA

Licensed Real Estate Broker

(646) 522 - 9125 | andrew@gridcre.com

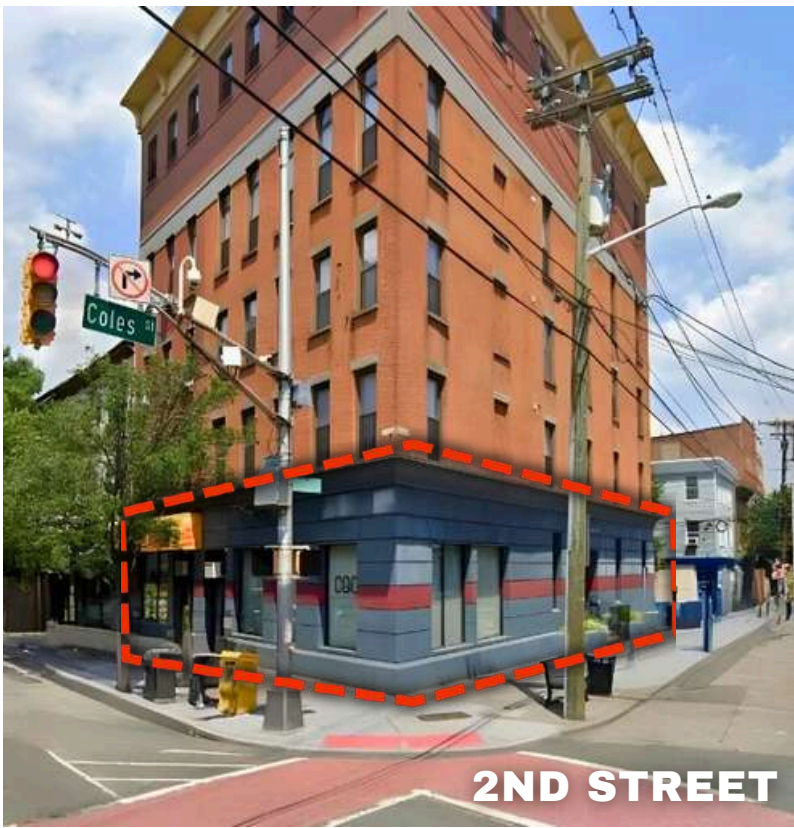
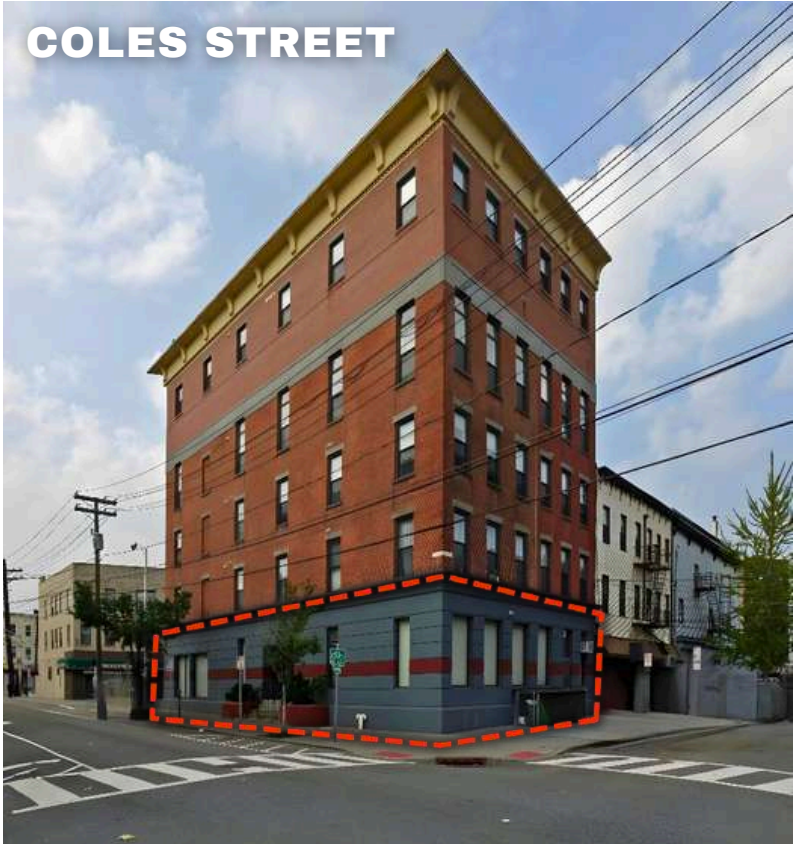


