

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:

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









AVENUE F DEVELOPMENTS
1000+ UNITS

LIGHT RAIL
STATION

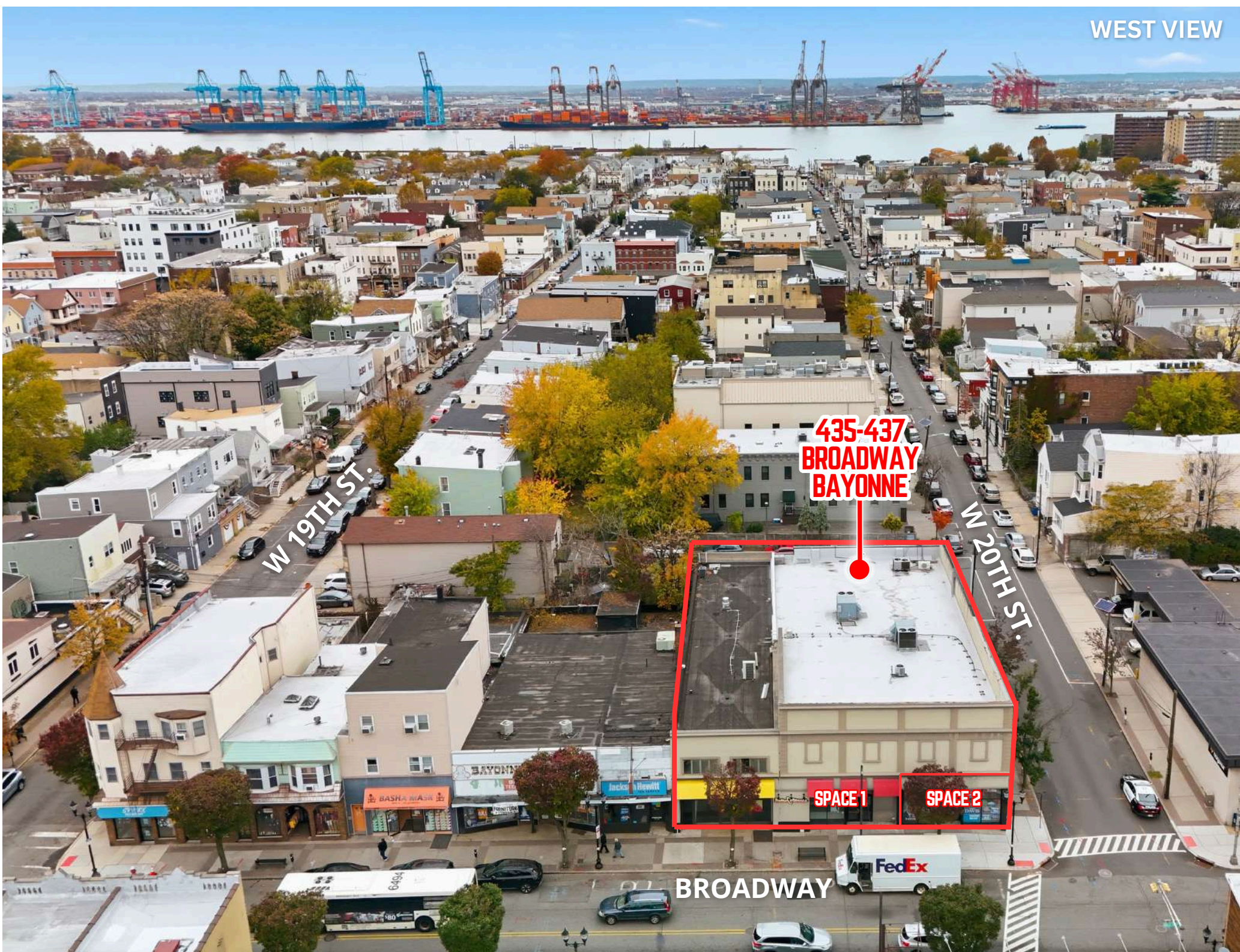
DEVELOPMENT
SITE

435-437
BROADWAY
BAYONNE

W 20TH ST.

W 19TH ST.

WEST VIEW



435-437
BROADWAY
BAYONNE

W 19TH ST.

W 20TH ST.