201 Marin Blvd, Unit 106, Jersey City, NJ 07302

NEWARK AVENUE



COLES STREET



2ND STREET

NEIGHBORING RETAILERS:



LOCATION:

Located in the heart of Downtown Jersey City's "Restaurant Row", Newark Avenue

Inclose proximity to these heavily trafficked areas of town:

- 4 MIN walk to Grove Street Path
- 7 MIN walk to Hamilton Park
- 10 MIN walk to Jersey City Medical Center

CEILING HEIGHT:

8 FT - 11 FT

BATHROOMS:

2 Bathrooms (Entire Space)

ZONING:

Restaurant/Row Commercial

OUTDOOR SEATING:

Available

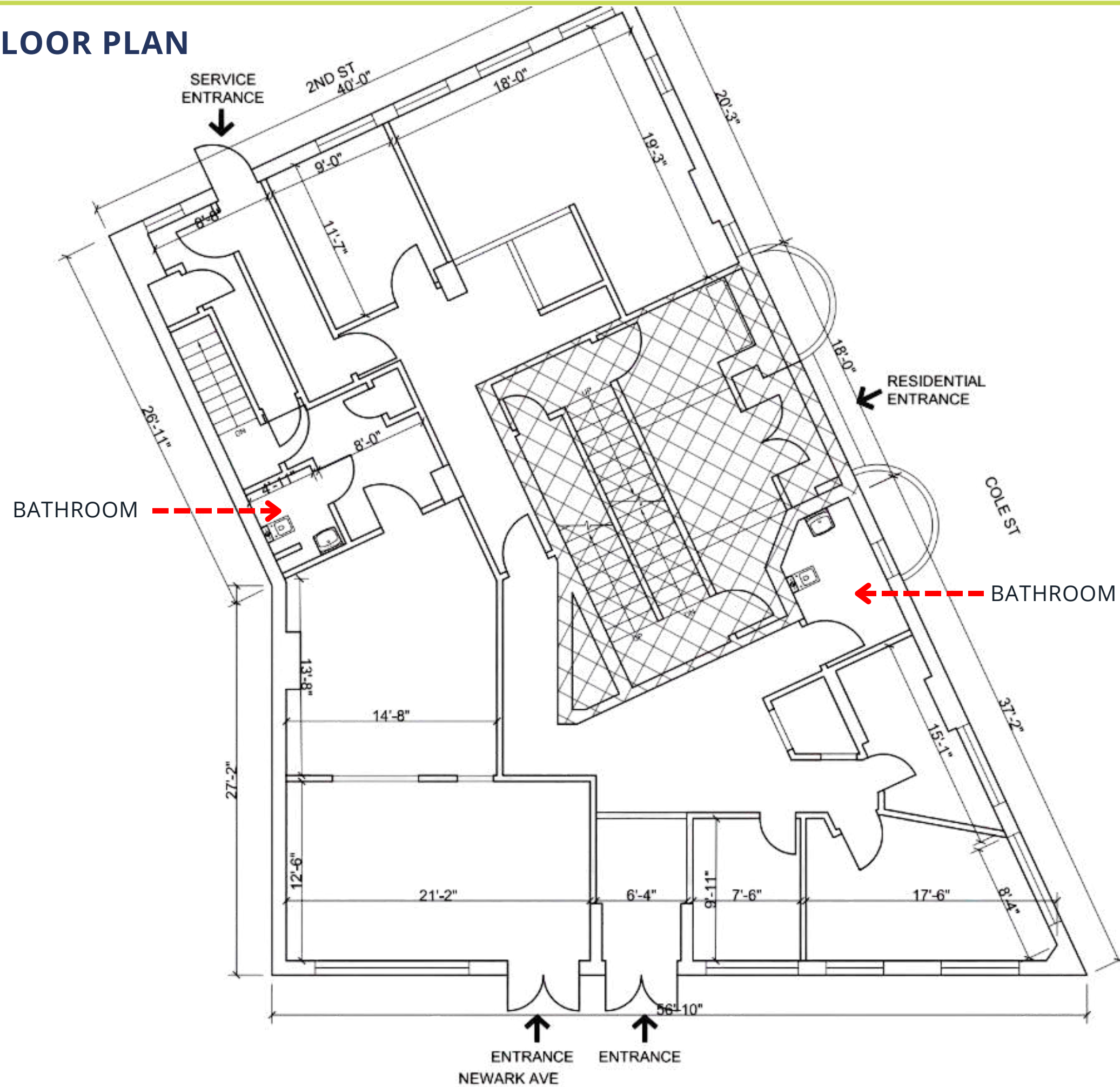
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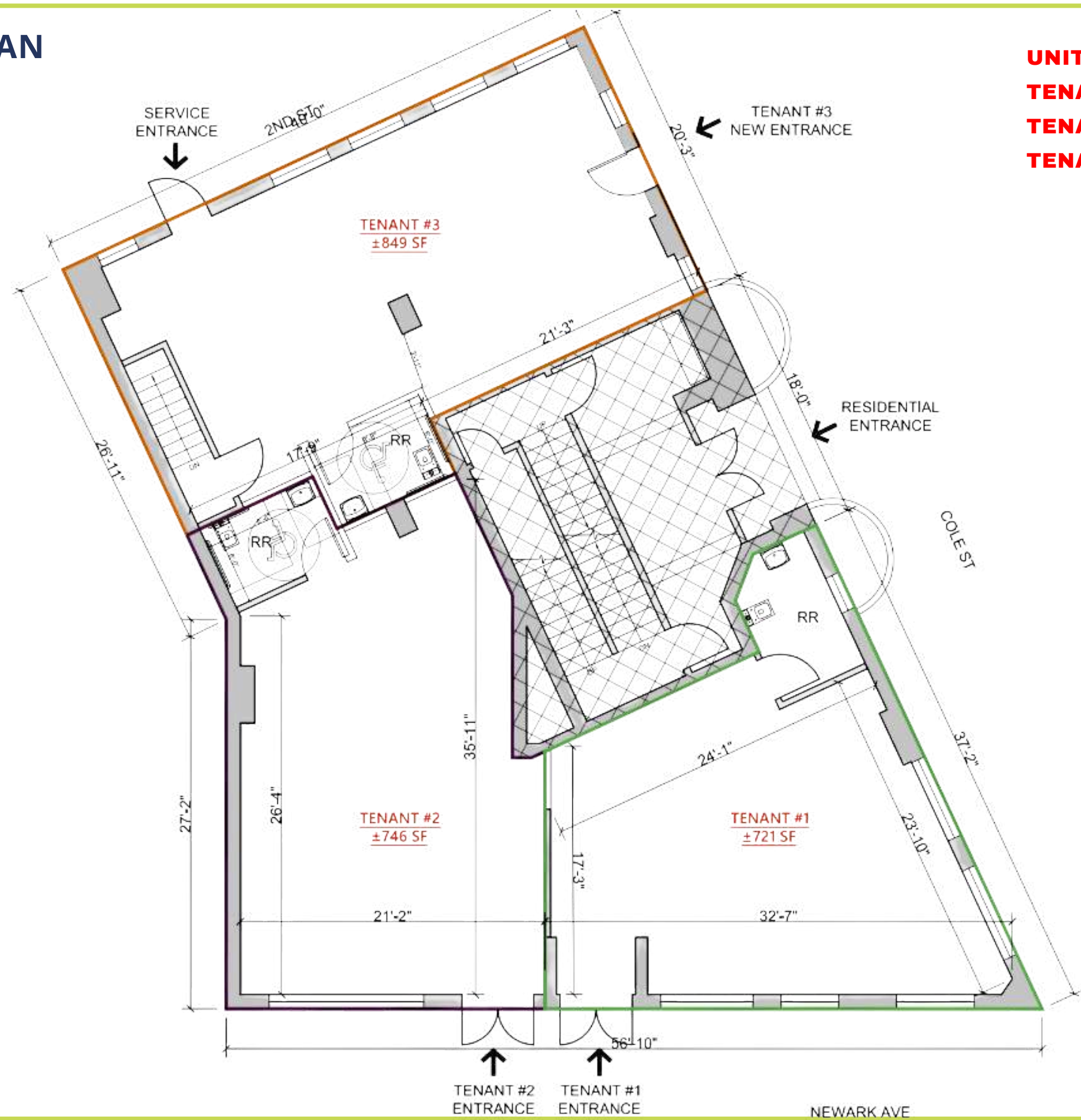
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EXISTING RETAIL FLOOR PLAN