BROADWAY

SPACE 1

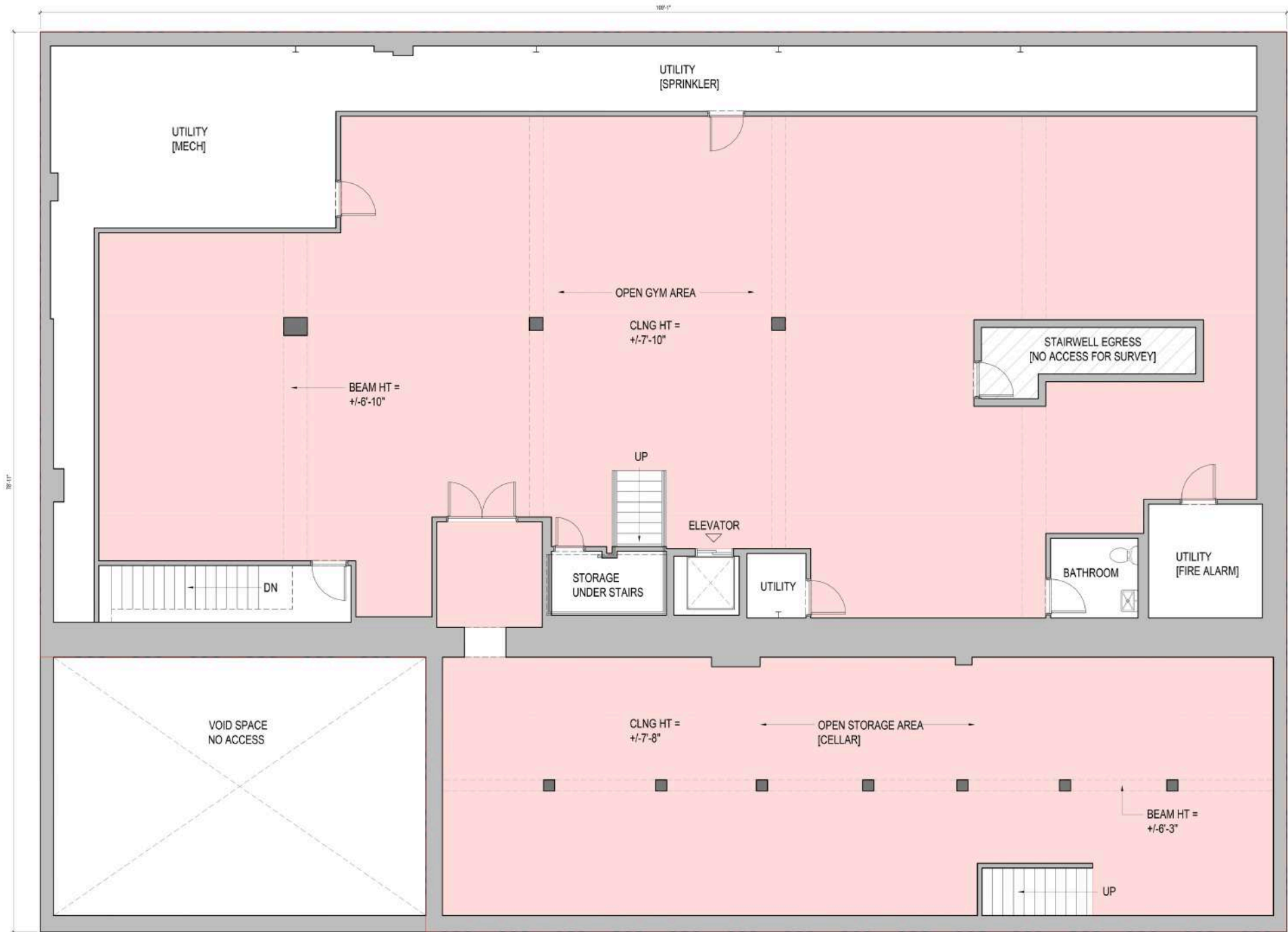
SPACE 2





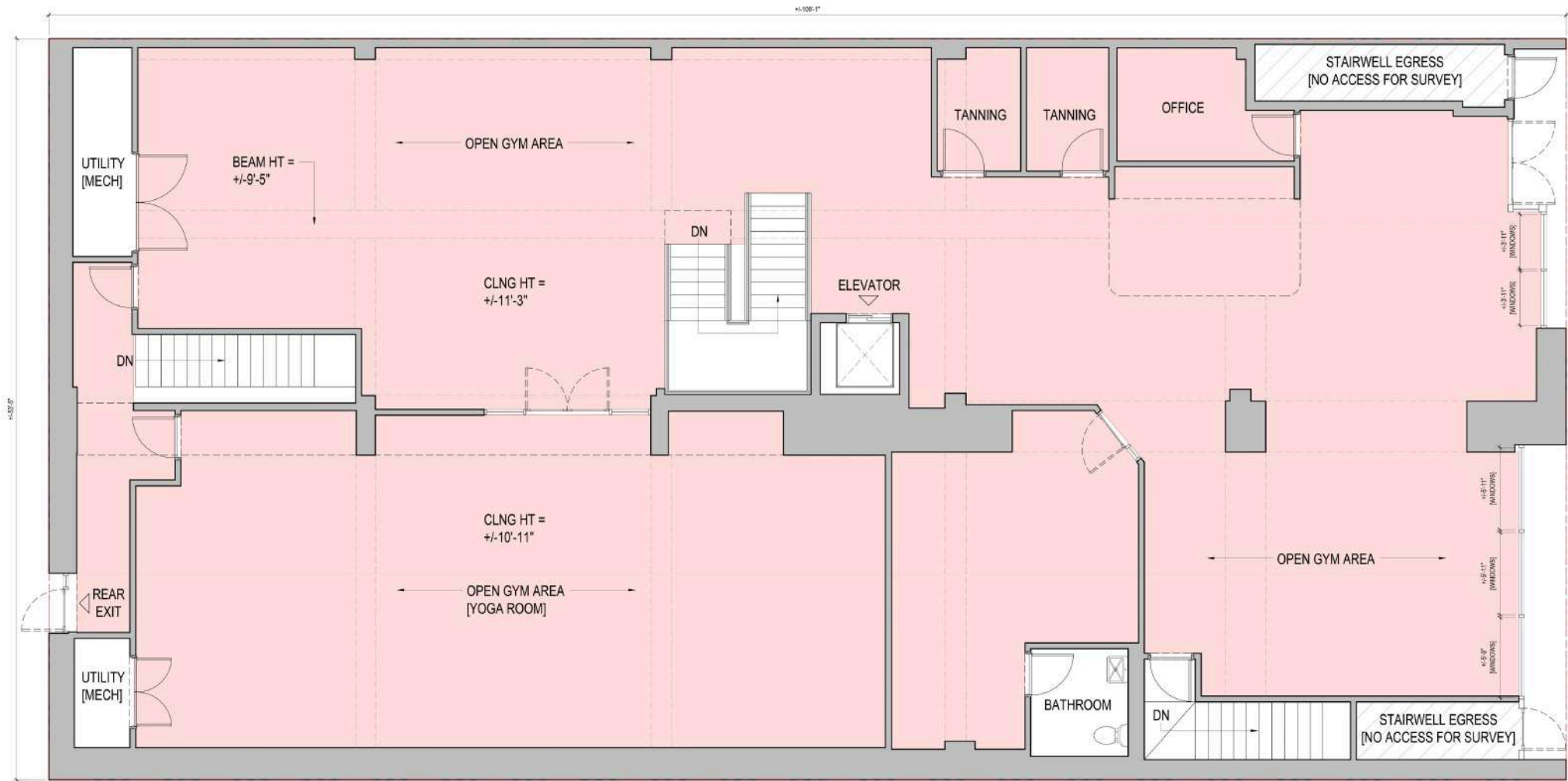
FLOOR PLAN: BASEMENT FLOOR

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BAYONNE, NJ 07002



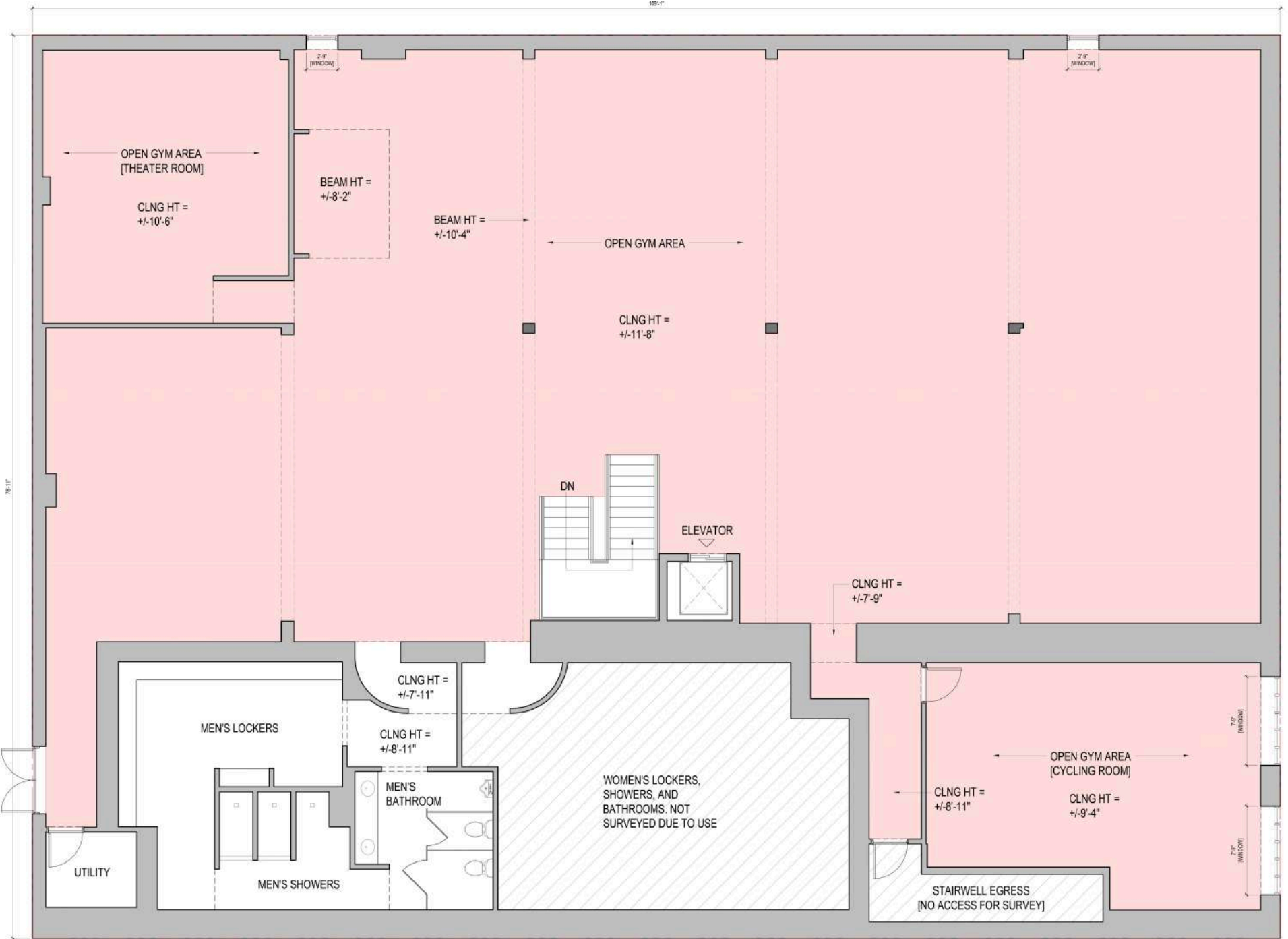