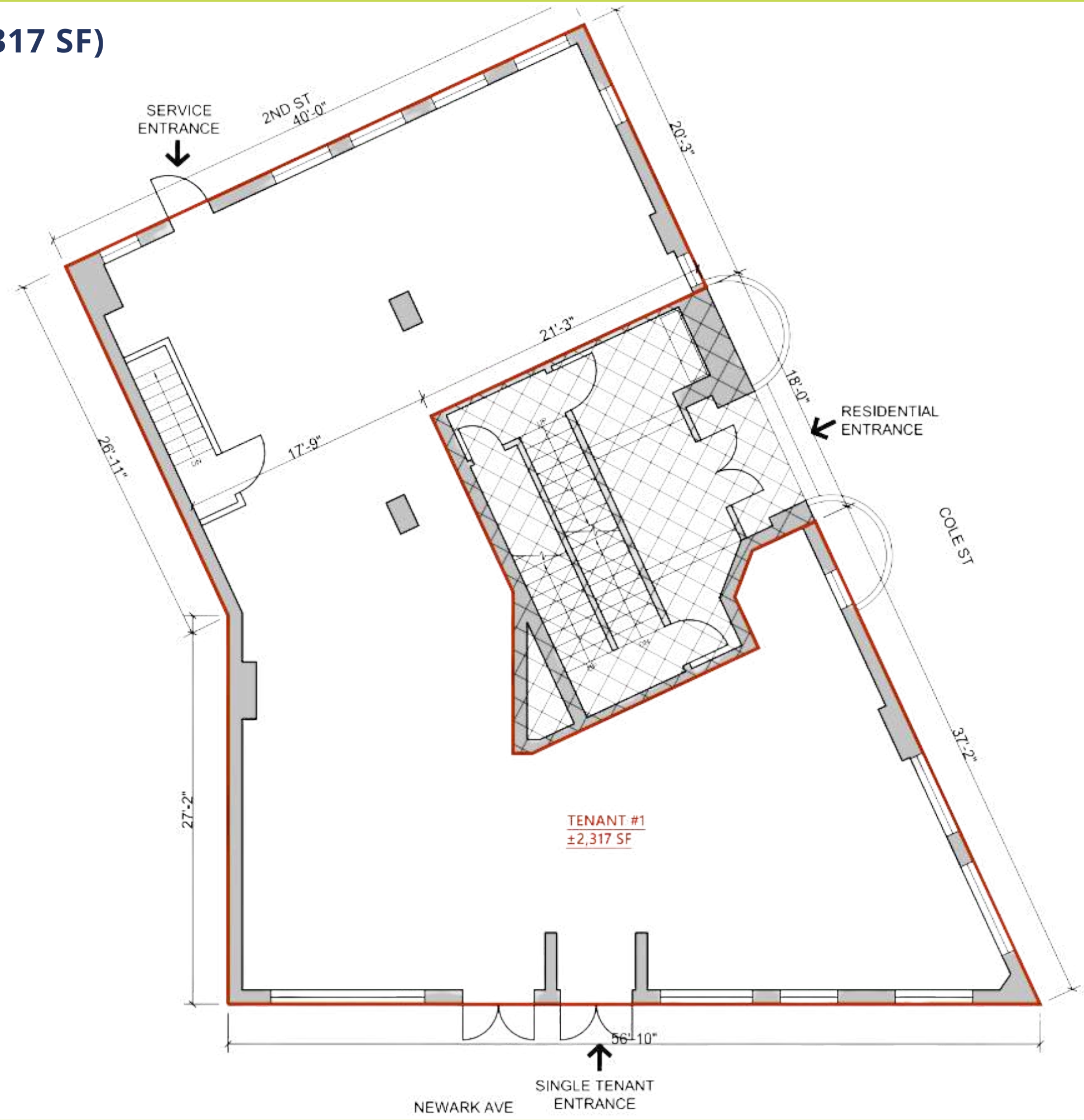


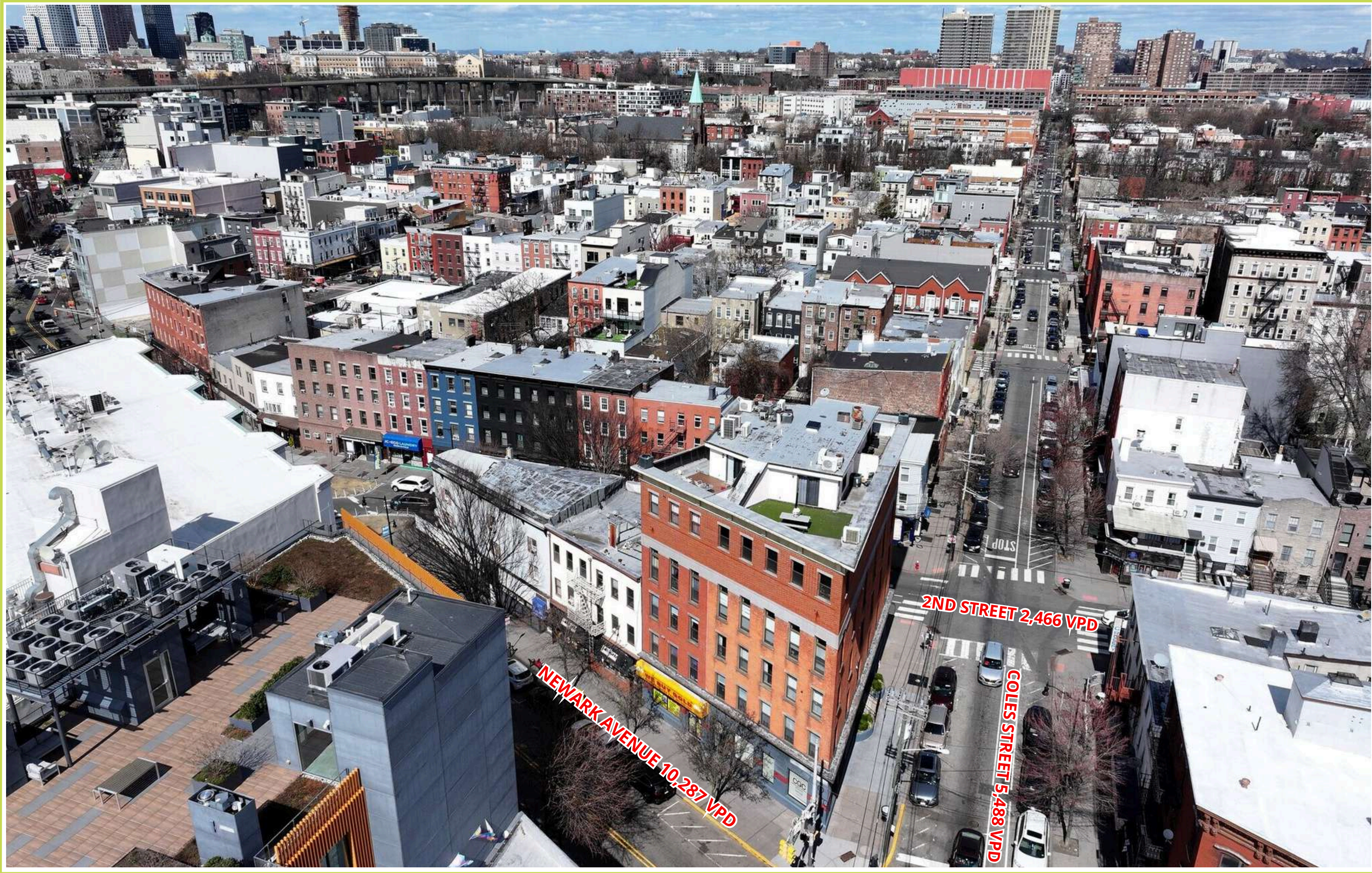
DEMISING FLOOR PLAN

UNITS CAN BE COMBINED
TENANT 1 (721 SF)
TENANT 2 (746 SF)
TENANT 3 (849 SF)