FLOOR PLAN: GROUND FLOOR

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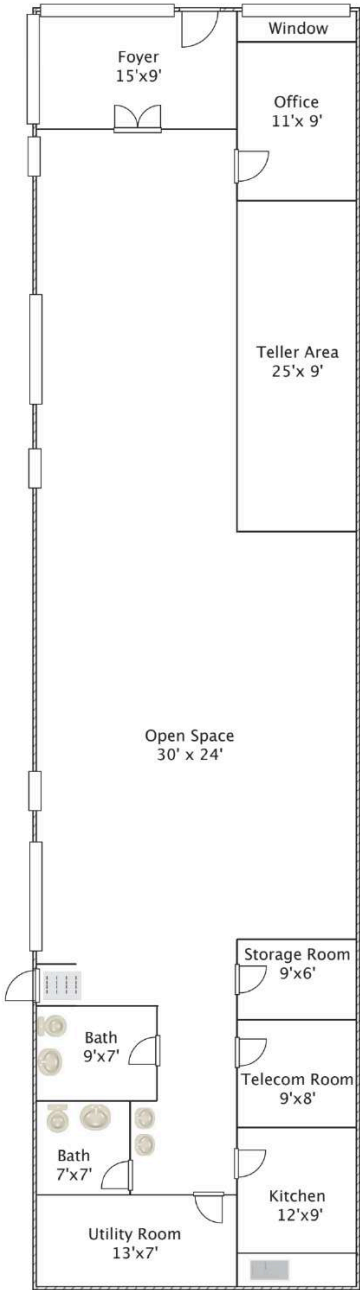
FLOOR PLAN: SECOND FLOOR