RETAIL FLOOR PLAN (2,317 SF)
ENTIRE SPACE

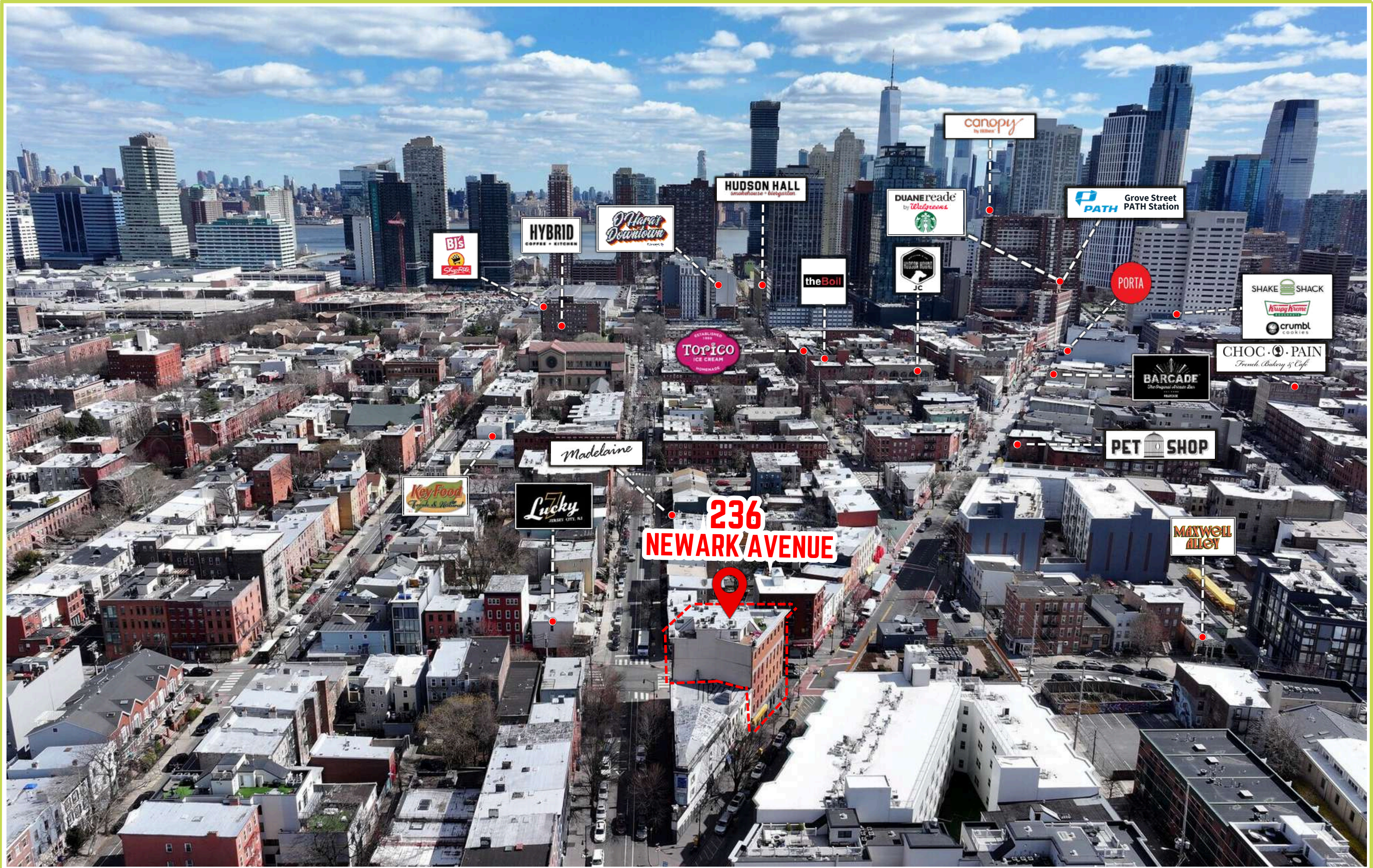


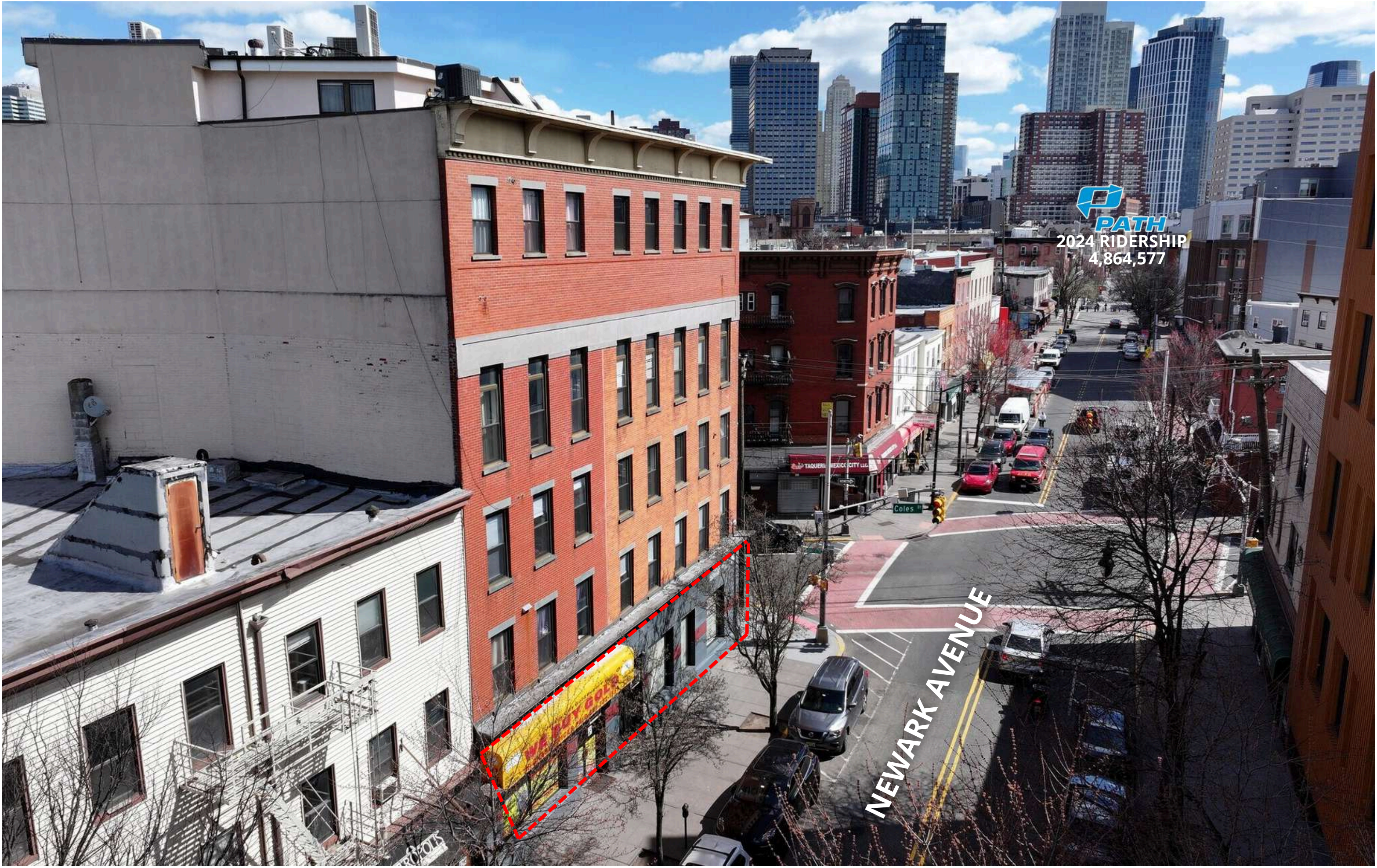


2ND STREET 2,466 VPD

NEWARK AVENUE 10,287 VPD

COLES STREET 5,488 VPD