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FLOOR PLAN: SPACE 2 (BANK)

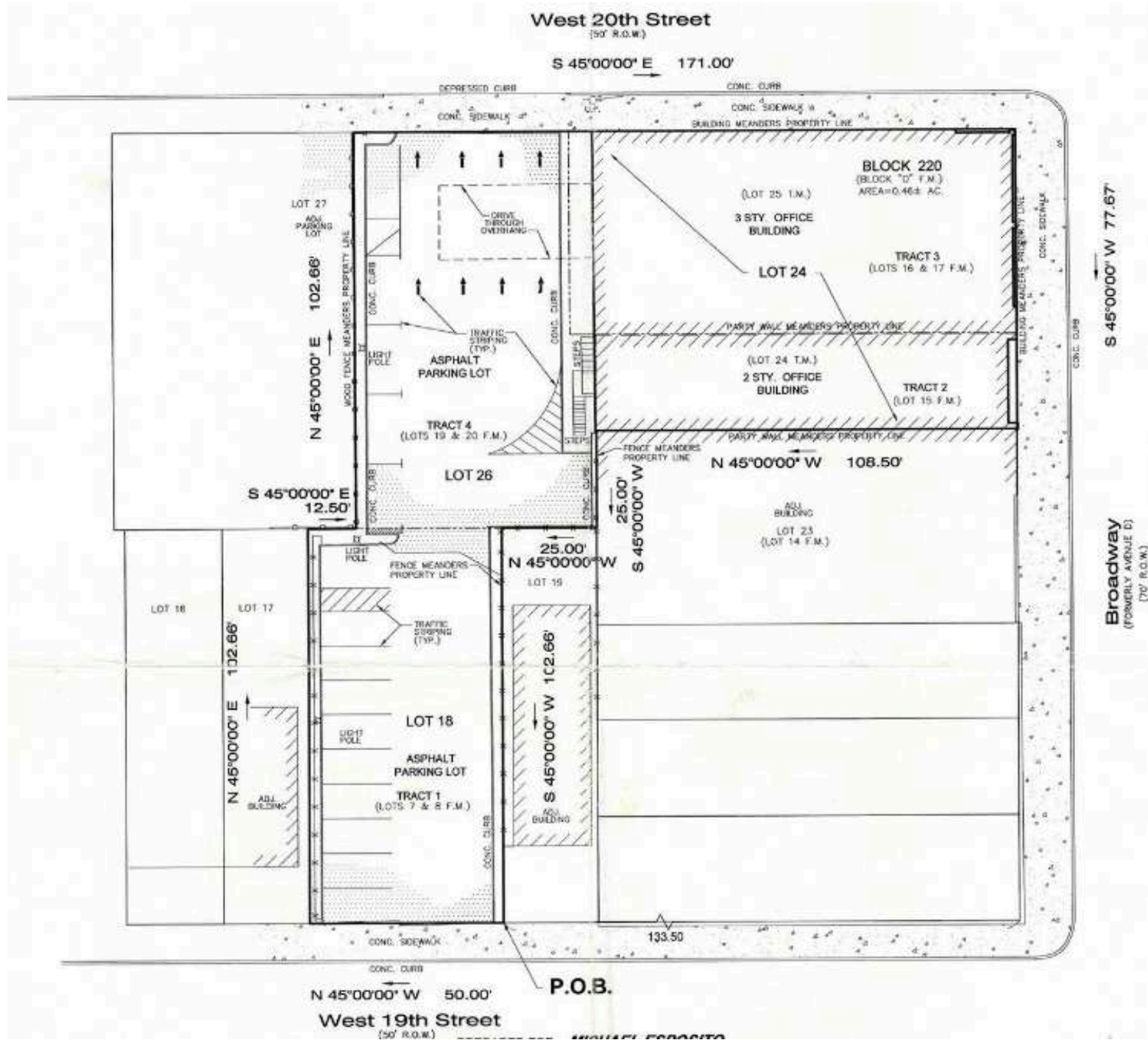
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ALL ROOM SIZES ARE APPROXIMATE