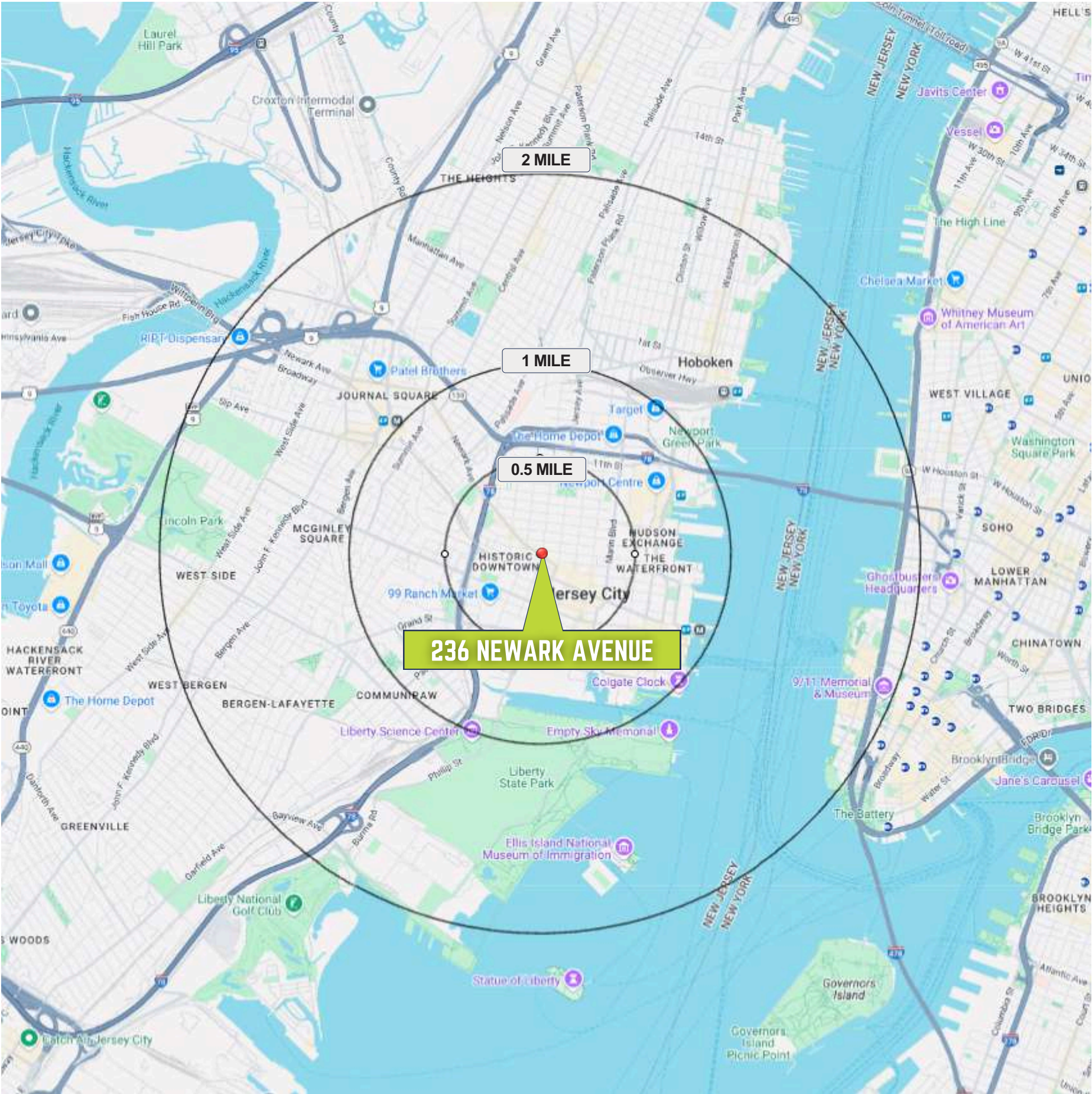


PATH

2024 RIDERSHIP

4,864,577

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 HOUSEHOLD INCOME

\$235,200

1 MILE RADIUS (excludes NYC)

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 HOUSEHOLD INCOME

\$231,314

2 MILE RADIUS (excludes NYC)

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 HOUSEHOLD INCOME

\$177,855

*2024 estimates