SURVEY:

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SPACE 1: GYM SPACE

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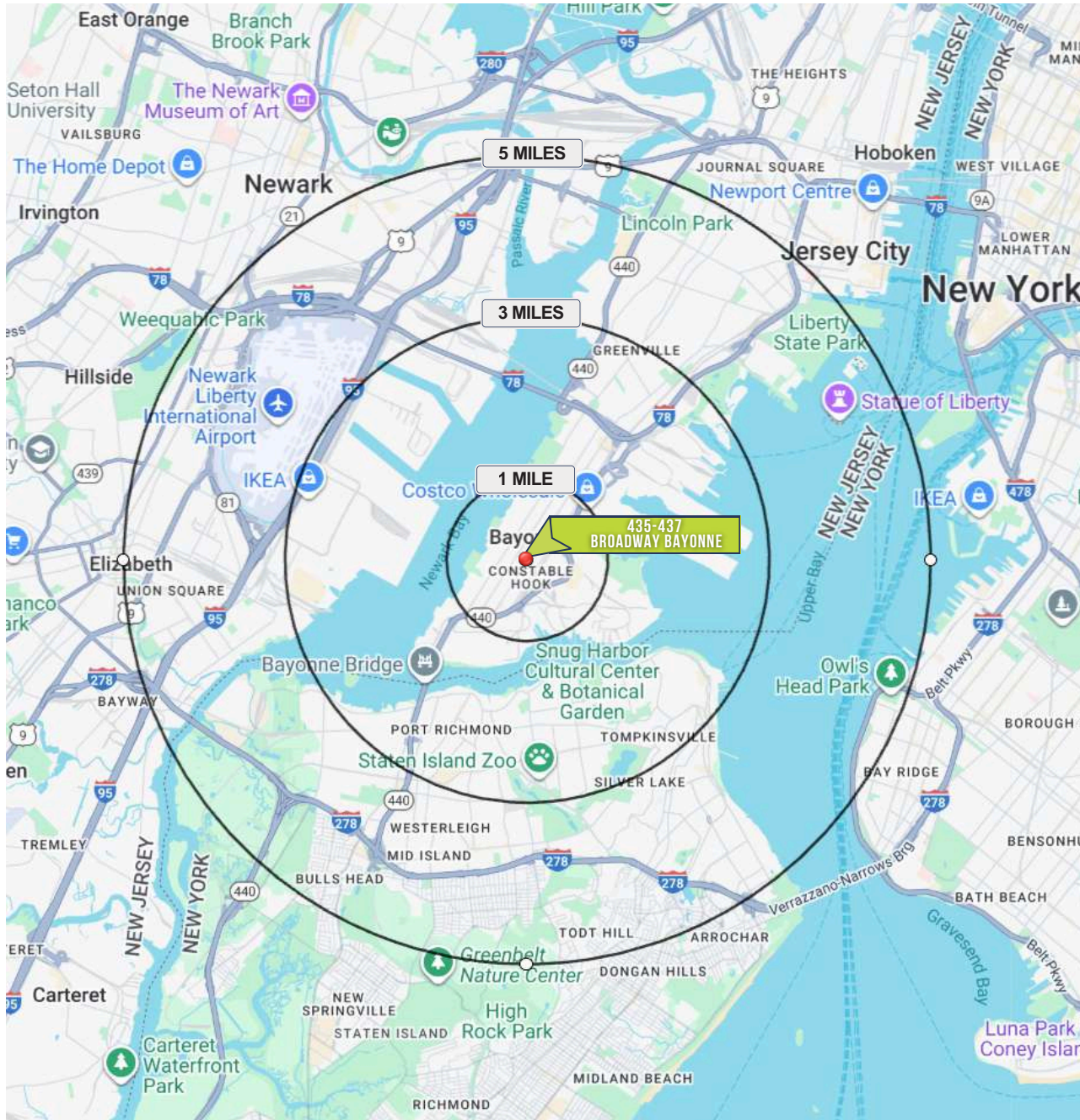
SPACE 2: BANK

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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

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